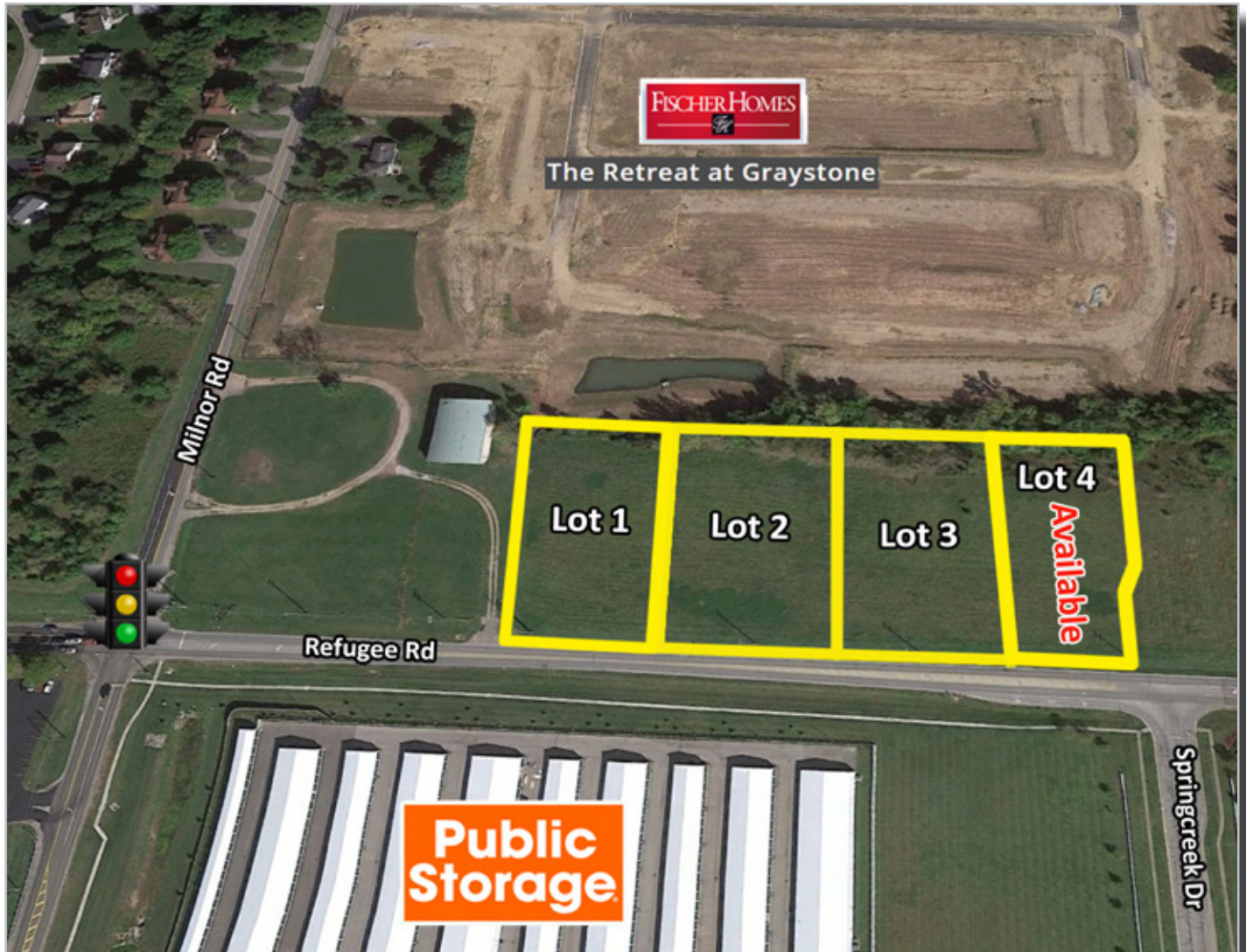


COMMERCIAL LAND FOR SALE

0 Milnor Road NW
Pickerington, Ohio 43147



4 Lots Totaling 4.361 +/- Acres Available



Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286 ext.102
www.rweiler.com

Property Description

DEVELOPMENT OPPORTUNITY IN PICKERINGTON!

4 vacant lots from 0.92 +/- ac to 1.148 +/- ac available for sale. Situated in Pickerington, OH (Violet Township) with ~675 feet on Refugee Road! Currently zoned PC-3, but rezoning will be considered by the commission. Lots can be sold individually or combined. Excellent development opportunity located next to brand new housing by Fischer Homes, the Retreat at Graystone. Nearby major retailers and close to Olde Pickerington Village.

