

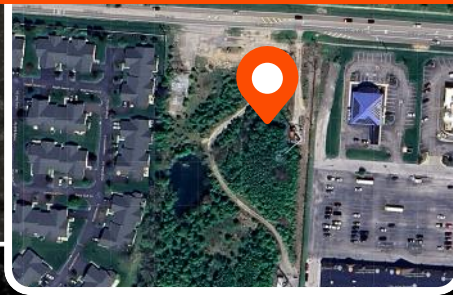
7995 REFUGEE RD, PICKERINGTON, OH 43147

7995



REFUGEE RD

LAND FOR SALE



**7.9 ACRES OF PRIME
DEVELOPMENT LAND IN
PICKERINGTON'S GROWTH
CORRIDOR**

ROTH

REAL
ESTATE
GROUP

7995
REFUGEE RD

QUICK LINKS

PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[CREXI](#)

[BROCHURE](#)

[DIGITAL FLIPBOOK](#)

AREA/LOCATION

[CITY WEBSITE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

CITY + COUNTY

[FAIRFIELD COUNTY](#)

[COUNTY AUDITOR](#)

[COUNTY ZONING](#)

7995 REFUGEE RD, PICKERINGTON, OH 43147

Roth Real Estate Group is pleased to present a rare land investment opportunity in one of Central Ohio's most dynamic submarkets. Located at 7995 Refugee Rd in Pickerington, OH, this 7.9-acre parcel sits at the nexus of population growth, infrastructure expansion, and economic momentum.

With strong zoning flexibility (C-2 Commercial), affluent demographics, and proximity to Columbus, New Albany, and major regional employers, this site is an exceptional canvas for developers and investors seeking a foothold in a rapidly growing market.

HIGH-VISIBILITY COMMERCIAL LAND FOR SALE NEAR COLUMBUS & NEW ALBANY

VIEW
FLIPBOOK
↑



LEASING INFO:
ANDY PATTON
614.371.5754
ANDY@ROTHREGROUP.COM





7995 Refugee Rd

7.9 Acres | \$975,000
Rare Opportunity in a Rapidly Expanding Market

PROPERTY FEATURES

- ✓ **Surrounding Drivers**
Award-winning schools, recent healthcare expansion (OhioHealth Pickerington Methodist), steady residential growth, and corridor infrastructure improvements.
- ✓ **Strategic Location**
Between Columbus metro growth and Fairfield County's expansion, this site serves as a bridge location with scalable potential.
- ✓ **Event-Driven Energy**
Community activity and consistent vehicle counts create a future-ready environment for development.

LEASING INFO:
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PROPERTY DETAILS

ADDRESS

7995 Refugee Rd,
Pickerington, OH 43147

LOT SIZE

7.9 acres
(approx. 419,483 SF)

ZONING

C-2 Zoning

FRONTAGE

Excellent visibility
along Refugee Rd,
minutes to Hill Rd
(SR-256)

PRICE/ACRE (APPROX.)

\$123,418/acre

PARCEL ID

0360657500



ASKING PRICE

\$975,000

PROPERTY TYPE

Commercial Land

COUNTY / JURISDICTION

Fairfield County /
Violet Township

UTILITIES

Public infrastructure
in proximity

PARKING POTENTIAL

Ample acreage to
accommodate flexible
site planning and
abundant surface
parking

- ✓ **Zoning Flexibility**
C-2 Commercial allows retail, medical, office, service, and mixed-use development.
- ✓ **Accessibility**
Minutes from Downtown Pickerington and Hill Rd, convenient to major highways and Columbus suburbs.
- ✓ **Value Appreciation**
Land scarcity in growth corridors ensures long-term equity gains.

