

*For Sale*

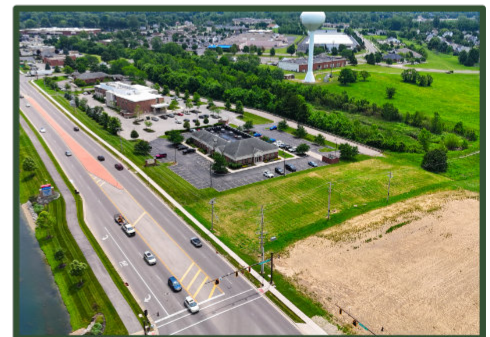


**\$415,000**

## **0 Refugee Road, Pickerington, OH 43147**

*Land For Sale in Pickerington, Ohio*

- 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.



*Click Here to View Property Video*

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## Exterior Photos



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## Additional Property Information

### Legal Information

Legal Property Description	Windmill Square Commercial Sub Lot 1
Price	\$415,000
Parcel Number	041563200
Possession	Immediate

### Land Information

Land Acreage	± 0.89 Acres
Building on Land	No
Current Use	Commercial Vacant Land
Current Zoning	Commercial
Jurisdiction and School District	Pickerington L.S.D

### Structural Information

Proposed Building Square Footage	±4,000 Square Feet
Proposed Parking	28 Spaces
Floors Above Ground	1
Year Built	N/A
Proposed Building Amenities	Cut out on Refugee Rd, Dedicated Dumpster

### Additional Information

Lot Specifics	Prime Frontage on Refugee Rd
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$3,730.68

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Parcel View



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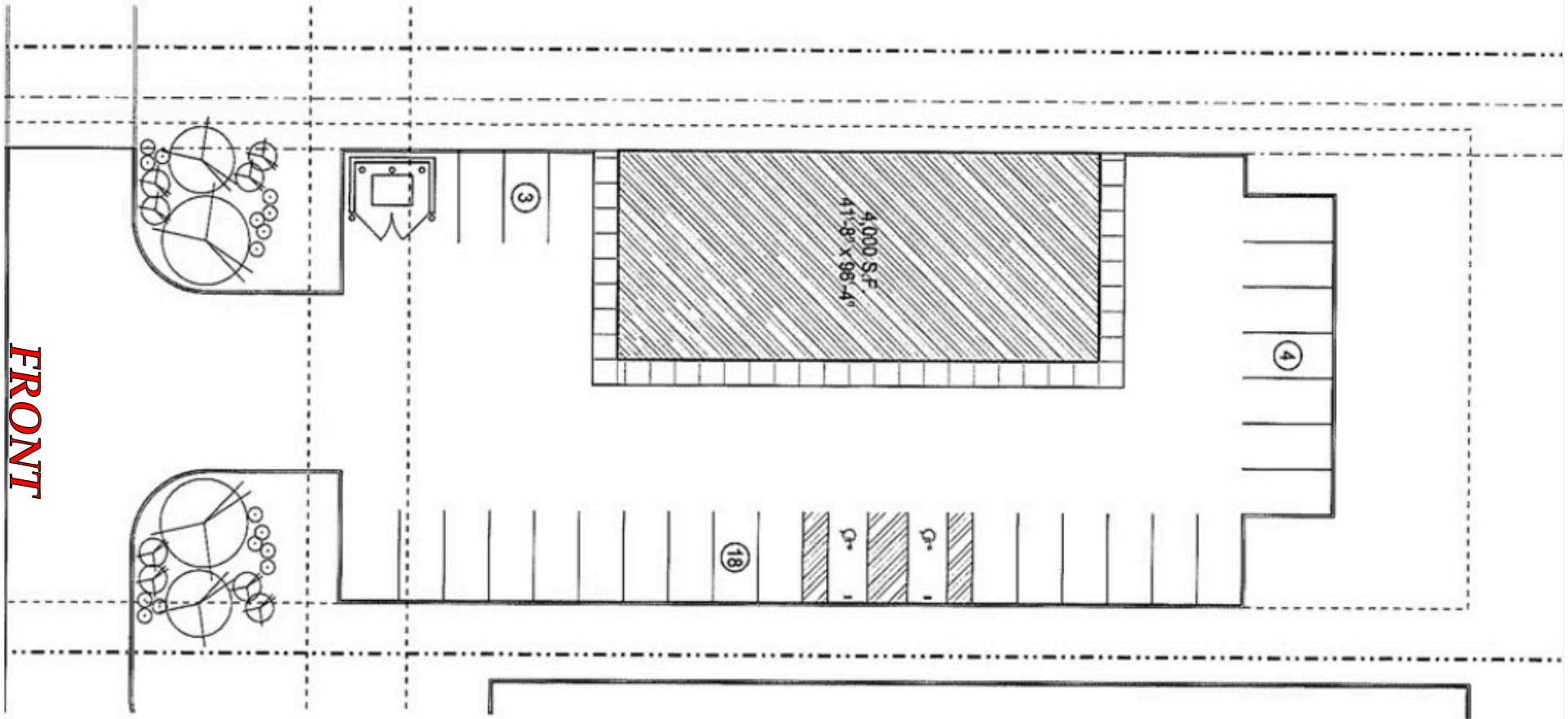