Address: 0 Milnor Road NW
Pickerington, OH 43147

County: Fairfield

Township: Violet

PID: 0411122220
0411122230
0411122240
0411122250 - (Available - Listed with KW Commercial)

Location: NEC of Refugee Rd and Milnor Rd

Total Acreage: 4.361 +/- acres (4 lots)

Sale Price: \$600,000 (\$200,000/site) (3 lots)

Utilities: Available

Zoning: PC-3 Planned Community Commercial

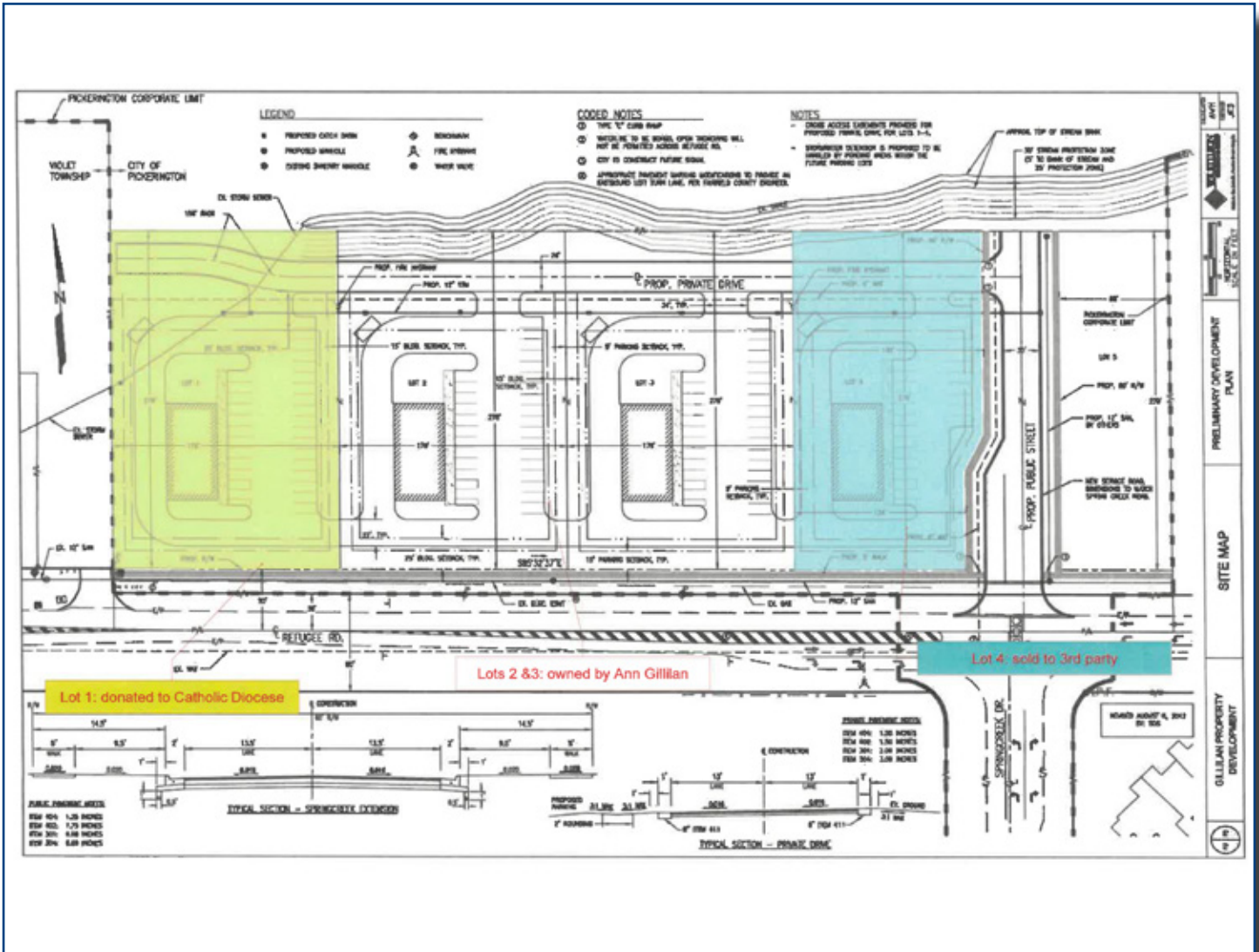


Aerial & Plat Maps



*Dimensions labeled on map are approximated using Fairfield County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.

