

Hill Road & Commerce Drive
Pickerington, OH

For Sale / Lease



Commercial Land on 1.29 Acres

Sale Price:
\$495,000

Lease Rate:
\$49,500 per year

Size: 1.29 Acres

- Plans approved for a car wash on this site.
- Zoning: C3
- Permitted Uses for C3 Zoning:
Retail/Restaurant, Gas Station, Daycare,
Self-Storage, Hotel, Medical & Office
- 2 Miles to I-70 / I-270 and 4 Miles to US 33
- Traffic Counts: Near I-70 / 28,151; At Site / 14,584

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible for verifying the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from Hill Road N, Pickerington, OH 43147

 Catylist Research

CITY, STATE

Pickerington, OH

POPULATION

69,344

AVG. HH SIZE

2.77

MEDIAN HH INCOME

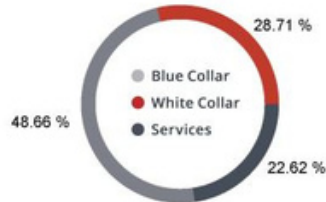
\$73,905

HOME OWNERSHIP

Renters: **8,218**

Owners: **17,111**

EMPLOYMENT



52.24% Employed

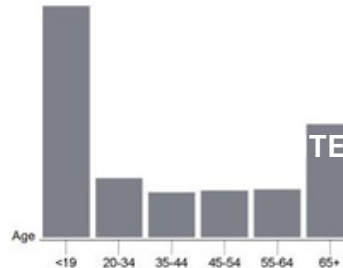
1.37% Unemployed

EDUCATION

High School Grad: **24.51%**
Some College: **25.02%**
Associates: **9.62%**
Bachelors: **39.01%**

GENDER & AGE

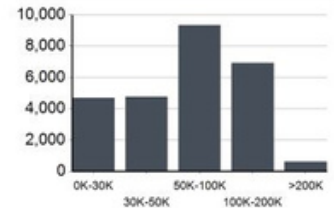
49.21%  50.79% 



RACE & ETHNICITY

White: **82.73%**
Asian: **1.61%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **10.98%**
Hispanic: **1.26%**
Two or More Races: **3.42%**

INCOME BY HOUSEHOLD



HH SPENDING



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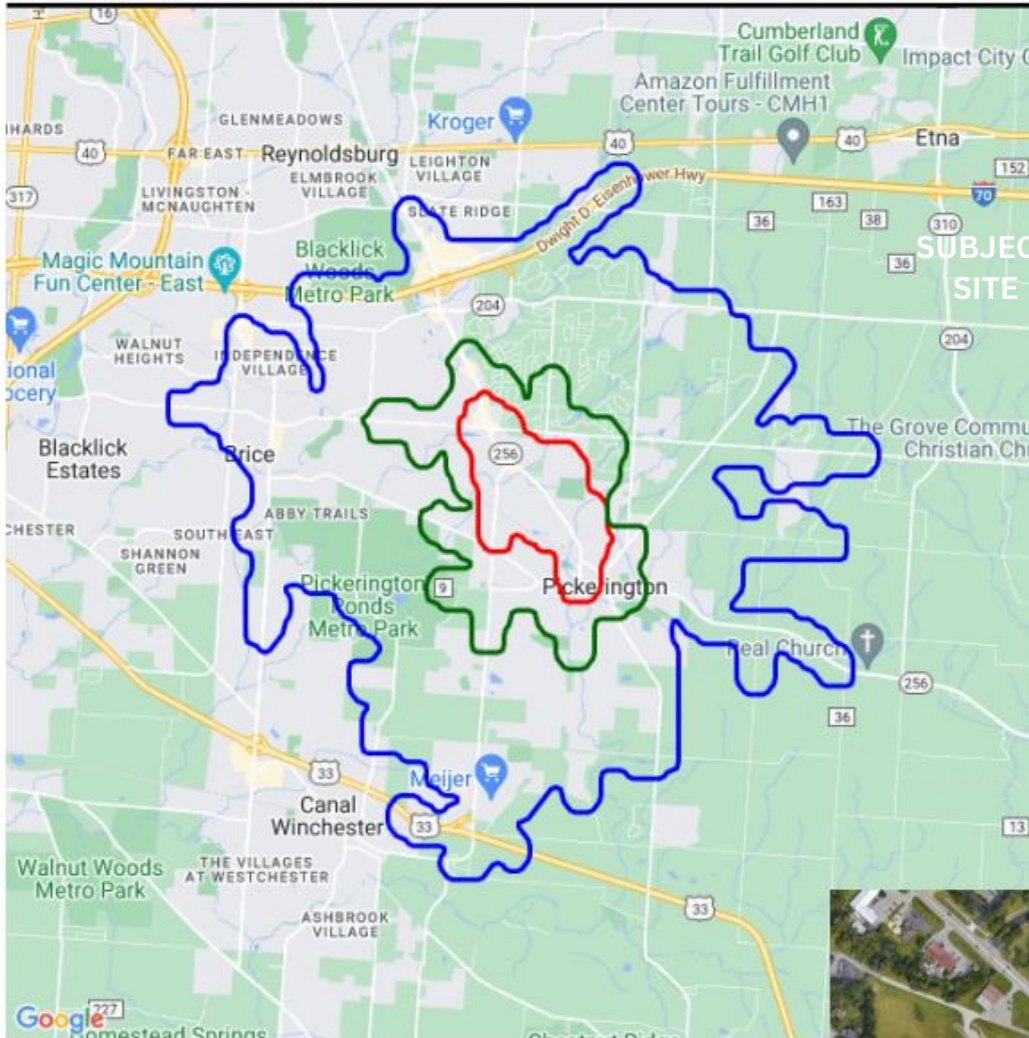
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Demographic Report



