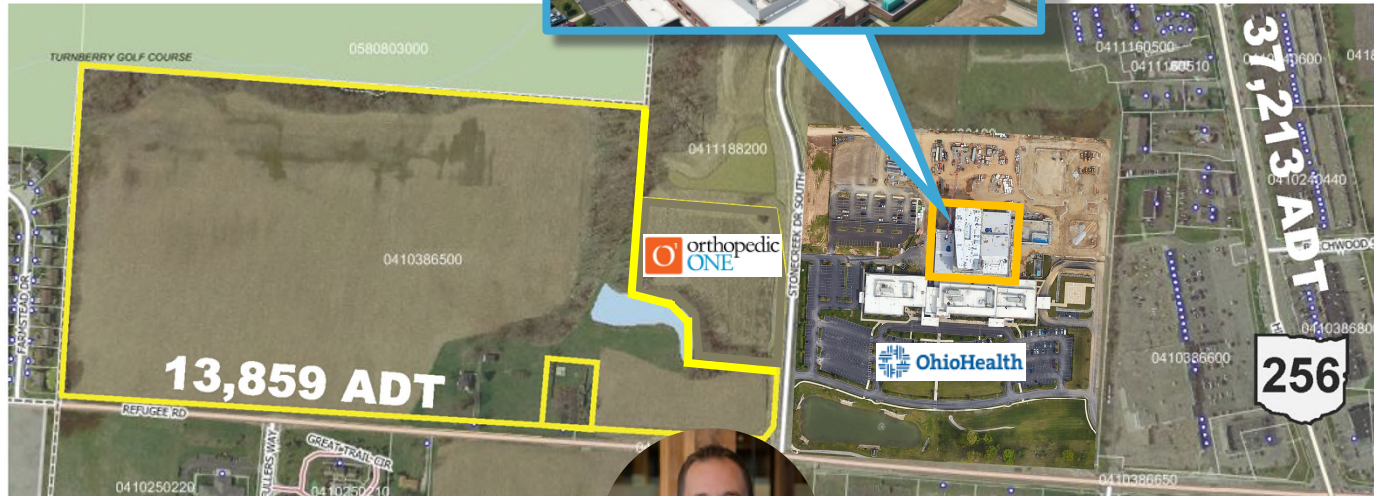


51.779 ACRES

LAND FOR SALE

1240 REFUGEE ROAD, PICKERINGTON, OHIO 43147



MATT COOPER SENIOR VICE PRESIDENT

MOBILE 614.403.4732 | DIRECT 614.334.7831

MCOOPER@EQUITY.NET



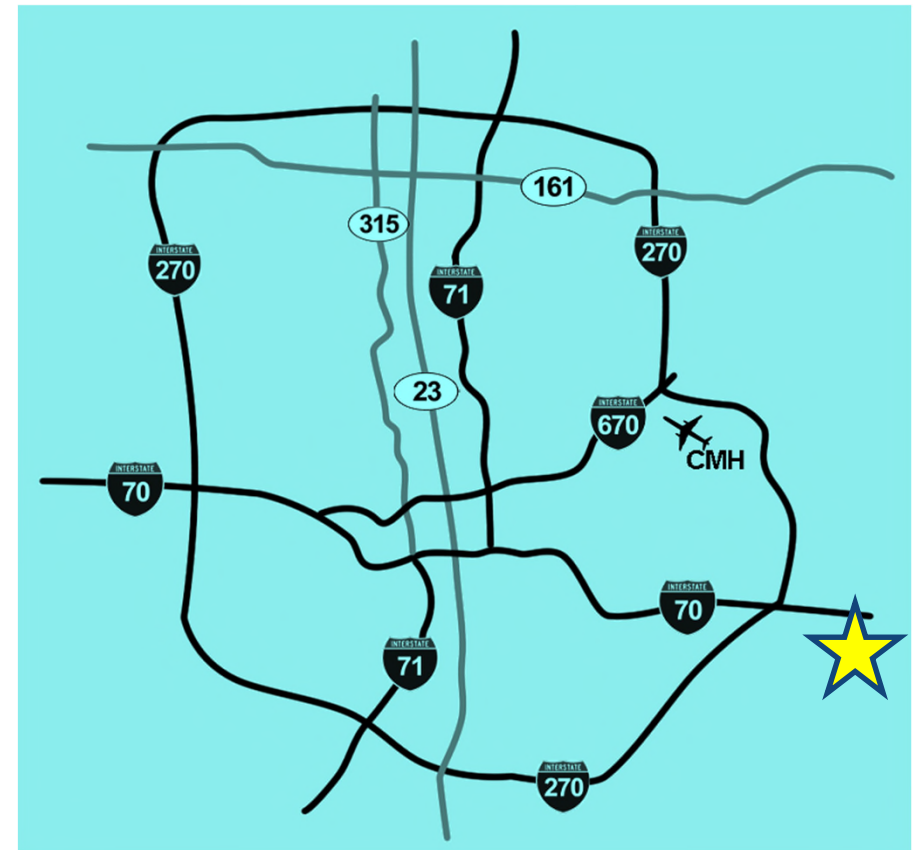
PROPERTY HIGHLIGHTS

- +/- 51.779 acres with probable zoning of C2, C3, or PUD
- Adjacent to the existing OhioHealth Pickerington Emergency Care Center
- New 60-bed, 220,000 SF OhioHealth hospital facility is now open
- Excellent traffic counts: 13,859 ADT on Refugee Road; 37,213 ADT on SR-256
- 2,448 feet of frontage on Refugee Road
- Road improvements now complete on Refugee Road