Site Plan



Property Location



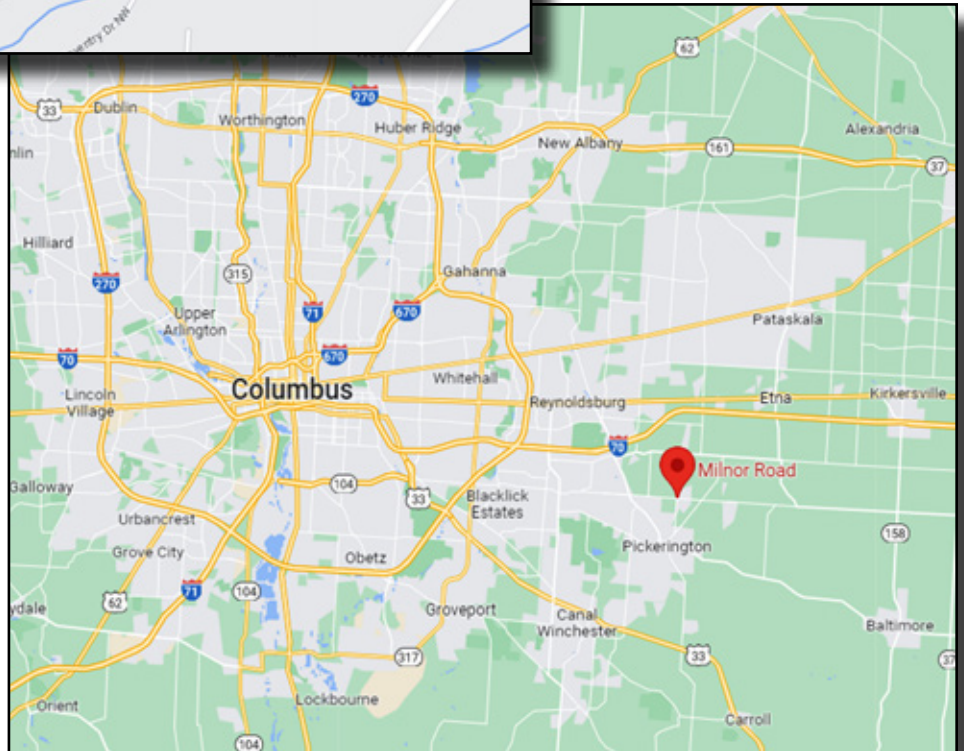
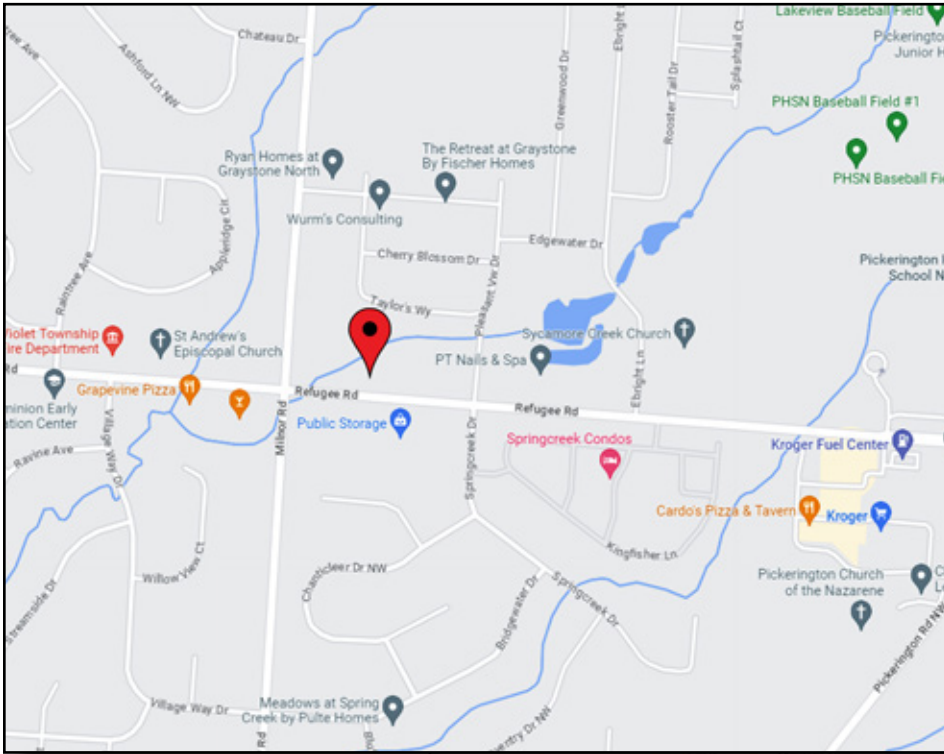
Great Location!

