



# 1911 Newark Granville Rd

Granville, OH 43023



## Offering Summary

Sale Price:	\$335,000
Building Size:	2,200 SF
Year Built:	1994
Zoning:	Suburban Business
APN:	020-042348-00.084

## Property Overview

Prime 2,200 SF office property offers an outstanding investment opportunity with a long-term tenant lease commencing in mid-2027. Zoned Suburban Business, the building is designed to suit the needs of a modern office environment, providing an appealing layout for professional tenants. The property's structure and zoning are ideal for office or office-building investors looking to secure a stable, income-producing asset. Positioned for steady returns, this property stands ready to complement any investment portfolio with its promising long-term lease and strategic, tenant-friendly design.

## Location Overview

Nestled along the charming Newark Granville Road, the property is ideally situated within the picturesque Offices at Erinwood. This prime location offers seamless access to the vibrant village of Granville, known for its rich history, boutique shops, and welcoming community. Just moments from Thornwood Crossing, the area connects effortlessly to SR-16, opening the door to nearby amenities and attractions.





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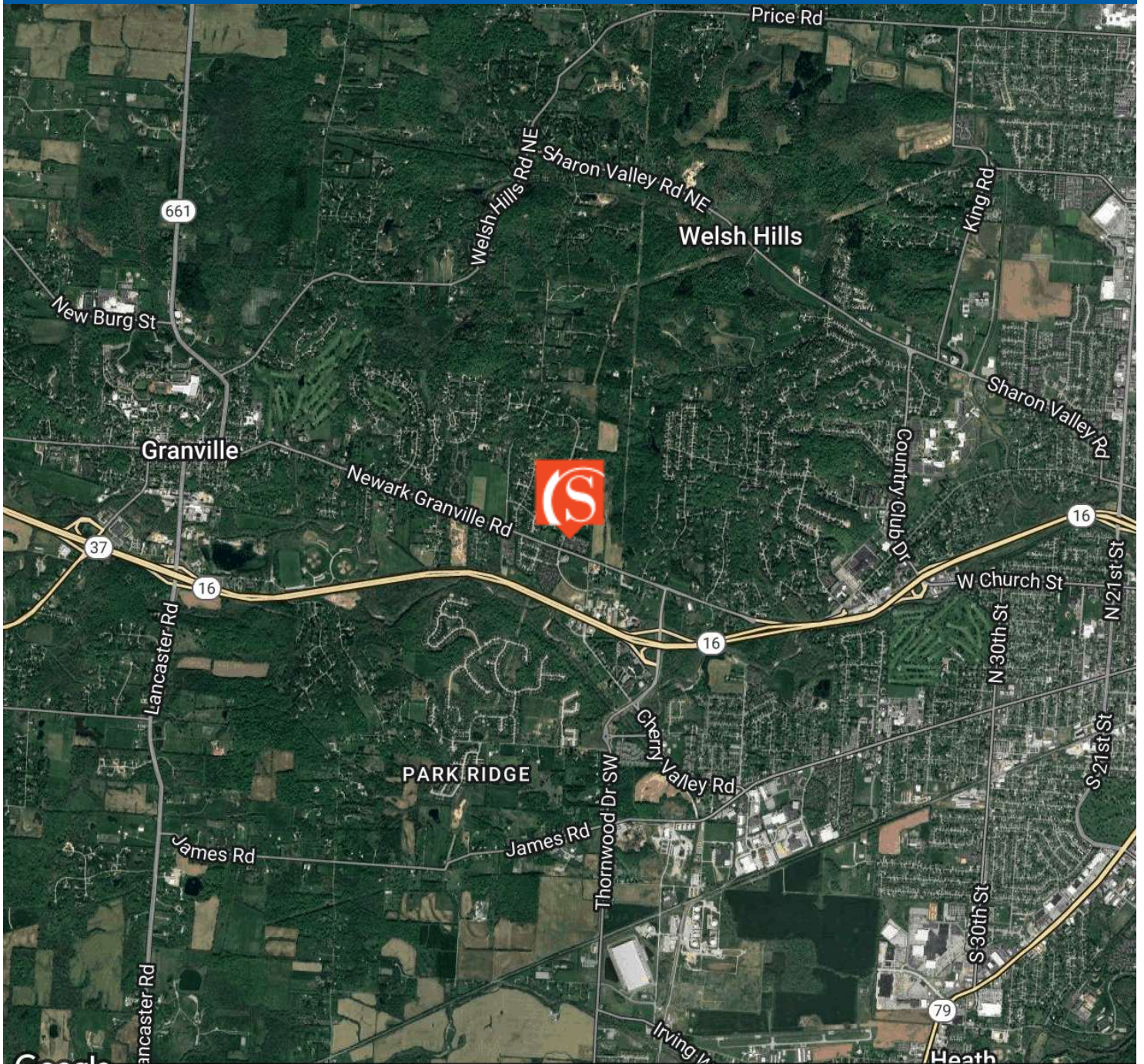
Granville, OH 43023