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

4608 Sawmill Road, Columbus, Ohio 43220  
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## Concept Plan



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## Local Amenities



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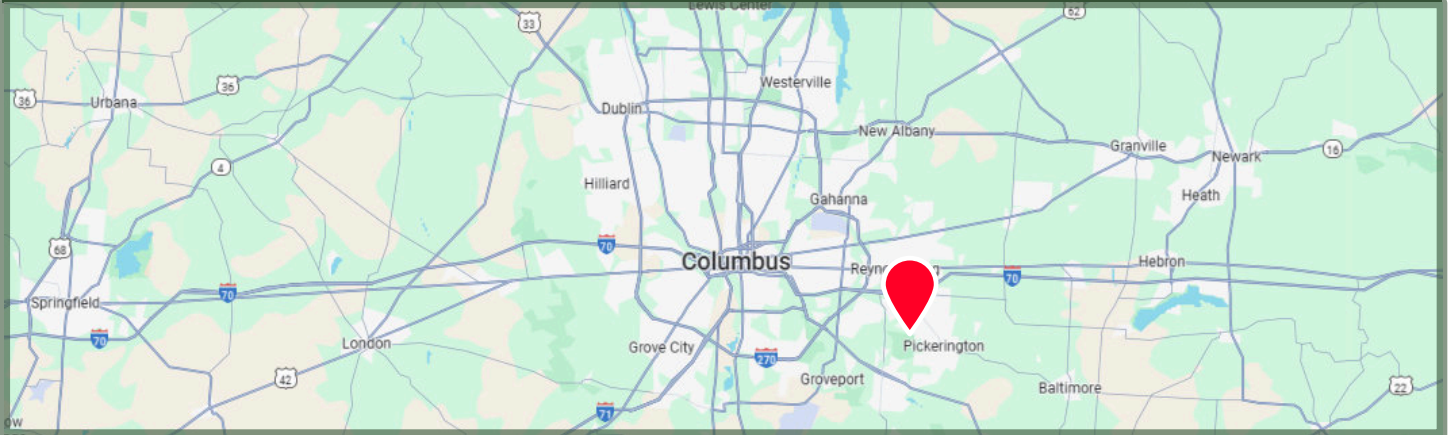
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## Traffic Counts and Regional Demographics



## Local Traffic

<b>Refugee Rd - Windmiller Dr</b>	<b>± 11,334 VPD</b>
<b>Hill Rd N - Refugee Rd</b>	<b>± 34,518 VPD</b>
<b>Refugee Rd - Fullers Way</b>	<b>± 10,373 VPD</b>



## Local Demographics

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

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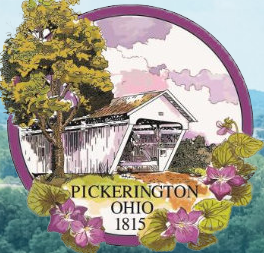
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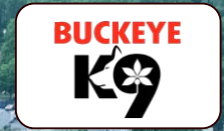
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# CITY OF PICKERINGTON, OHIO

## Major Regional Employers



## Area Overview

Pickerington is a welcoming community where families can enjoy safe, tree-lined streets and an excellent quality of life. Homebuyers here are greeted by an affordable selection of homes in many attractive neighborhoods. The median housing unit value is \$209,225 and more than 82 percent of our residents own their homes.

Each tidy neighborhood is within close proximity to Ohio's most outstanding schools. Pickerington Local School District consistently achieves an Excellent in Education ranking. Pickerington offers plenty of business - and pleasure, too!