Easy access to major roads

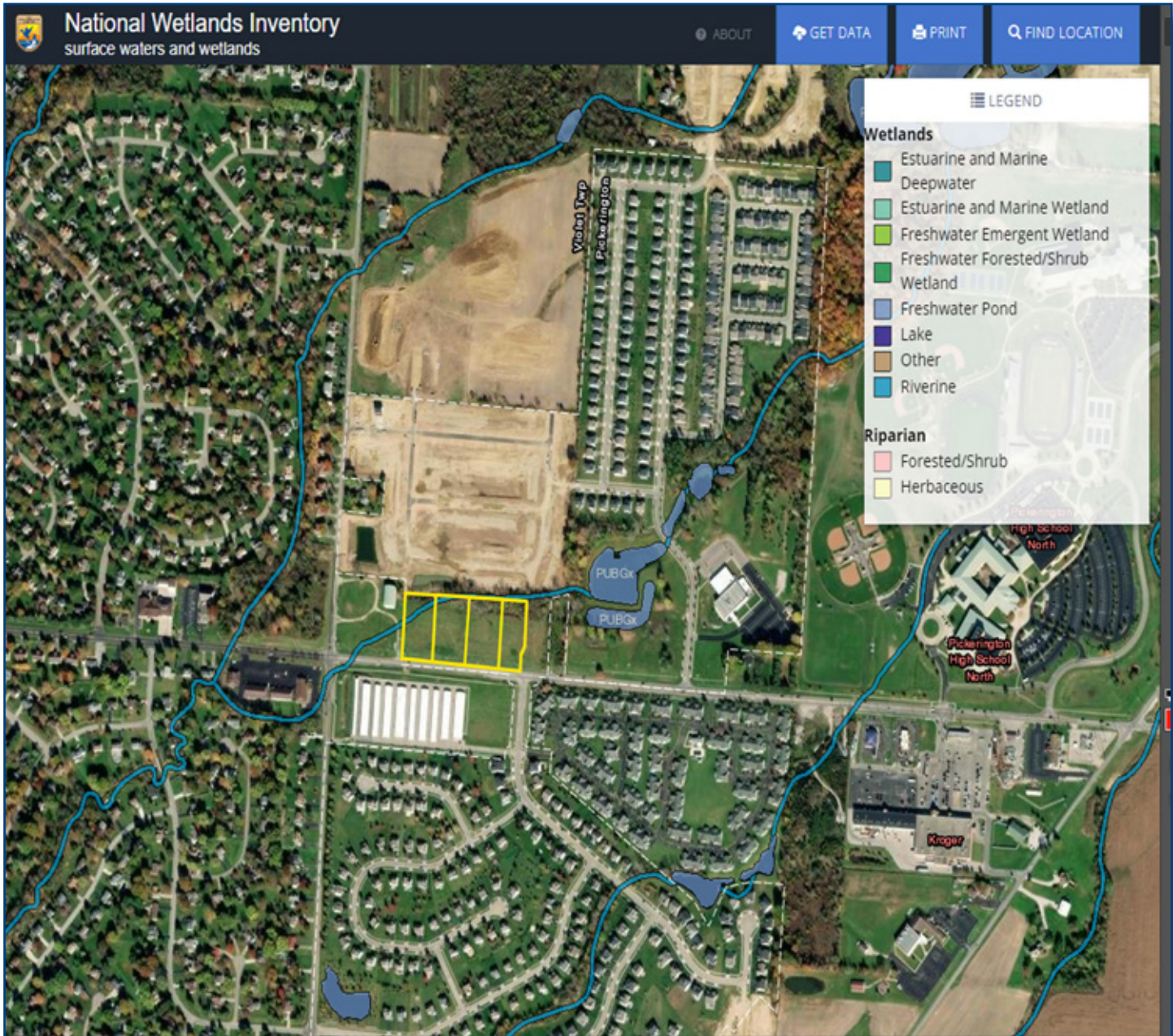
Minutes to downtown Pickerington

