

# FOR SALE



## \$350,000

### 0 Refugee Road, Pickerington, OH 43147

- Parcel # 0410563200 - 0.89 Acre lot zoned C3 Community Commercial.
- Excellent visibility with high traffic counts.
- Adjacent to Ohio Health Pickerington Medical Campus and future Pickerington Methodist hospital.
- Close proximity to restaurants, shops, and services with  $\pm 115$  feet frontage on Refugee Road.
- Lot size is 115' x 335'.
- Road improvements completed on Refugee Road.

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.





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## Aerial



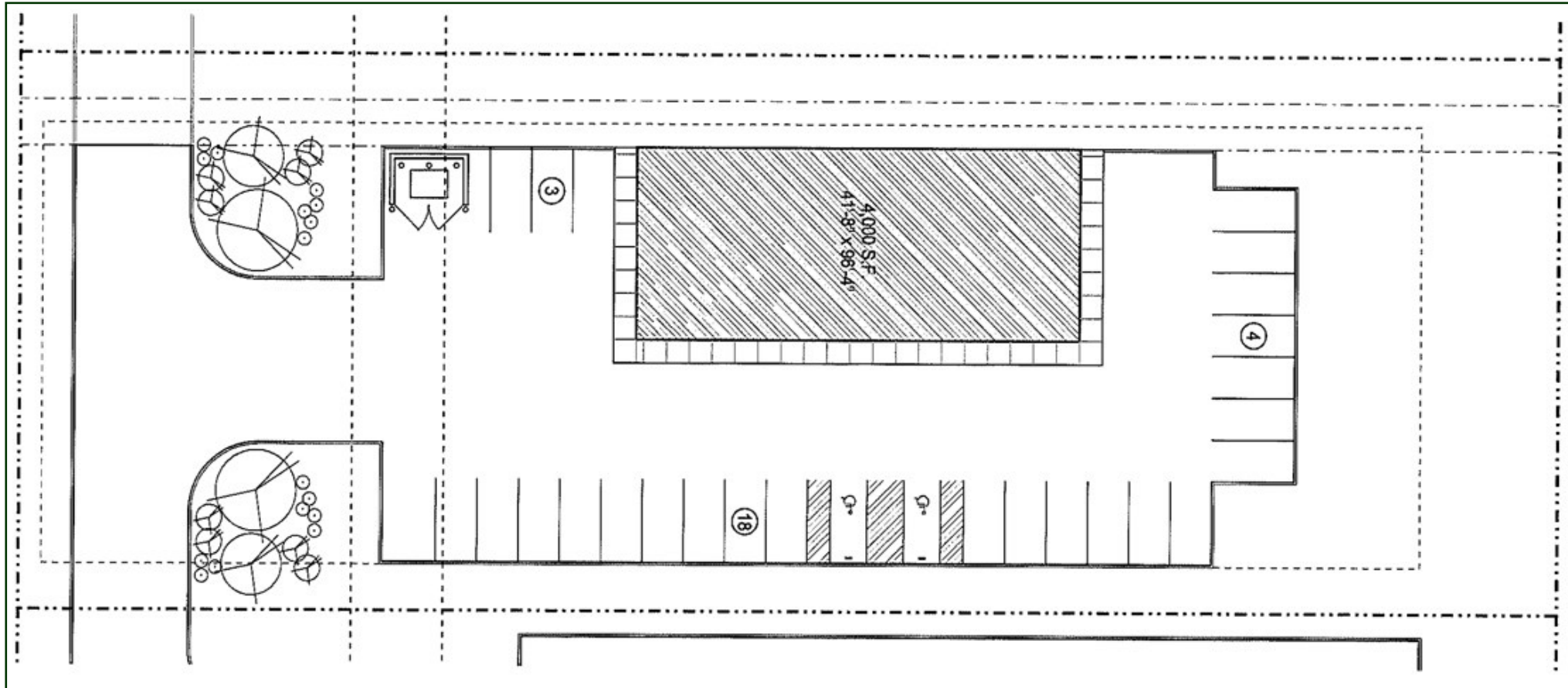
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## Concept Plan