7995 REFUGEE RD, PICKERINGTON, OH 43147



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REFUGEE RD



PICKERINGTON, OH 43147





LAND FOR SALE

7995 REFUGEE RD. PICKERINGTON, OH 43147

AERIAL VIEWS



LEASING INFO: ANDY PATTON | 614.371.5754 | ANDY@ROTHREGROUP.COM



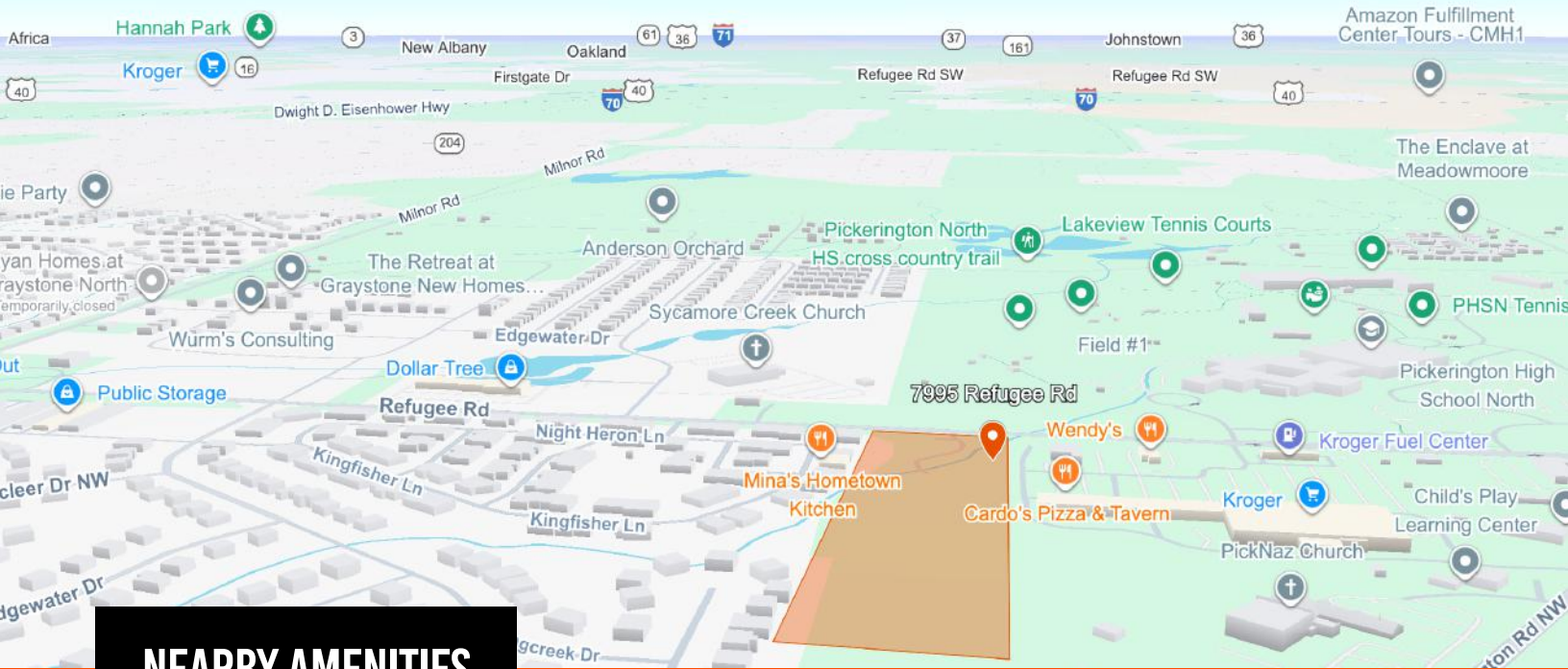
Schoolview Dr

Night Heron Ln

Sandpiper Ln

Kingfisher Ln

Kingfisher Ln



NEARBY AMENITIES



SHOPPING

PICKERINGTON
PAVILIONS
1.8 miles

DOLLAR TREE
0.9 miles

MENARD'S
6.0 miles

KOHL'S
1.6 miles



DINING

LA FOGATA GRILL
2.1 MILES

CRACKER BARREL
1.8 MILES

CHICK-FIL-A
2.0 MILES

WENDY'S
1.7 MILES

CARDO'S PIZZA &
TAVERN
1.6 MILES



COFFEE

STARBUCKS
2.0 MILES

SORSO COFFEE
0.2 MILES

PORTERS
COFFEE HOUSE
& BAKERY
1.9 MILES

TIM HORTONS
1.5 MILES



DRINKS

COMBUSTION
BREWERY &
TAPROOM
2.5 MILES

THE OLD BAG
OF NAILS PUB
2.3 MILES



GAS

BP GAS STATION
0.9 MILES

KROGER FUEL
1.0 MILES



BANKS

CHASE BANK
(REFUGEE RD)
0.2 MILES

PNC BANK
1.6 MILES

FIFTH THIRD BANK
1.7 MILES

HEARTLAND BANK
2.4 MILES

KEYBANK
2.2 MILES



SCHOOLS

PICKERINGTON
NORTH HIGH SCHOOL
0.3 MILES

PICKERINGTON HIGH
SCHOOL CENTRAL
3.0 MILES

HARMON MIDDLE
SCHOOL
1.9 MILES

TOLL GATE MIDDLE
SCHOOL
1.6 MILES

TOLL GATE
ELEMENTARY SCHOOL
1.6 MILES

RIDGEVIEW JUNIOR
HIGH SCHOOL
2.1 MILES



ENTERTAINMENT

PICKERINGTON
COMMUNITY THEATRE
