

DEVELOPMENT SITE

Suitable for medical, daycare, self-storage, office



3.22 acres
\$399,900

Community Commercial Zoning (C3)

City of Pickerington, Fairfield County

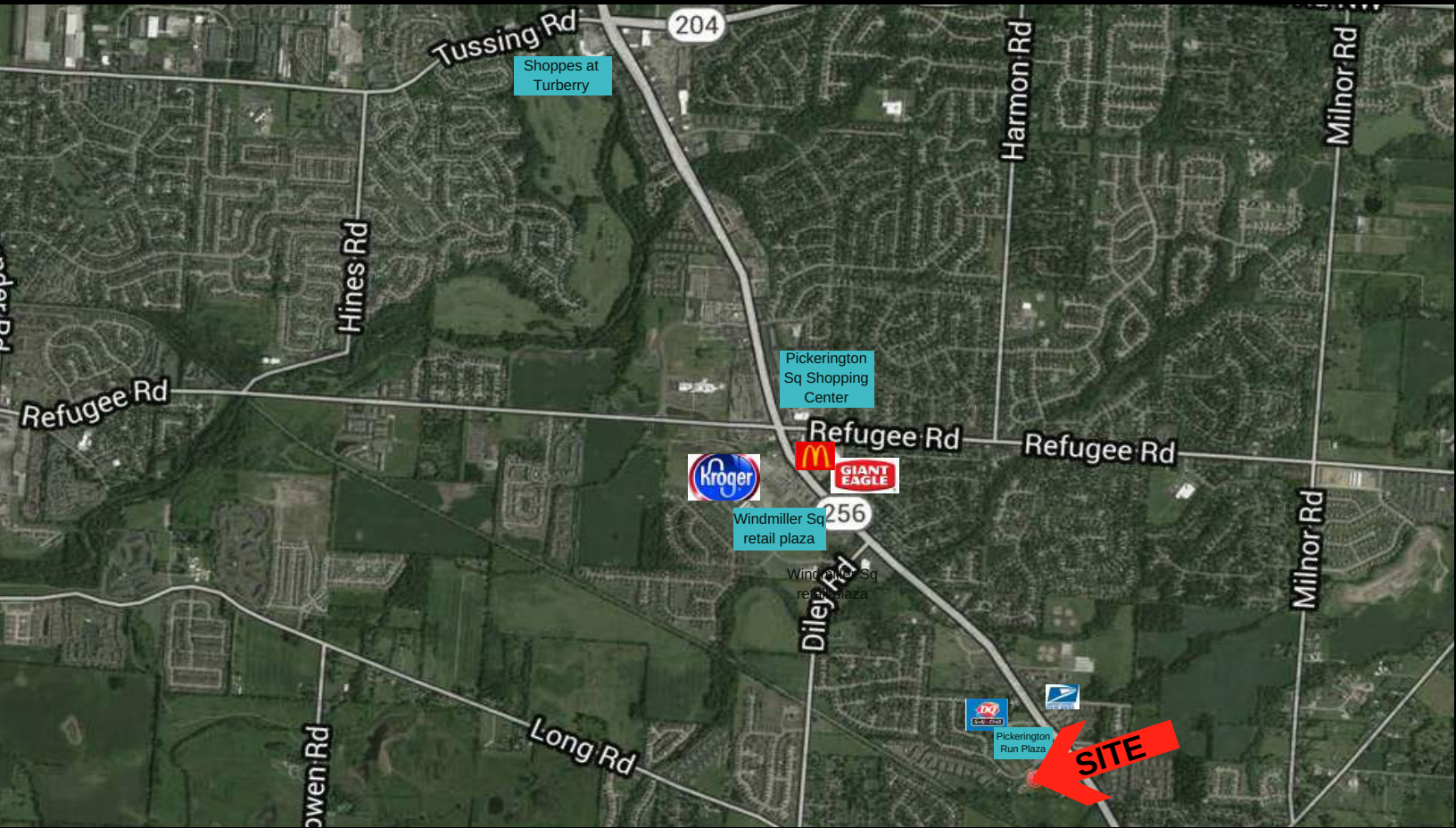
Fairfield County Parcel 0410254832

Allen C. Faires
614.545.4093
afaires@AlterraRE.com



Alterra Real Estate
614.365.9000
www.AltterraRE.com

Site Features



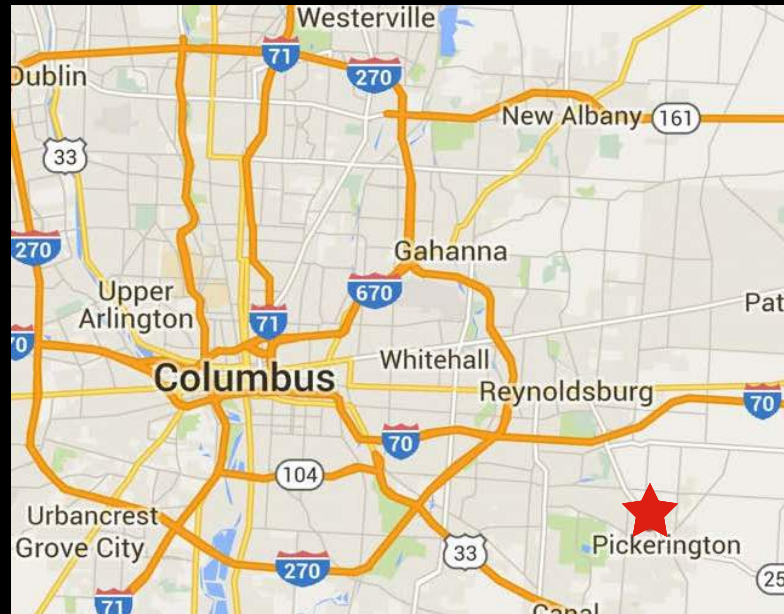
Average annual daily traffic count of 14,084 vehicles

C-3 zoning in the City of Pickerington allows wide variety of commercial uses including self-storage, retail, auto, daycare, medical and much more

Site is adjacent to busy medical center and retail center

Utilities available to site

Pickerington Schools



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Demographics

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	16,725	43,334	86,856	18,142	47,664	93,873
Total Census 2010 Population	11,105	33,824	72,153	11,105	33,824	72,153
Population Change %	61.2%	25.3%	11.6%	74.5%	37%	17.9%
Population Density (People/SQ Mile)	1,288	2,003	2,586	1,398	2,201	2,697
Median Age	41	42	43	43	43	43
Total Males	8,295	21,411	42,429	8,995	23,536	45,898
Total Females	8,430	21,923	44,427	9,147	24,128	47,975

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	976	2,768	5,646	1,009	2,839	5,707
5 - 9 Years Old	1,214	3,348	6,699	1,196	3,347	6,665
10 - 14 Years Old	1,343	3,544	6,891	1,294	3,589	7,051
15 - 19 Years Old	1,415	3,554	6,782	1,448	3,819	7,318
20 - 24 Years Old	1,319	3,282	6,397	1,484	3,776	7,178
25 - 29 Years Old	991	2,673	5,607	1,278	3,293	6,450
30 - 34 Years Old	882	2,568	5,603	1,048	2,839	5,787
35 - 39 Years Old	1,026	2,906	6,117	1,001	2,815	5,880
40 - 44 Years Old	1,321	3,524	7,013	1,173	3,283	6,668
45 - 49 Years Old	1,450	3,686	7,080	1,341	3,597	7,056
50 - 54 Years Old	1,383	3,416	6,469	1,408	3,629	6,909