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# Trade Aerial

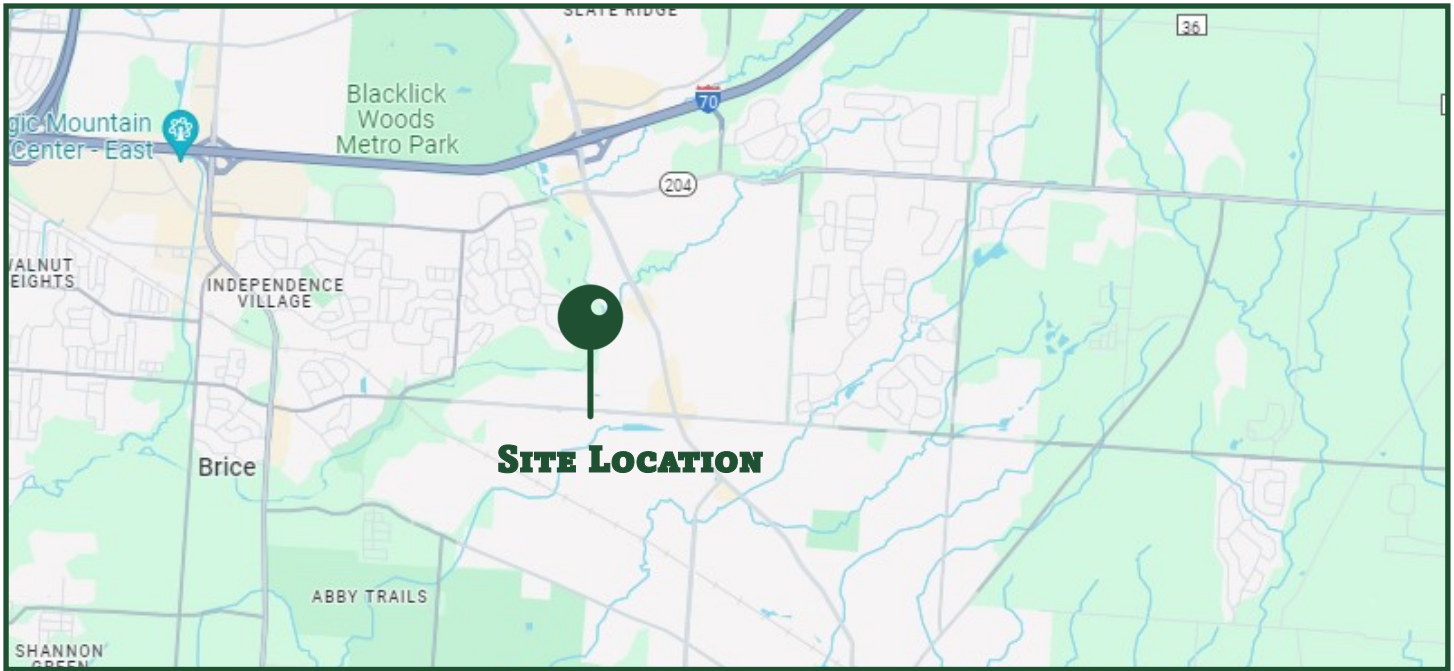


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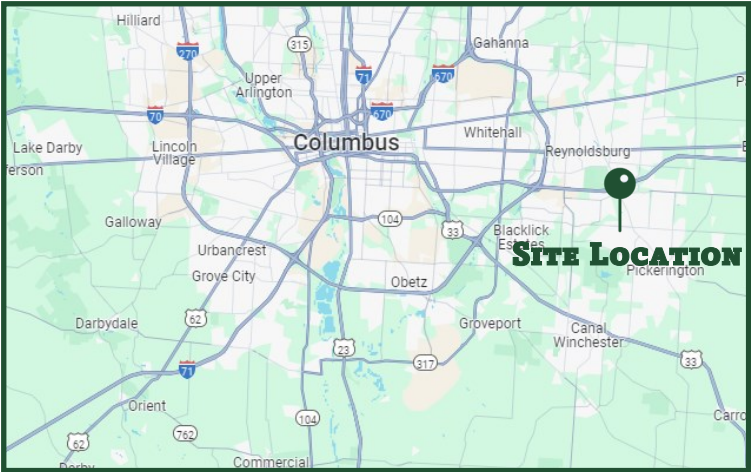
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# NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Refugee Rd - Windmill Dr	11,334
Hill Rd N - Refugee Rd	34,518
Refugee Rd - Fullers Way	10,373



# DEMOGRAPHICS

		Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2020)		5,542	51,778	114,986
Households (2020)		8,122	31,839	54,115
Avg Household Income (2020)		\$83,703	\$77,092	\$69,016

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