51.779 ACRES

LAND FOR SALE

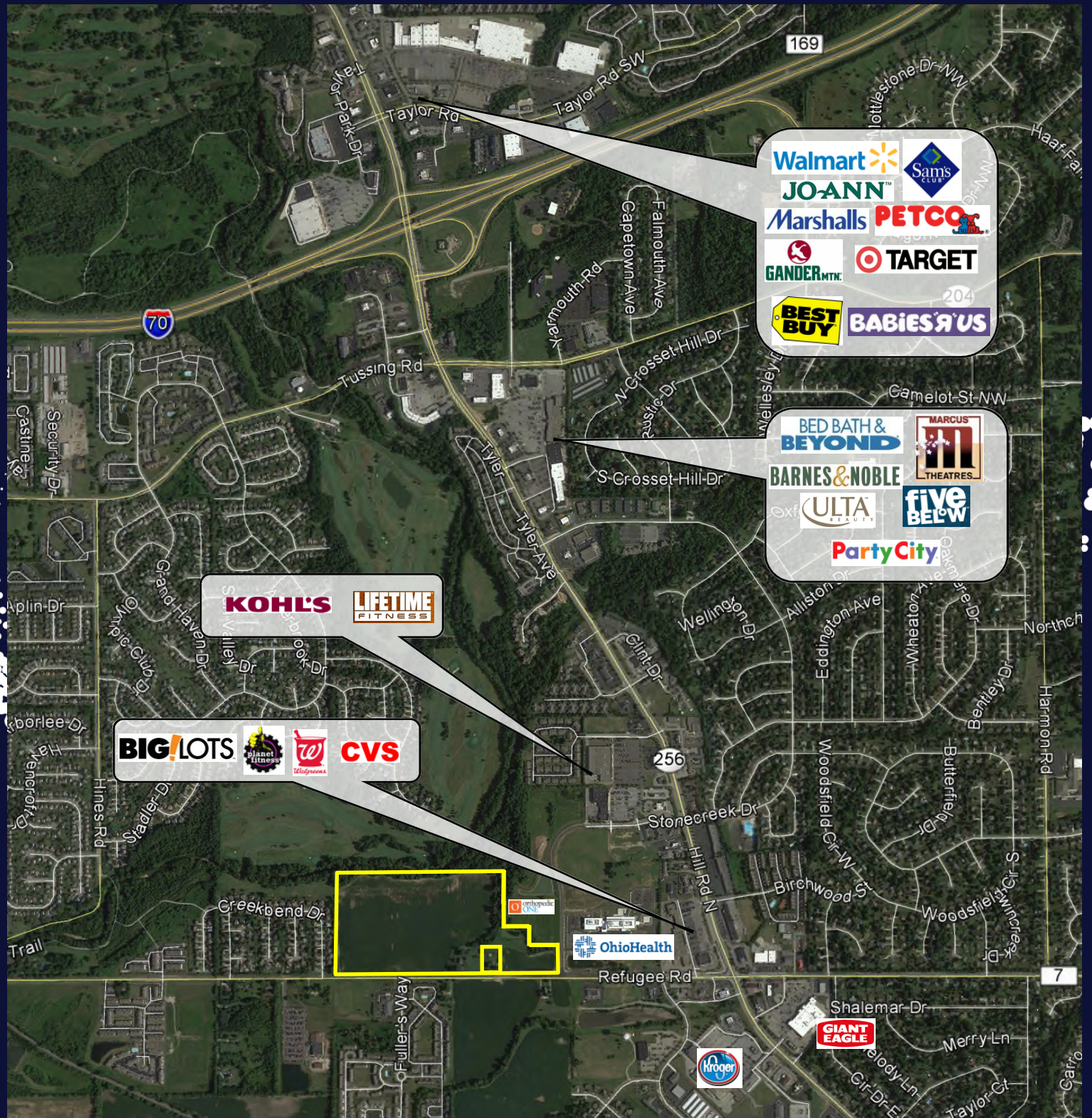
1240 REFUGEE ROAD, PICKERINGTON, OH 43147