Hill Road North Lot 3

Population

Distance	Male	Female	Total
3- Minute	3,558	3,613	7,171
5- Minute	9,154	9,235	18,390
10 Minute	34,122	35,221	69,344



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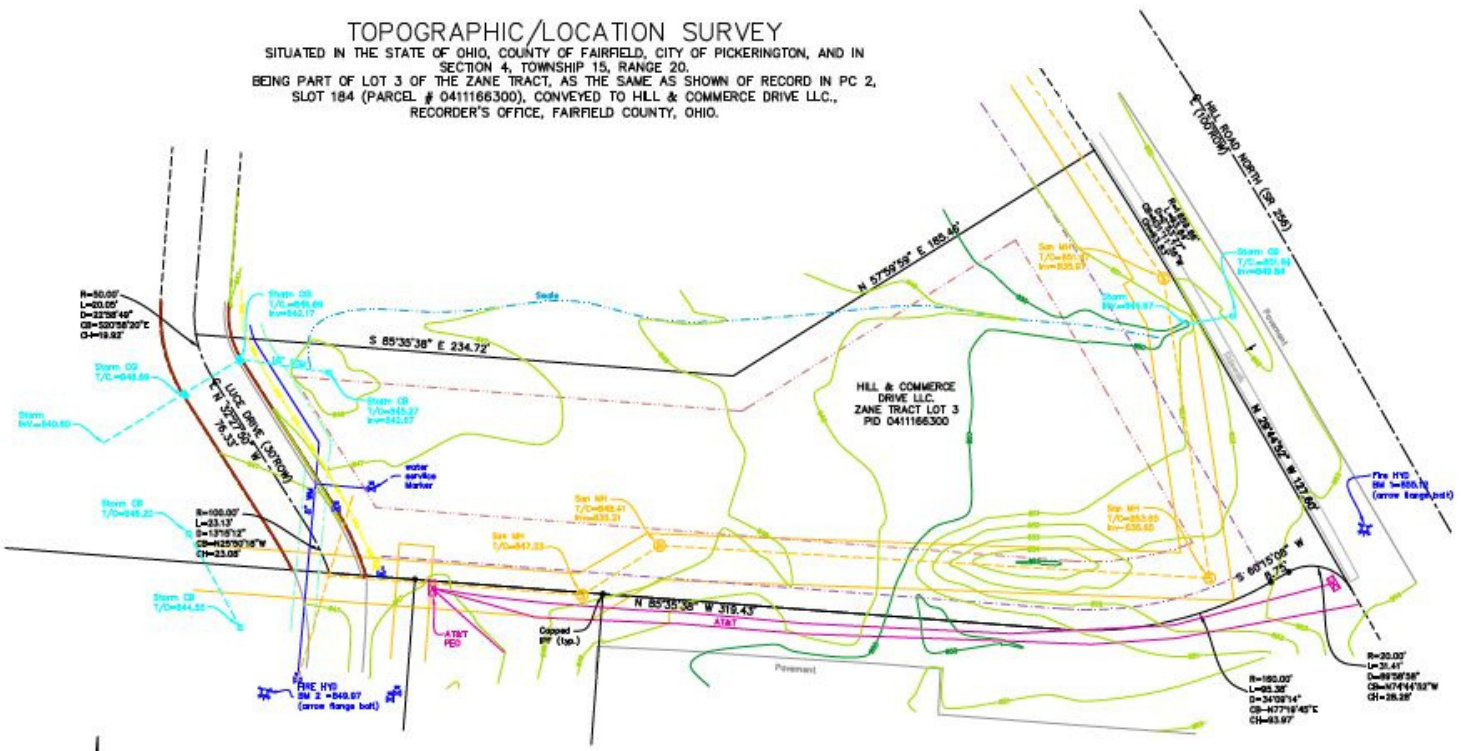
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TOPOGRAPHIC/LOCATION SURVEY
 SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF PICKERINGTON, AND IN SECTION 4, TOWNSHIP 15, RANGE 20, BEING PART OF LOT 3 OF THE ZANE TRACT, AS THE SAME AS SHOWN OF RECORD IN PC 2, SLOT 184 (PARCEL # 0411166300), CONVEYED TO HLL & COMMERCE DRIVE LLC., RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.