20 minutes to Downtown Columbus

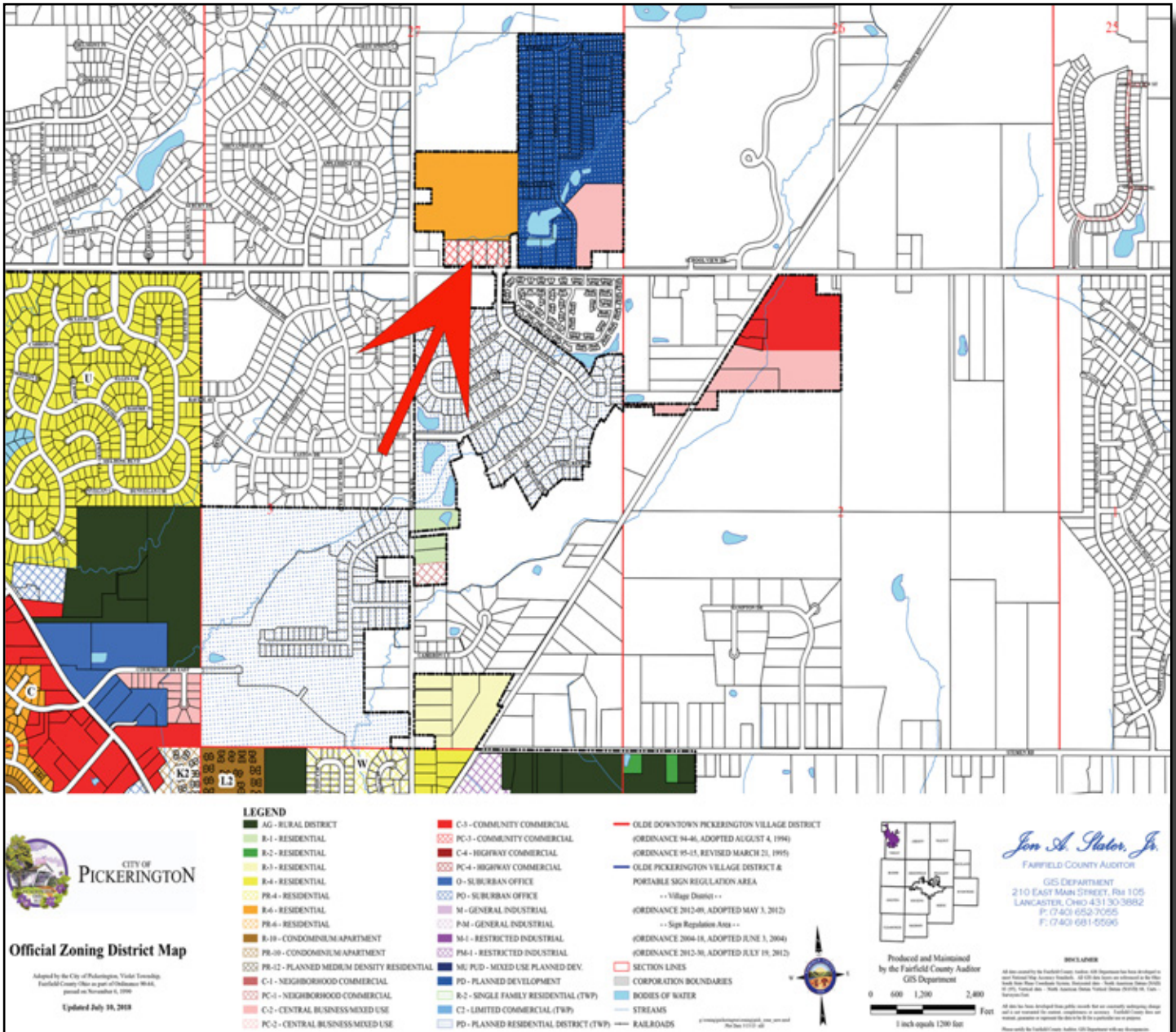
Street Map



Wetlands Map