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Google

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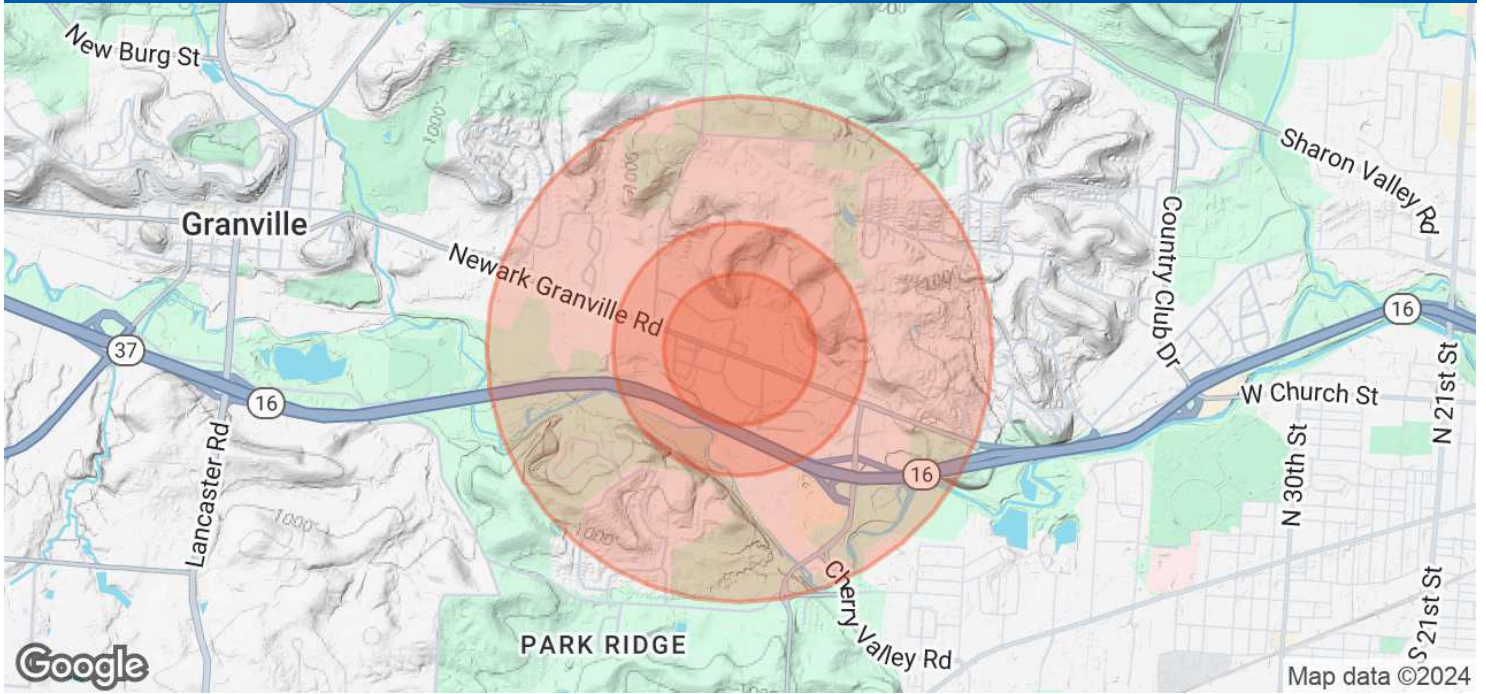
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**Population**

	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	262	670	3,364
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	42	42	39

**Households & Income**

	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	83	219	1,095
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$174,428	\$170,962	\$166,406
Average House Value	\$476,106	\$455,868	\$428,785

Demographics data derived from AlphaMap

