



Birchwood St.

5030 Westerville Rd.
Columbus, OH 43231

Birchwood St., Pickerington, OH

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1 - 7 Acres

Zoned C3

In Pickerington

Contact Us

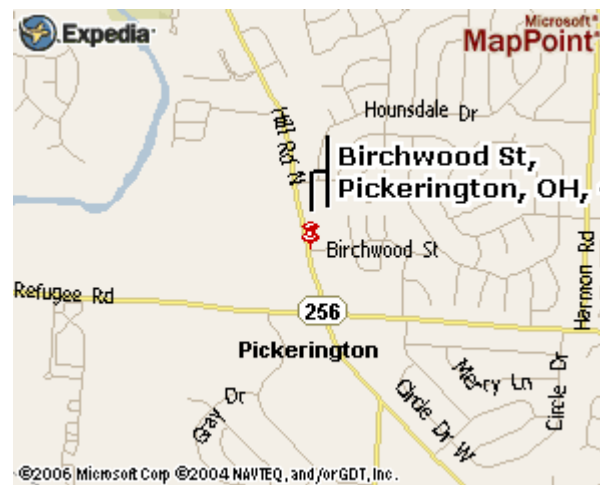
Walter Reiner

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Build to Suit





Demographic and Income Profile

Prepared by Walt Reiner

1248 Hill Rd N
Pickerington, OH 43147

Latitude: 39.902249
Longitude: -82.769674
Radius: 3.0 miles

Site Type: Radius

Summary	2000	2003	2008
Population	36,495	41,644	47,612
Households	12,849	14,765	17,240
Families	9,975	11,362	13,211
Average Household Size	2.83	2.81	2.75
Owner Occupied HUs	9,777	11,205	13,133
Renter Occupied HUs	3,072	3,559	4,107
Median Age	32.1	32.7	33.9

Trends: 2003-2008 Annual Rate	Area	State	National
Population	2.71%	0.32%	1.18%
Households	3.15%	0.7%	1.37%
Families	3.06%	0.6%	1.31%
Owner HHs	3.23%	0.81%	1.53%
Median Household Income	2.62%	3.21%	3.11%

Households by Income	2000		2003		2008	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	498	3.9%	483	3.3%	434	2.5%
\$15,000 - \$24,999	726	5.6%	704	4.8%	619	3.6%
\$25,000 - \$34,999	1,167	9.1%	1,057	7.2%	921	5.3%
\$35,000 - \$49,999	1,933	15.0%	2,067	14.0%	1,883	10.9%
\$50,000 - \$74,999	3,363	26.2%	3,573	24.2%	3,862	22.4%
\$75,000 - \$99,999	2,314	18.0%	2,781	18.8%	3,079	17.9%
\$100,000 - \$149,999	2,200	17.1%	3,125	21.2%	4,659	27.0%
\$150,000 - \$199,000	410	3.2%	611	4.1%	1,114	6.5%
\$200,000+	244	1.9%	363	2.5%	669	3.9%
Median Household Income	\$64,702		\$70,922		\$80,697	
Average Household Income	\$73,201		\$81,025		\$93,036	
Per Capita Income	\$25,784		\$28,790		\$33,755	

Population by Age	2000		2003		2008	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,187	8.7%	3,559	8.5%	3,951	8.3%
5 - 14	6,583	18.0%	7,293	17.5%	8,044	16.9%
15 - 19	2,583	7.1%	2,883	6.9%	3,605	7.6%
20 - 24	2,008	5.5%	2,407	5.8%	2,487	5.2%
25 - 34	5,790	15.9%	6,240	15.0%	6,502	13.7%
35 - 44	6,973	19.1%	7,643	18.4%	8,086	17.0%
45 - 54	5,244	14.4%	6,192	14.9%	7,485	15.7%
55 - 64	2,305	6.3%	3,215	7.7%	4,595	9.7%
65 - 74	1,095	3.0%	1,353	3.2%	1,832	3.8%
75 - 84	542	1.5%	652	1.6%	777	1.6%
85+	184	0.5%	207	0.5%	247	0.5%

Race and Ethnicity	2000		2003		2008	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,790	87.1%	35,065	84.2%	38,333	80.5%
Black Alone	3,209	8.8%	4,644	11.2%	6,621	13.9%
American Indian Alone	43	0.1%	51	0.1%	59	0.1%
Asian Alone	697	1.9%	946	2.3%	1,394	2.9%
Pacific Islander Alone	20	0.1%	26	0.1%	35	0.1%
Some Other Race Alone	213	0.6%	307	0.7%	468	1.0%
Two or More Races	522	1.4%	606	1.5%	701	1.5%
Hispanic Origin (Any Race)	555	1.5%	736	1.8%	1,027	2.2%

* Data Note: Income is expressed in current dollars.