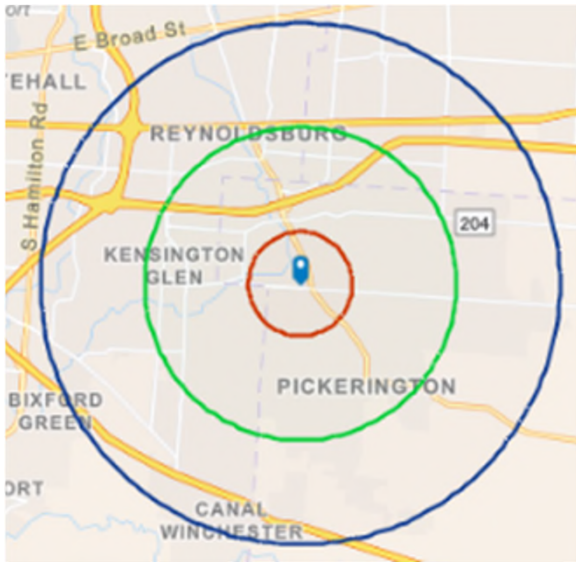
AERIAL



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

8,670
Population

2.7
Average
Household Size

38.1
Median Age

\$105,040
Median Household Income

BUSINESS

388

Total Businesses

4,855

Total Employees

EDUCATION

4%

No High School
Diploma

19%

High School
Graduate

27%

Some
College

50%

Bachelor's/Grad/Prof
Degree

INCOME



\$43,008

Per Capita
Income



\$105,040

Median
Household
Income



\$117,198

Average
Household
Income

EMPLOYMENT



68.4

White
Collar %



16.4

Blue
Collar %



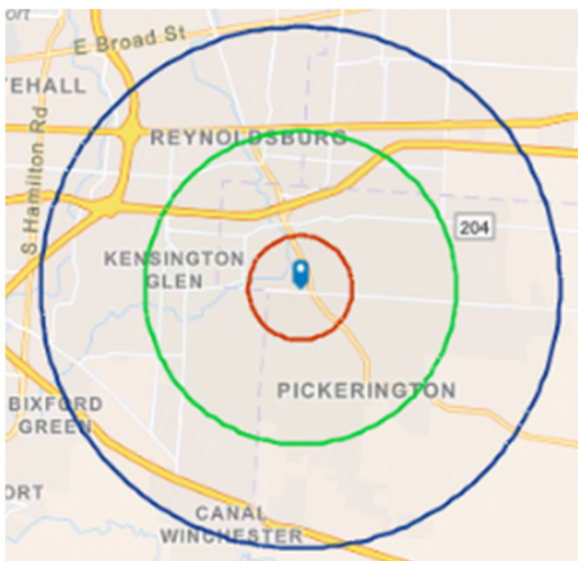
15.2

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

76,285

Population



Average
Household Size



Median Age

\$81,602

Median Household Income

BUSINESS



1,694

Total Businesses



20,764

Total Employees

EDUCATION



4%

No High School
Diploma



23%

High School
Graduate



32%

Some
College



41%

Bachelor's/Grad/Prof
Degree

INCOME



\$38,289

Per Capita
Income



\$81,602

Median
Household
Income



\$104,247

Average
Household
Income

EMPLOYMENT



65.2

White
Collar %



18.9

Blue
Collar %



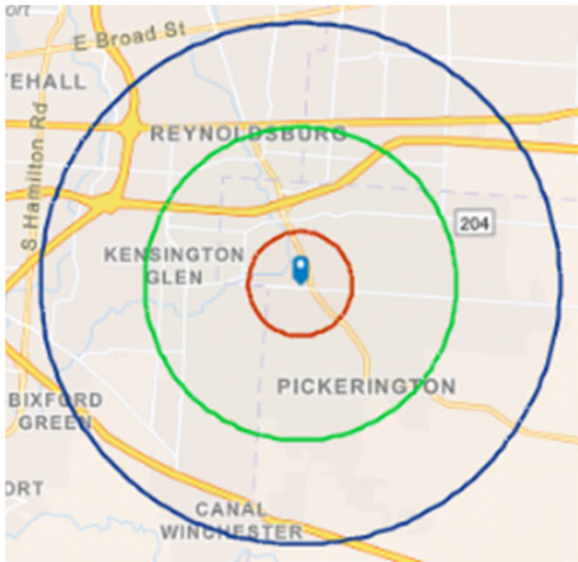
16.0

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

175,995
Population

2.6
Average
Household Size

36.4
Median Age

\$71,703
Median Household Income

BUSINESS

3,811

Total Businesses

45,711

Total Employees

EDUCATION

7%
No High School
Diploma

28%
High School
Graduate

31%
Some
College

35%
Bachelor's/Grad/Prof
Degree

INCOME

\$35,832
Per Capita
Income

\$71,703
Median
Household
Income

\$94,882
Average
Household
Income

EMPLOYMENT

61.3
White
Collar %

22.8
Blue
Collar %

15.9
Services
%

equity | brokerage

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