

# Sophie Village at Abbie Trails

## 45 Home Residential Development

### Long Road

Canal Winchester, Ohio 43110 (Franklin County)

Photo Of Primary Trade Area



Owned & Developed by:

# Christoff

## Sophie Village

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### Overview

**Sophie Village at Abbie Trails** is a +/-18.2 acre residential development located in Canal Winchester, Ohio that is being developed by Christoff Land & Development, LLC and partners.

The development land is situated along Long Road between Diley Road and Bowen Road in a high growth residential area just outside of Pickerington. The Sophie Trails property is adjacent to Pickerington Ponds and Fischer Homes fastest selling communities in Central Ohio. This site offers excellent visibility and accessibility with access points to Long Road (472.00' frontage) and Twisted Bark Drive.

The single family site (Development Area 7) has received site compliance approval by the City of Columbus with 45 detached single family dwellings with a minimum of 1,100 square feet of "Minimum Net Floor Area for Living Quarters". A two (2) car garage shall be provided for at least 75% of all single family dwellings and no more than 25% may have a one (1) car garage which is in accordance with the specification and requirements of the Development Plan.

The 2022 projection for total population is estimated at 5,121 (1 mile), 73,257 (3 mile), and 161,899 (5 mile). The 2022 total households are projected at 26,961 (3 mile), and 63,131 (5 mile). The average household income is approximately \$77,708 (1 mile) and \$80,072 (3 mile).

The site will offer users a superior alternative to their local competition due to superior access and roadways (minutes to US 33 & I-270), site flexibility and proximity to the following trade areas Canal Winchester, Pickerington, Reynoldsburg, and Groveport.

Sophie Village at Abbie Trails will connect to the walking paths and bike trails with the greater Abbie Trails development with beautiful Green Space. The site is less than 1.8 miles away from Kroger, Wendy's, AutoZone, CVS, Speedway, Tim Hortons and other major businesses.

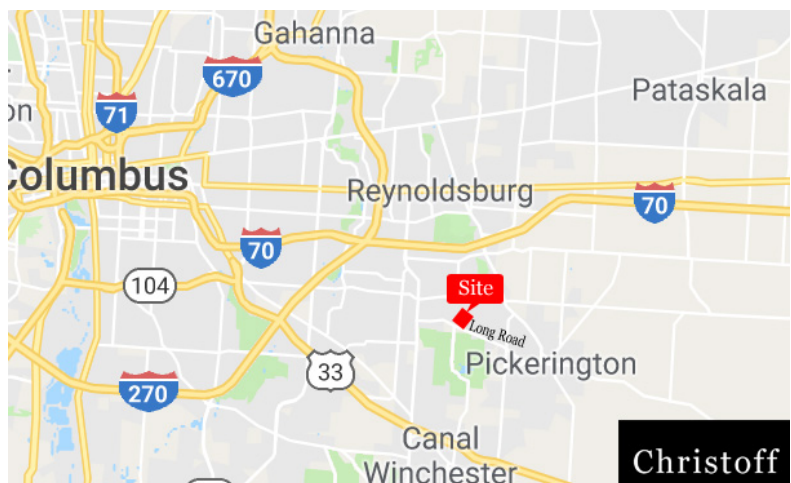
\*Source: 3rd party brokers. (The information is deemed reliable, but should be independently verified)