55 - 59 Years Old	1,163	2,842	5,427	1,341	3,343	6,267
60 - 64 Years Old	786	1,901	3,741	1,026	2,529	4,781
65 - 69 Years Old	534	1,267	2,616	761	1,865	3,621
70 - 74 Years Old	357	807	1,781	529	1,260	2,542
75 - 79 Years Old	253	557	1,290	344	802	1,683

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Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	14,789	34,498	67,592	15,746	36,853	71,096
Black	1,406	7,085	15,538	1,679	8,515	18,208
Native American	6	16	131	6	22	161
Asian	270	1,055	2,025	338	1,303	2,431
Pacific Islander	N/A	N/A	25	N/A	N/A	39
2 or More Races	254	680	1,545	373	971	1,938
Hispanic	323	873	2,333	387	1,058	2,738
White Non-Hispanic	14,454	33,617	65,412	15,283	35,672	68,354

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	5,585	15,023	32,008	5,993	16,427	34,368
Total Census 2010 Households	3,793	11,742	26,707	3,793	11,742	26,707
Average Household Size	3	3	2.7	N/A	N/A	N/A
Total Housing Units	5,021	12,863	32,265	5,021	13,080	34,648
Owner	4,214	10,007	21,549	4,214	10,119	22,860
Renter	708	2,428	9,198	708	2,517	10,137
Vacant Housing Units	100	427	1,518	100	443	1,650

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	145	268	1,012	156	295	1,079
\$10,000 - \$14,999	83	240	866	89	265	931
\$15,000 - \$19,999	190	390	1,040	205	426	1,112
\$20,000 - \$24,999	121	392	1,506	130	434	1,625
\$25,000 - \$29,999	250	688	1,614	269	758	1,722
\$30,000 - \$34,999	258	698	1,803	277	770	1,922
\$35,000 - \$39,999	217	588	1,853	234	647	1,985
\$40,000 - \$44,999	232	868	1,847	249	960	1,992
\$45,000 - \$49,999	243	727	1,686	261	804	1,816
\$50,000 - \$59,999	607	1,532	3,712	650	1,675	3,985
\$60,000 - \$74,999	942	2,328	4,849	1,009	2,548	5,222
\$75,000 - \$99,999	1,104	2,863	4,975	1,183	3,120	5,358
\$100,000 - \$124,999	715	1,914	2,985	767	2,074	3,203

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