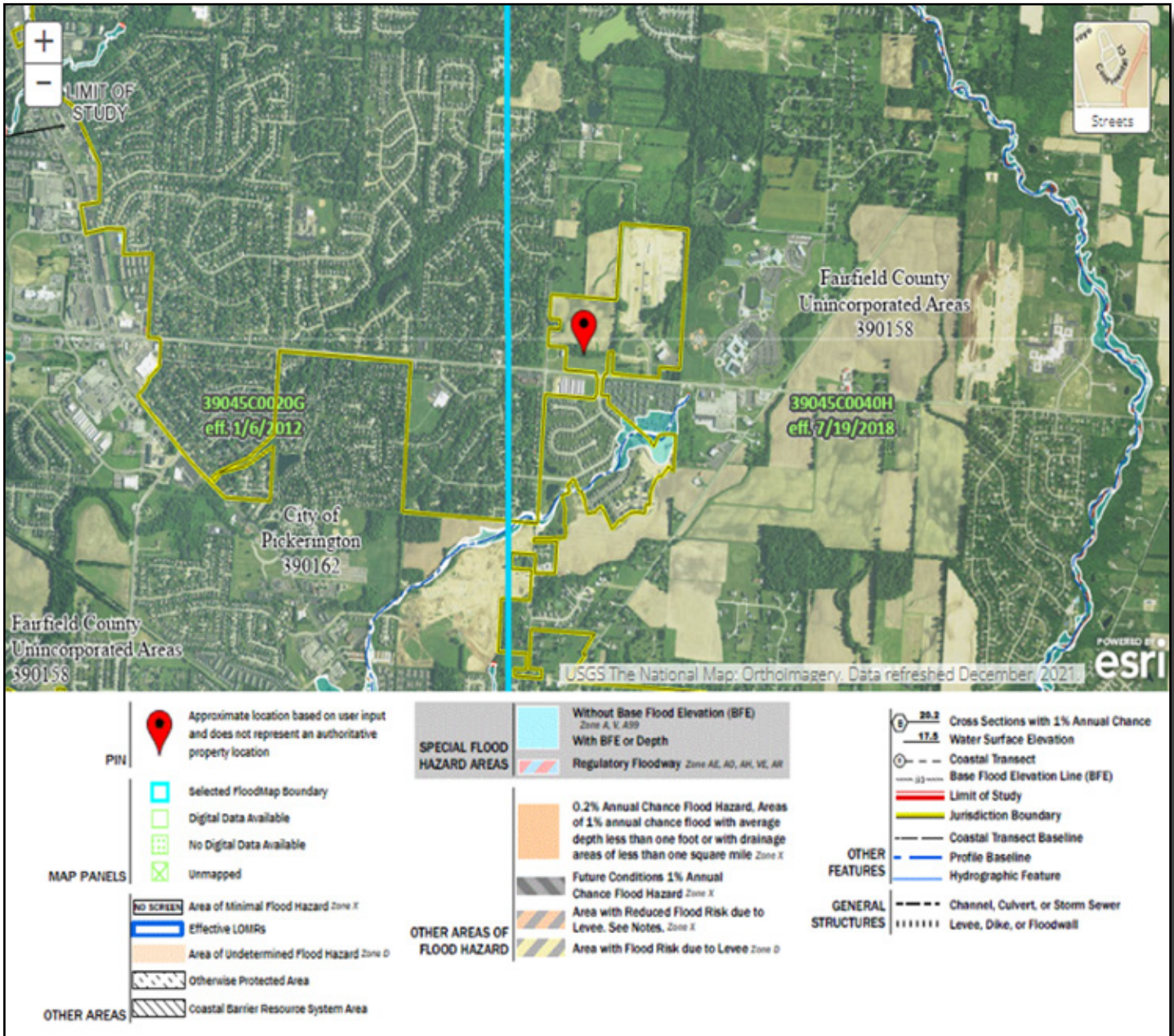


Zoning Map



[Click here to view zoning text](#)