## Sophie Village

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### Executive Summary

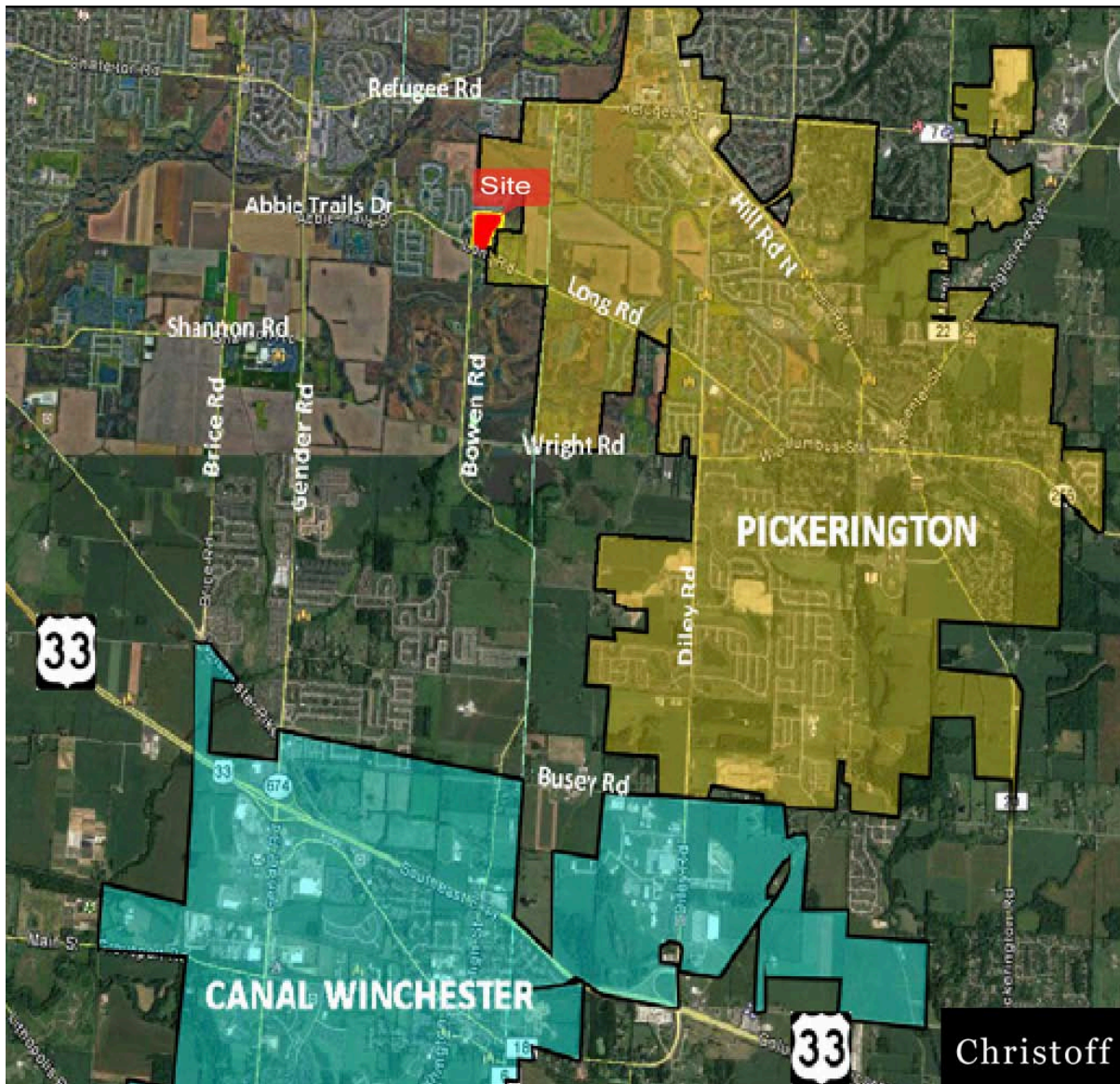
<b>Address:</b>	Sophie Village Long Road Canal Winchester, Ohio 43110
<b>County:</b>	Franklin
<b>Parcel ID:</b>	530-166391
<b>Property Size:</b>	18.2 +/- Acres
<b>Land Sale Price:</b>	negotiable
<b>Dwelling Size:</b>	Minimum 1,100 SF
<b>Year Built:</b>	New Construction
<b>Total Land:</b>	45 Homesites
<b>Zoning:</b>	Residential
<b>School District:</b>	Groveport-Madison
<b>Utilities:</b>	Water, Gas, Electric, Telephone
<b>Traffic Count:</b>	Long Road./Bowen – 3,383
<b>Demographics (5 mile):</b>	2022 Census Population – 161,899 <i>Households – 63,131</i>





## Sophie Village

### Site Overview:





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### Site Details:





## Sophie Village

Site Aerial:



Sophie Village

Site Compliance Approval:






## Sophie Village

### Demographic & Traffic:

Demographic Summary Report						
00 Long Rd, Pickerington, OH 43147						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	5,121		73,257		161,899	
2017 Estimate	4,822		69,648		153,278	
2010 Census	4,138		64,051		140,879	
Growth 2017 - 2022	6.20%		6.18%		5.62%	
Growth 2010 - 2017	16.53%		8.74%		8.80%	
2017 Population by Hispanic Origin	203		2,981		6,137	
2017 Population	4,822		69,648		153,278	
White	3,254	67.48%	43,549	62.53%	96,443	62.92%
Black	1,198	24.84%	21,364	30.67%	47,433	30.95%
Am. Indian & Alaskan	10	0.21%	162	0.23%	408	0.27%
Asian	178	3.69%	1,901	2.73%	3,461	2.26%
Hawaiian & Pacific Island	1	0.02%	31	0.04%	87	0.06%
Other	181	3.75%	2,640	3.79%	5,447	3.55%
U.S. Armed Forces	12		91		188	
Households						
2022 Projection	1,931		26,961		63,131	
2017 Estimate	1,813		25,596		59,678	
2010 Census	1,542		23,517		54,768	
Growth 2017 - 2022	6.51%		5.33%		5.79%	
Growth 2010 - 2017	17.57%		8.84%		8.97%	
Owner Occupied	1,063	58.63%	16,059	62.74%	36,298	60.82%
Renter Occupied	750	41.37%	9,537	37.26%	23,380	39.18%
2017 Households by HH Income	1,811		25,596		59,678	
Income: <\$25,000	194	10.71%	3,640	14.24%	10,604	17.77%
Income: \$25,000 - \$50,000	296	16.34%	4,825	18.85%	14,255	23.89%
Income: \$50,000 - \$75,000	509	28.11%	5,394	21.07%	12,075	20.23%
Income: \$75,000 - \$100,000	373	20.60%	4,588	17.92%	9,051	15.17%
Income: \$100,000 - \$125,000	171	9.44%	3,281	12.82%	6,086	10.20%
Income: \$125,000 - \$150,000	151	8.34%	1,543	6.03%	2,797	4.69%
Income: \$150,000 - \$200,000	96	5.30%	1,582	6.18%	3,050	5.11%
Income: \$200,000+	21	1.16%	737	2.88%	1,760	2.95%
2017 Avg Household Income	\$77,708		\$80,072		\$73,179	
2017 Med Household Income	\$69,707		\$69,289		\$58,935	