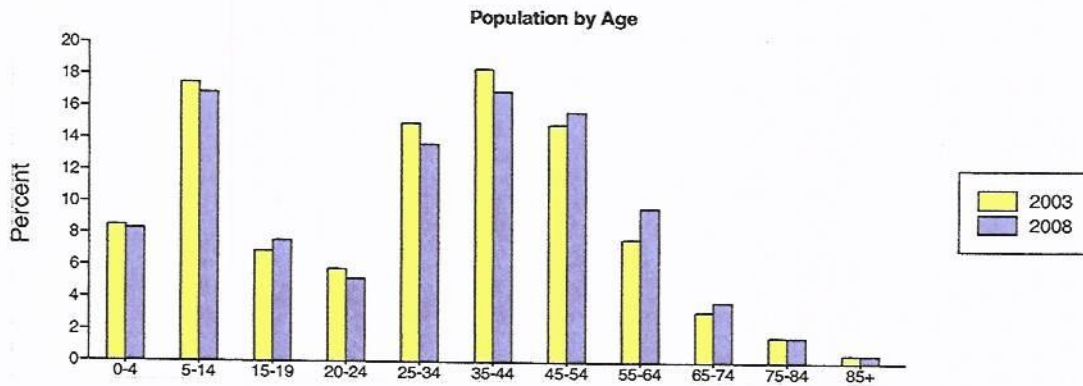
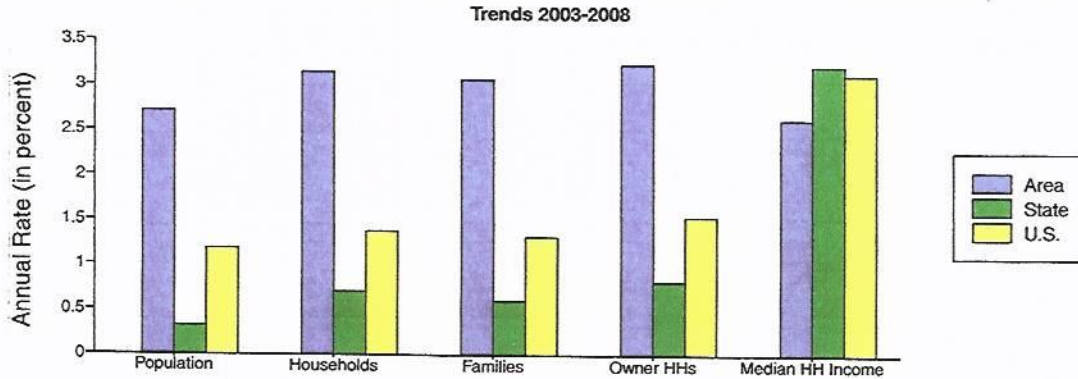
Demographic and Income Profile

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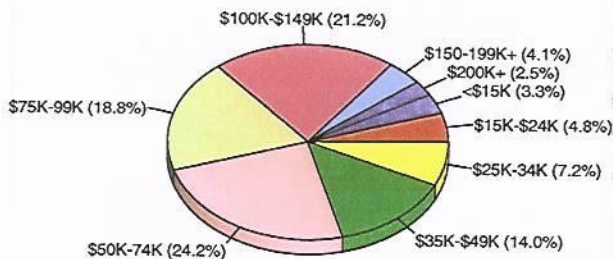
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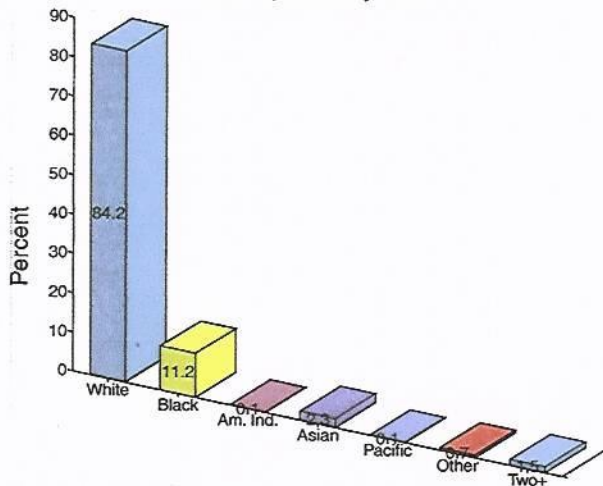
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2003 Household Income



2003 Population by Race



2003 Percent Hispanic Origin: 1.8%



Property Summary

- Location:** Main intersection is Hill Road North (S.R. 256) and Refugee Road.
The Pickerington – Violet Township area is one of the fastest growing areas in the U. S. A.
- Access:** The Birchwood Drive entrance has a traffic signal. Kohl’s Department store is across the street and north of the site.
- Land:** 1.7 acres
- Zoning:** The land is zoned C-3 in Pickerington, the general merchandising classification.
- Population and Income:** Pickerington has a population within a one mile radius of 8,269. Average household income in 2003 is \$90,515.
- Traffic:** The road is five (5) lanes.



AERIAL – BIRCHWOOD ST.