Whether you're looking for a day on the winding trails, a family trip to a museum or basking in the rich history we have to offer, Pickerington has something for everyone. Pickerington has over 150 acres of park land, including seven distinctive parks that provide quiet relaxation or a day of family recreation.



Photo: Downtown Pickerington

## Demographics



Area Population  
**23,094**



Area Households  
**7,914**



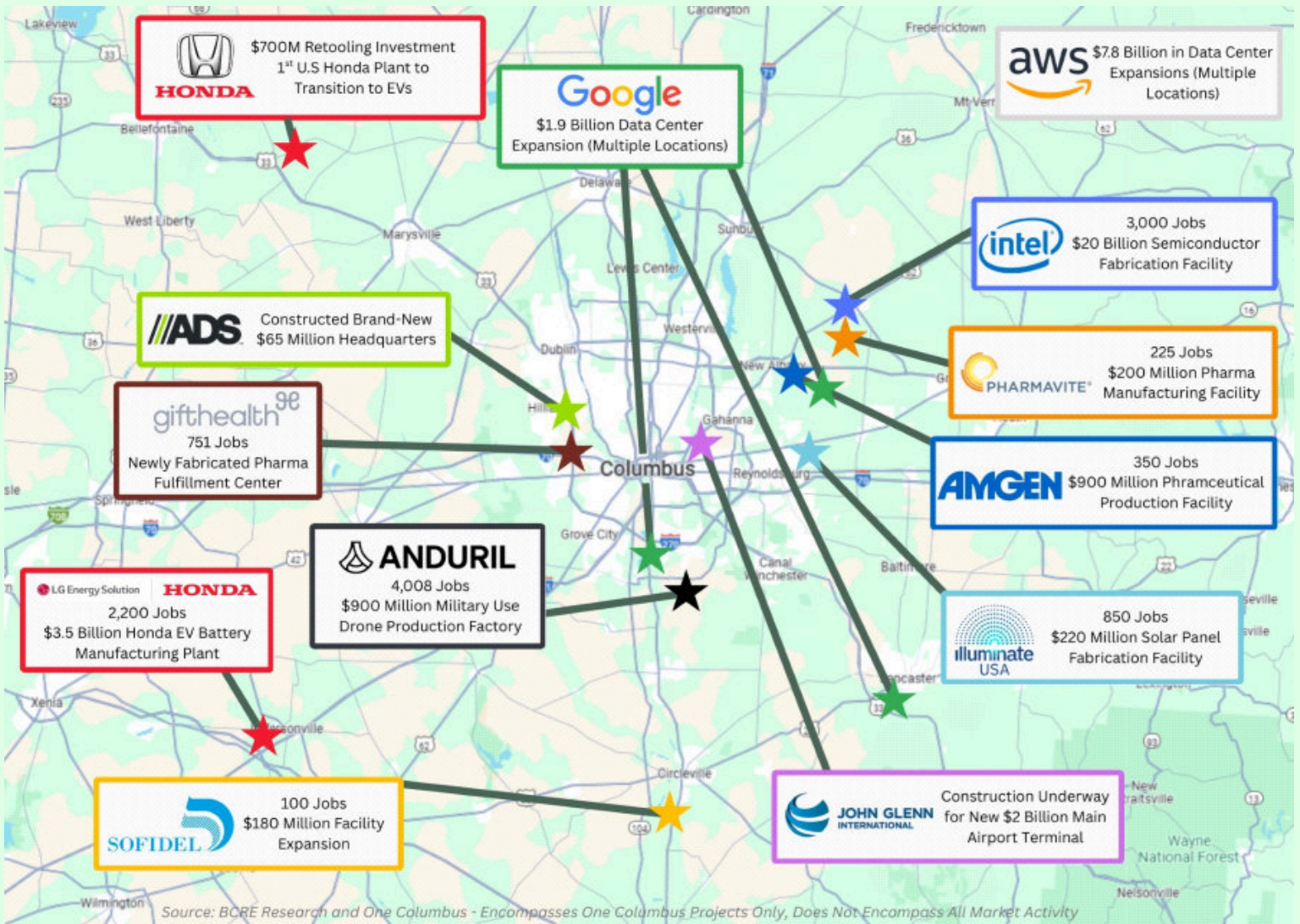
Average Income  
**\$134,000**

## Major Nearby Interstates



Sources used: Wikipedia, [www.ci.pickerington.oh.us/](http://www.ci.pickerington.oh.us/)

# NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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***BEST***  
*Corporate Real Estate*