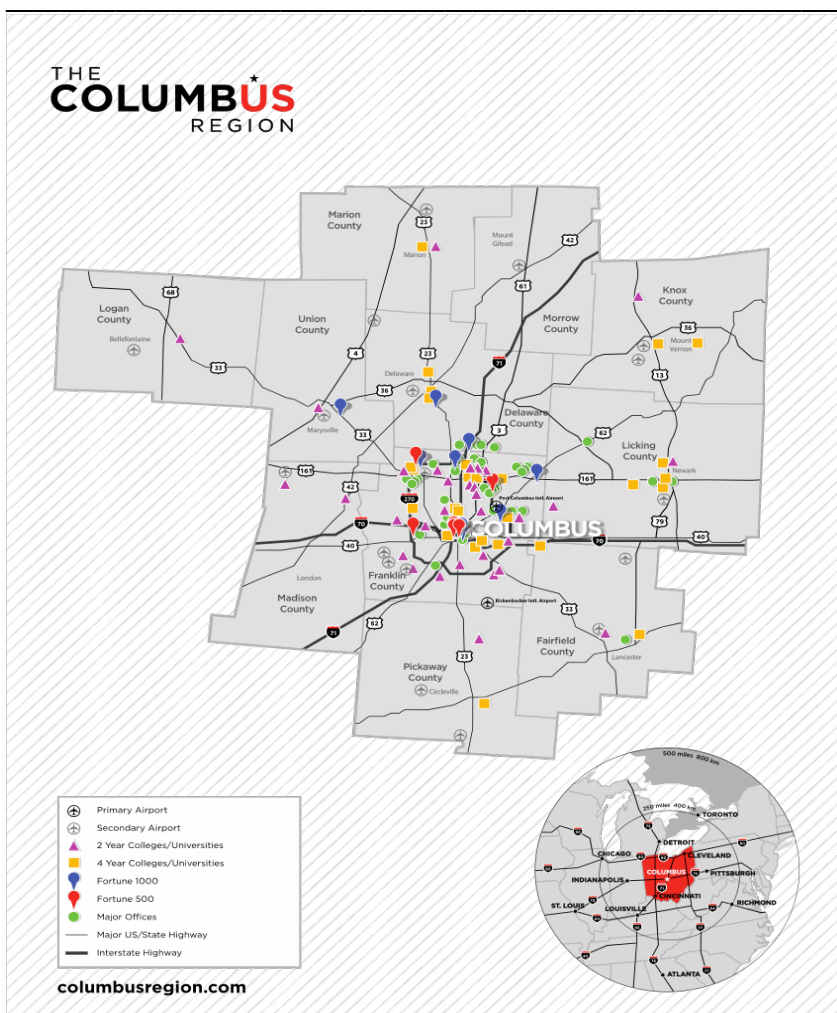
Traffic Count Report						
00 Long Rd, Pickerington, OH 43147						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Long Rd	Monebrake Dr	0.10 SE	2015	3,768	AADT	.27
2 Long Rd	Trailside Blvd	0.66 NW	2011	2,798	MPSI	.41
3 Long Rd	Bowen Rd	0.22 NW	2015	3,383	AADT	.41
4 Bowen Rd	Long Rd	0.21 N	2015	627	AADT	.61
5 Bowen Rd		0.00	2011	817	MPSI	.61
6 Long Rd	Winding Path Dr	0.02 SE	2015	3,611	AADT	.74
7 Long Rd	Trailside Blvd	0.33 NW	2011	3,498	MPSI	.74
8 Wright Rd	Gender Rd	1.45 W	2011	3,802	MPSI	.88
9 Wright Rd	Bowen Rd	0.43 W	2015	856	MPSI	.88
10 Diley Rd	Cherry Hill Dr	0.04 N	2011	14,130	Peak-	.90

\*Source 3rd Party Broker



## Sophie Village

### Columbus Overview Map:



\*Source [www.columbusregion.com](http://www.columbusregion.com)

# Christoff

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