2.3 MILES

MARCUS
PICKERINGTON
CINEMA
1.6 MILES



TRANSPORTATION

JOHN GLENN
COLUMBUS
INTERNATIONAL
AIRPORT
18.0 MILES



HIGHWAYS

I-70 3.5 MILES
US-33 4.2 MILES
I-270 8.5 MILES

LOCATION HIGHLIGHTS

This parcel benefits from being centrally located in **one of Fairfield County's most desirable growth corridors.**

PROXIMITY TO AIRPORTS

- 25 minutes to John Glenn Columbus International Airport;
- 30 minutes to Rickenbacker International Airport.

ACCESS TO COLUMBUS GROWTH MARKETS

- 20 miles to Downtown Columbus
- 17 miles to Intel's New Albany development (Silicon Heartland)
- Close to Amazon, Google, and national distribution hubs

COMMUNITY ANCHORS

- Pickerington North High School (0.3 miles)
- OhioHealth Methodist Hospital (opened 2023)
- Expanding housing developments surrounding the corridor
- Pickerington Local School District serves 11,000+ students across two high schools, three middle/junior highs, and seven elementary schools

EVENT-DRIVEN FOOT TRAFFIC

Events such as the Pickerington Farmers' Market, Oktoberfest, Summer Concert Series, and Blues & Ribs Fest attract thousands of visitors annually, funneling loyal customers into local businesses.

SCHOOLS

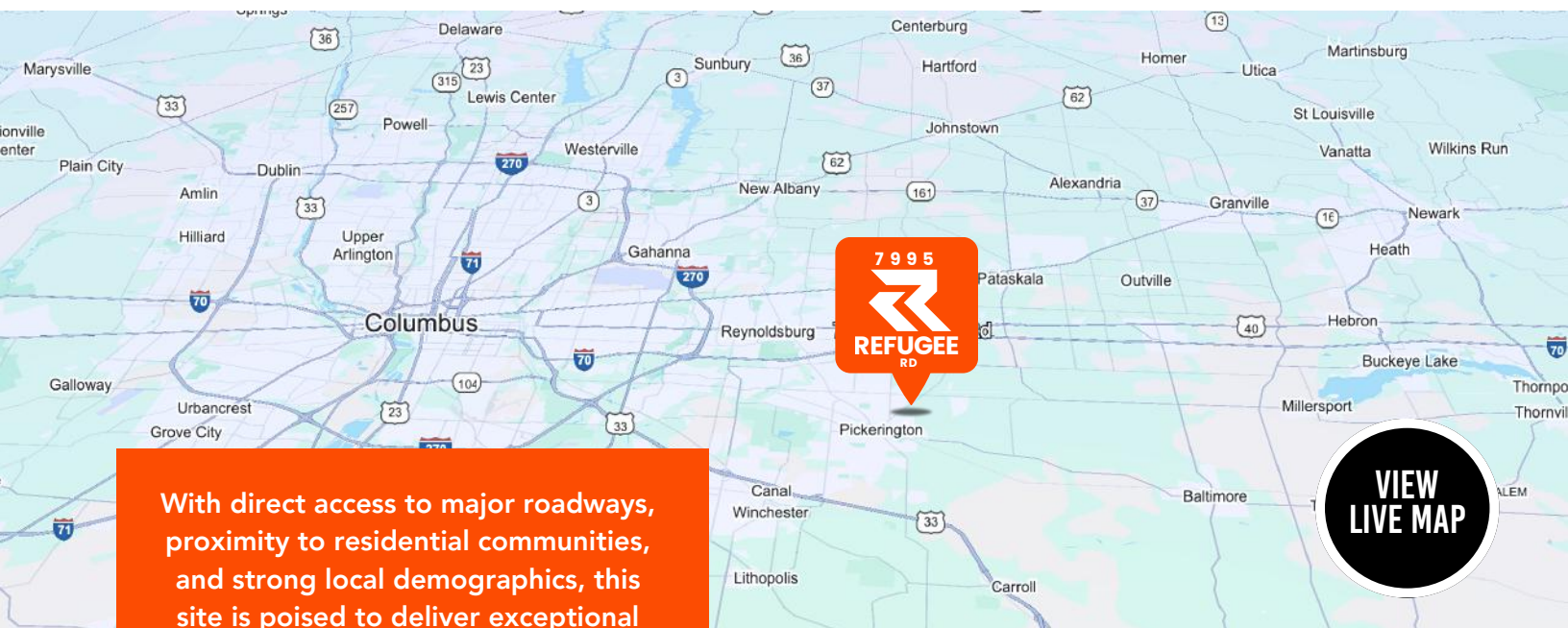
Walking distance to Pickerington North High School, ensuring steady visibility and consumer activity.