HORIZONTAL
 Coordinates are based upon SPC83-OHIO (South), NAD 83 and NAVD 88 VERTICAL datum is determined by GPS thru GDOT VRS network observations.

This plan does not meet the minimum technical standards for a boundary survey and is not intended to be recorded as a boundary survey.



CERTIFICATION: This Plat was prepared from records on file at the Auditor & Recorder's Offices, Fairfield County, Ohio. I hereby certify that this Plan is True and Correct to the best of my knowledge. The field work was completed on June 16th, 2020.

BY: *Mike Ziska*
MICHAEL R. ZISKA REGISTERED STATE OF OHIO
 PROFESSIONAL SURVEYOR NO. 8621
 DATE OF PLAT: 06/16/2020



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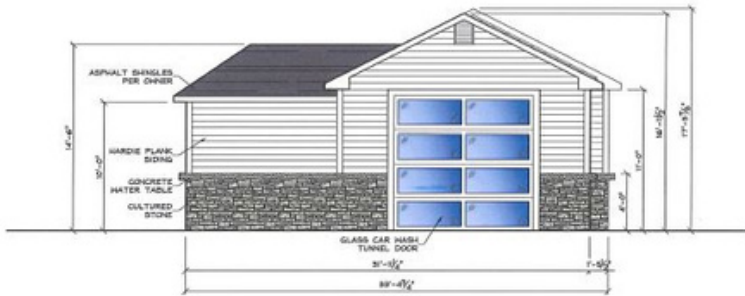
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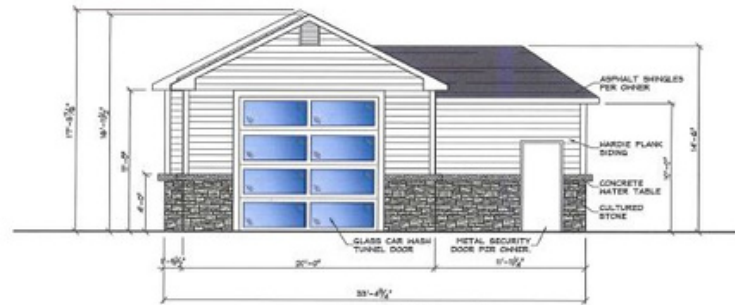
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④ REAR ELEVATION
SCALE: 1/4" = 1'-0"