Flood Map

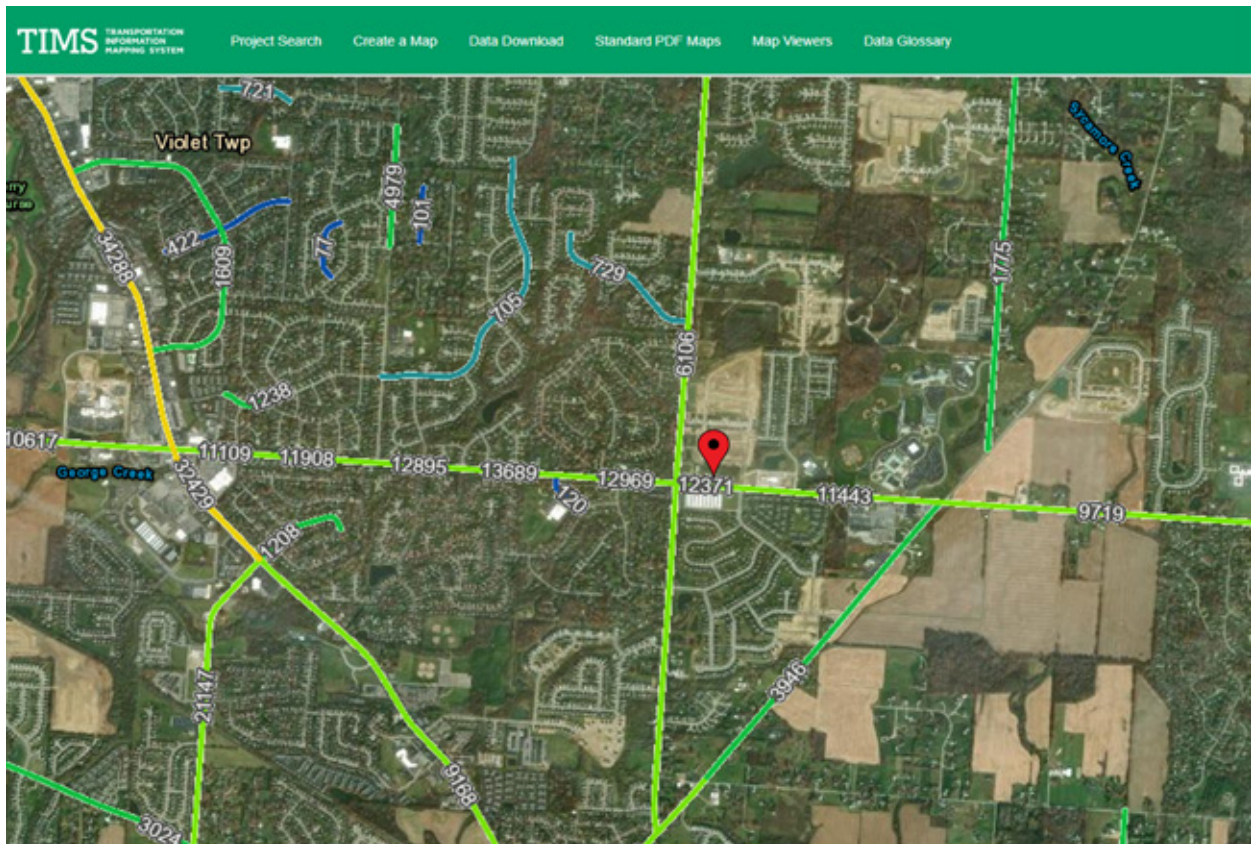


Demographics

Demographic Summary Report

Milnor Rd, Pickerington, OH 43147						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	7,065		50,284		124,075	
2022 Estimate	6,446		46,107		116,073	
2010 Census	5,208		38,406		101,101	
Growth 2022 - 2027	9.60%		9.06%		6.89%	
Growth 2010 - 2022	23.77%		20.05%		14.81%	
2022 Population by Hispanic Origin	179		1,570		5,230	
2022 Population	6,446		46,107		116,073	
White	4,957	76.90%	33,586	72.84%	76,099	65.56%
Black	984	15.27%	8,796	19.08%	30,602	26.36%
Am. Indian & Alaskan	14	0.22%	96	0.21%	338	0.29%
Asian	282	4.37%	2,173	4.71%	4,623	3.98%
Hawaiian & Pacific Island	4	0.06%	35	0.08%	77	0.07%
Other	205	3.18%	1,420	3.08%	4,333	3.73%
U.S. Armed Forces	10		115		179	
Households						
2027 Projection	2,443		17,815		46,426	
2022 Estimate	2,223		16,305		43,468	
2010 Census	1,773		13,440		37,927	
Growth 2022 - 2027	9.90%		9.26%		6.81%	
Growth 2010 - 2022	25.38%		21.32%		14.61%	
Owner Occupied	1,977	88.93%	13,306	81.61%	29,843	68.66%
Renter Occupied	247	11.11%	2,999	18.39%	13,625	31.34%
2022 Households by HH Income						
Income: <\$25,000	99	4.45%	1,076	6.60%	4,093	9.42%
Income: \$25,000 - \$50,000	237	10.66%	2,086	12.80%	7,979	18.36%
Income: \$50,000 - \$75,000	279	12.54%	2,481	15.22%	8,308	19.11%
Income: \$75,000 - \$100,000	399	17.94%	2,321	14.24%	6,200	14.26%
Income: \$100,000 - \$125,000	367	16.50%	2,859	17.54%	6,504	14.96%
Income: \$125,000 - \$150,000	176	7.91%	1,594	9.78%	3,654	8.41%
Income: \$150,000 - \$200,000	241	10.84%	1,957	12.00%	3,593	8.27%
Income: \$200,000+	426	19.15%	1,929	11.83%	3,137	7.22%
2022 Avg Household Income	\$135,880		\$118,548		\$97,933	
2022 Med Household Income	\$106,675		\$101,639		\$80,459	