MAJOR ROADS

Minutes to I-70, I-270, and US-33, connecting Pickerington to Columbus, New Albany, and Reynoldsburg.

Infrastructure Upgrades: Recent enhancements to the Refugee Road corridor include additional travel lanes, turn lanes, modern roundabouts, sidewalks, and bike paths, improving traffic circulation and safe pedestrian access, enhancing both traffic circulation and long-term land value for future development.

Residential Density: Surrounded by established neighborhoods and new housing developments, providing a built-in customer base.



With direct access to major roadways, proximity to residential communities, and strong local demographics, this site is poised to deliver exceptional long-term returns.

VIEW
LIVE MAP

PICKERINGTON, OH

DEMOGRAPHICS

25.8K
2024 POPULATION

\$116K
MEDIAN HOUSEHOLD
INCOME

\$310K
MEDIAN HOME VALUE



Central Ohio Expansion
Hub: Land Opportunity
Surrounded by Schools
& Housing Growth

25.9

AVERAGE
COMMUTE TIME

Convenient access to
Downtown Columbus, New
Albany, and key
employment hubs.

PICKERINGTON AND FAIRFIELD
COUNTY ARE EXPERIENCING
SIGNIFICANT GROWTH, MAKING
THIS AN EXCELLENT
OPPORTUNITY FOR FUTURE
APPRECIATION.

HIGH VEHICLE COUNTS

REFUGEE RD CORRIDOR
AVERAGES 13,800+ DAILY
VEHICLES, WHILE NEARBY HILL
RD (SR-256) EXCEEDS 37,000+
ADT, ENSURING EXCEPTIONAL
LONG-TERM VISIBILITY FOR
DEVELOPMENT.

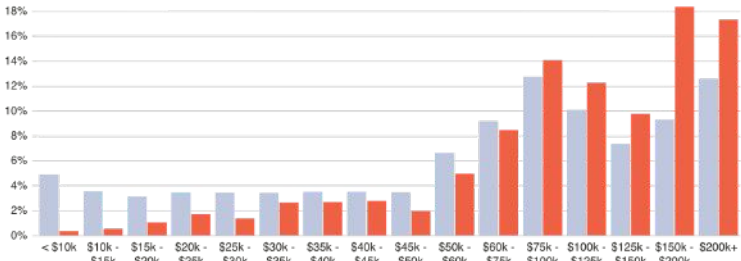
POPULATION

BY RADIUS

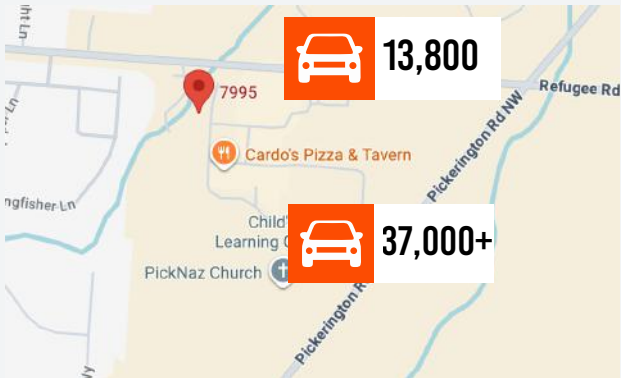
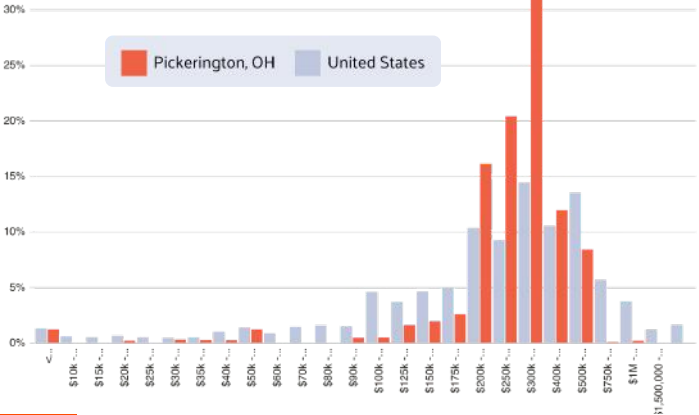
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6.5K	37K	95K
AVERAGE AGE	37	38	39
AVERAGE HH INCOME	\$94K	\$97.5K	\$101K
AVERAGE HOUSE VALUE	\$285K	\$310K	\$325K