③ LEFT ELEVATION
SCALE: 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



① FRONT ELEVATION
SCALE: 1/4" = 1'-0"



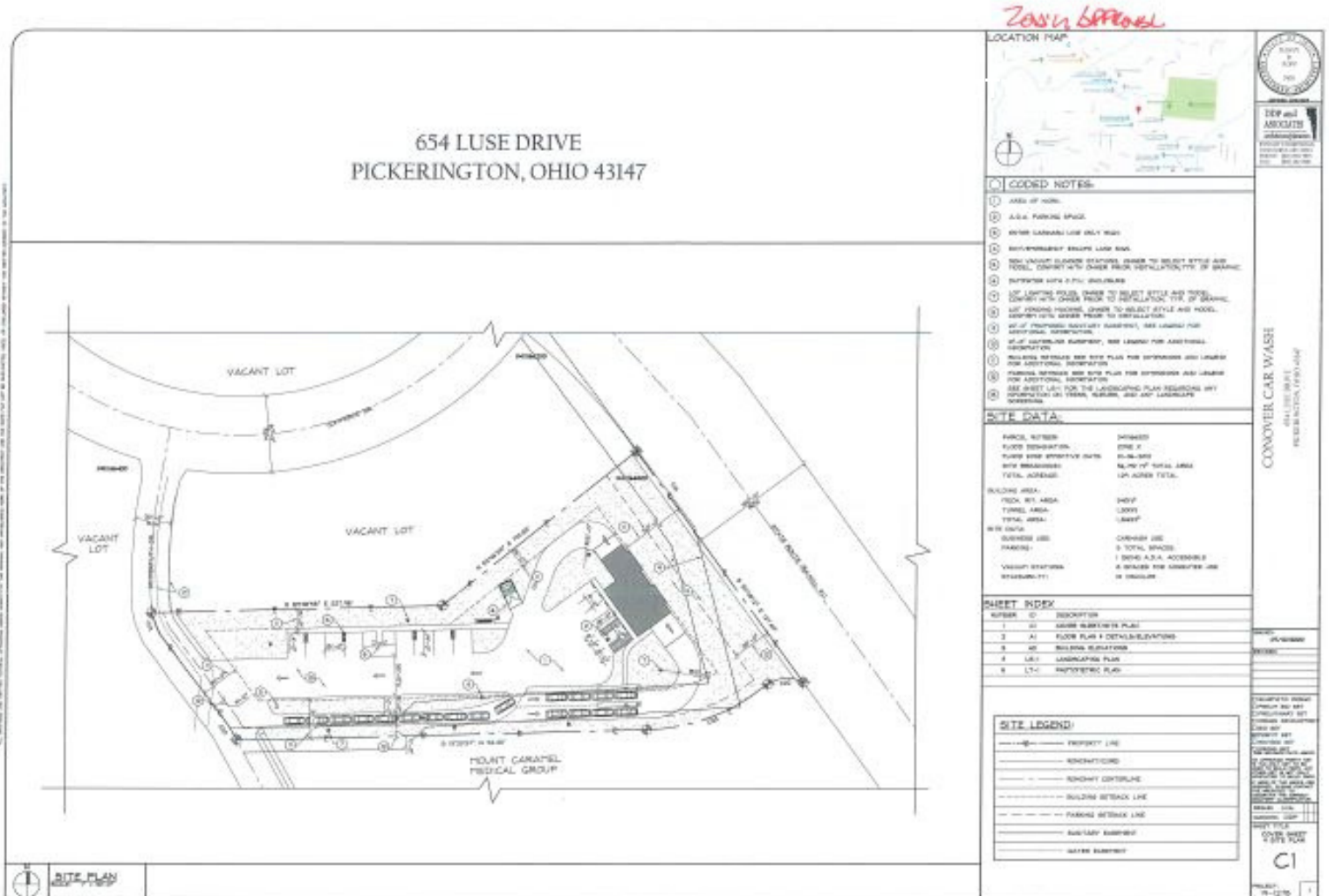
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