Traffic Map

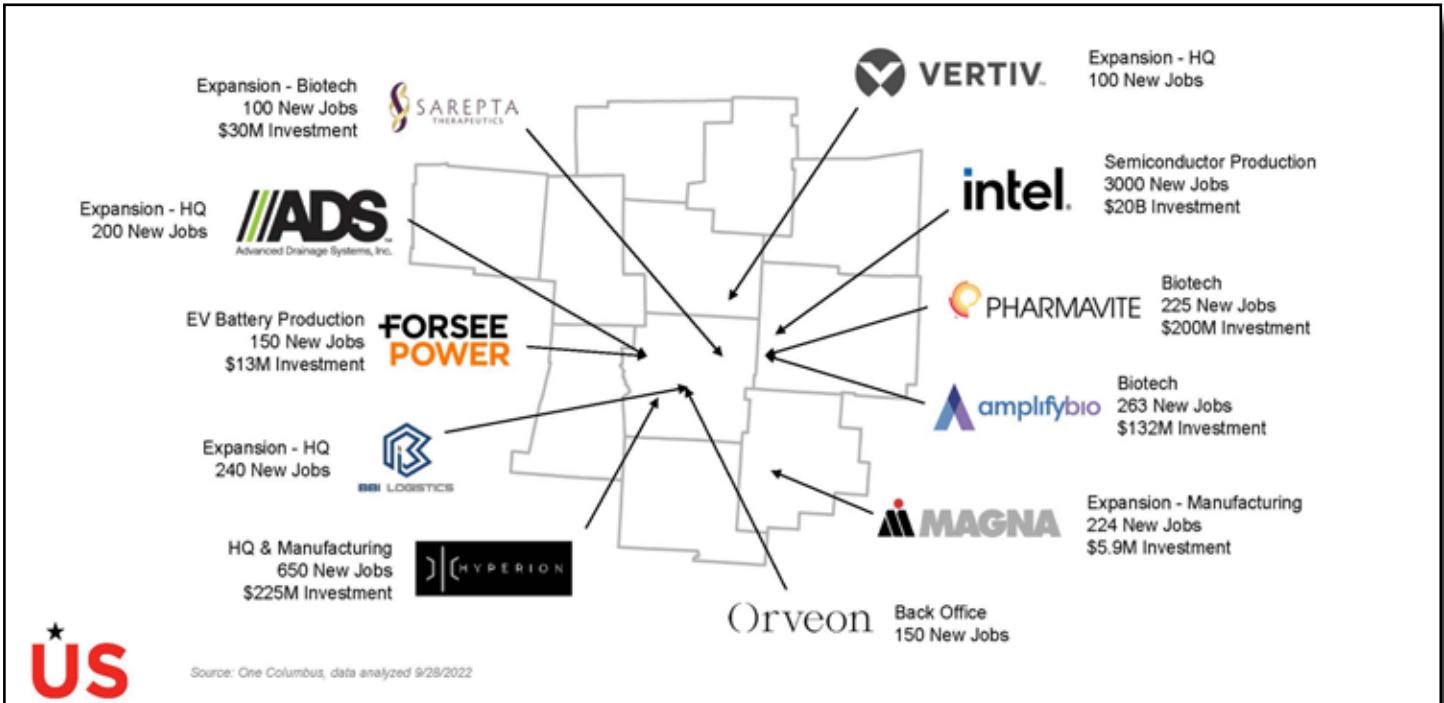


Traffic Count Report



Region Highlights

What's Driving Investment?



REGIONAL OVERVIEW

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

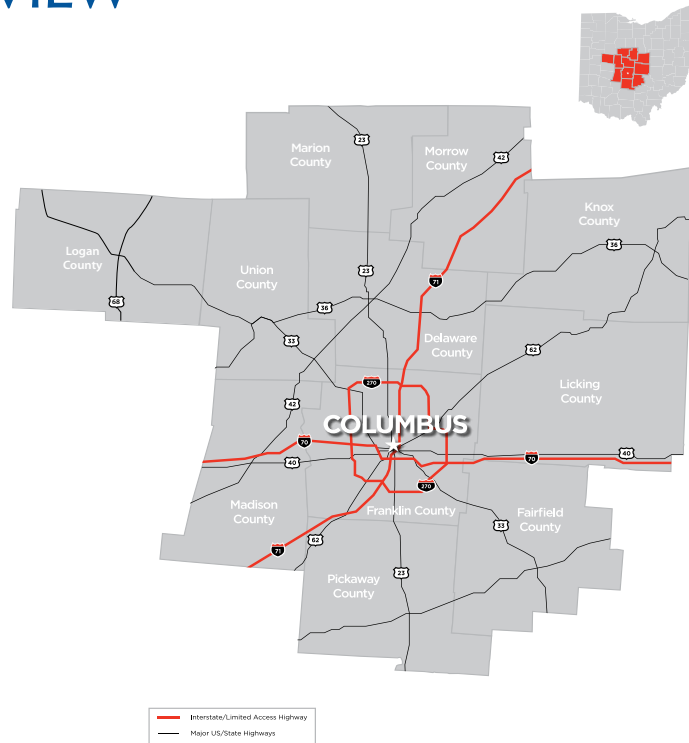
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

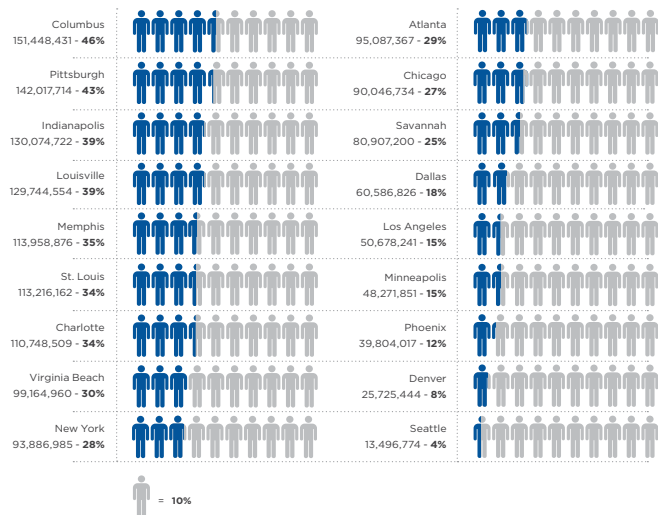
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.