Demographic data derived from DataUSA & ESRI Business Analyst

MEDIAN HH INCOME



MEDIAN HOME VALUE





Sixflashphoto, CC BY-SA 4.0 via [Wikimedia Commons](#)

Pickerington is recognized for blending small-town charm with metro accessibility, making it a magnet for families and professionals.

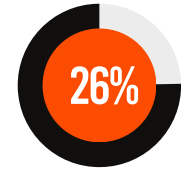
PICKERINGTON, OH



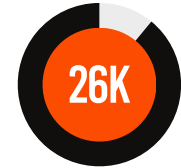
Strong Population Growth

Pickerington has grown by 26% since 2010, with a current population estimated at ~25,800 (2024) with projections showing steady growth beyond 26,000 by 2030. Fairfield County is expected to grow 9–12% by 2032, while Central Ohio as a whole is on track to exceed 3 million residents by 2050.

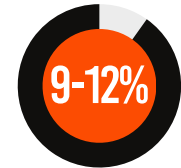
Proximity to Intel's New Albany development, Amazon, Google, and OhioHealth expansion supports job growth and consumer demand. OhioHealth Pickerington Methodist Hospital (opened 2023) has further strengthened the healthcare and professional services presence



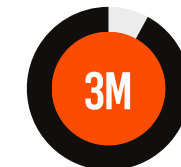
**HISTORIC
GROWTH
(2010-2020)**



**PROJECTED
GROWTH BY
2030**



**PROJECTED
COUNTY
GROWTH BY
2032**



**REGIONAL
PROJECTED
GROWTH BY
2050**

CITY RECOGNITIONS

**RANKED #1 IN
FAIRFIELD COUNTY
FOR BEST SCHOOL
DISTRICTS
[NICHE.COM](#)**

**#1 FOR ATHLETES
IN FAIRFIELD
COUNTY AND
COLUMBUS AREA
[NICHE.COM](#)**

**RANKED #11 IN
THE COLUMBUS
METRO AND TOP
100 IN OHIO
[NICHE.COM](#)**

**AWARD-WINNING
SCHOOLS:
PICKERINGTON
LOCAL SCHOOLS
SERVE 11,000+
STUDENTS**

7995

REFUGEE RD



LOCAL MARKET OVERVIEW

FAIRFIELD COUNTY

↗ **158K**

TOTAL POPULATION

↗ **\$243K**

MEDIAN HOME VALUE

↗ **\$77K**

MEDIAN HH INCOME

COLUMBUS METRO AREA

↗ **2.14M**

TOTAL POPULATION

↗ **\$252K**

MEDIAN HOME VALUE

↗ **\$77K**

MEDIAN HH INCOME

OHIO RANKED
#7 AMERICA'S
TOP STATES FOR
BUSINESS 2024
CNBC



RANKED AMONG
THE TOP 10
CITIES FOR
BUSINESS
GROWTH
FORBES

Forbes

NAMED ONE OF
THE BEST CITIES
FOR YOUNG
PROFESSIONALS
FORBES

Forbes

BEST
DESTINATIONS
FOR CULINARY
TRAVEL 2024
ESSENCE

ESSENCE

RANKED IN THE
TOP 10 HOTTEST
JOB MARKETS
WALL STREET JOURNAL

WSJ

Fairfield County and the Columbus Region are consistently recognized for their strong economy, skilled workforce, and business-friendly climate. Named the No.1 Rising City for Startups, the region has fostered multiple unicorn companies and continues to attract innovation and growth. Central Ohio is projected to exceed 3 million residents by 2050, with Fairfield County housing growing 20% between 2018–2050. Major investments by Intel (\$28B), Amazon, and Google position Pickerington and Fairfield County as prime beneficiaries of this momentum.

7995



REFUGEE RD

**7.9 ACRES OF PRIME
DEVELOPMENT LAND
IN PICKERINGTON'S
GROWTH CORRIDOR**



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ESTATE
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