



MAPLE AVENUE SHOPS

3055 MAPLE AVE, ZANESVILLE, OH 43701



1.07 +/- AC

25,573 VPD

MAPLE AVE

60

60

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COMMERCIAL BROKERAGE

MAPLE AVENUE SHOPS

PROPERTY HIGHLIGHTS

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- Pad Site Available For Sale or Lease Located at signalized intersection of Maple Ave and Country Club Dr (NW Corner) with full access
- Maple Avenue boasts strong traffic counts on Avg. of 25k VPD
- Proposed 6,375 SF of new construction retail space
- Walmart, Genesis Healthcare System, Panda Express, Take5, Wendys, PNC all located in immediate vicinity
- Two (2) Points of Ingress/Egress
- Top Traffic Generators (within 2 Miles):
 - o Genesis Healthcare System (285 beds & 2,800 employees), Ohio University Zanesville (1,001 students), Zanesville State College (1,726 Students) Panda Express, The Home Depot, Lowe's, ALDI, Sams Club, Walmart, Kroger, and Colony Square Mall

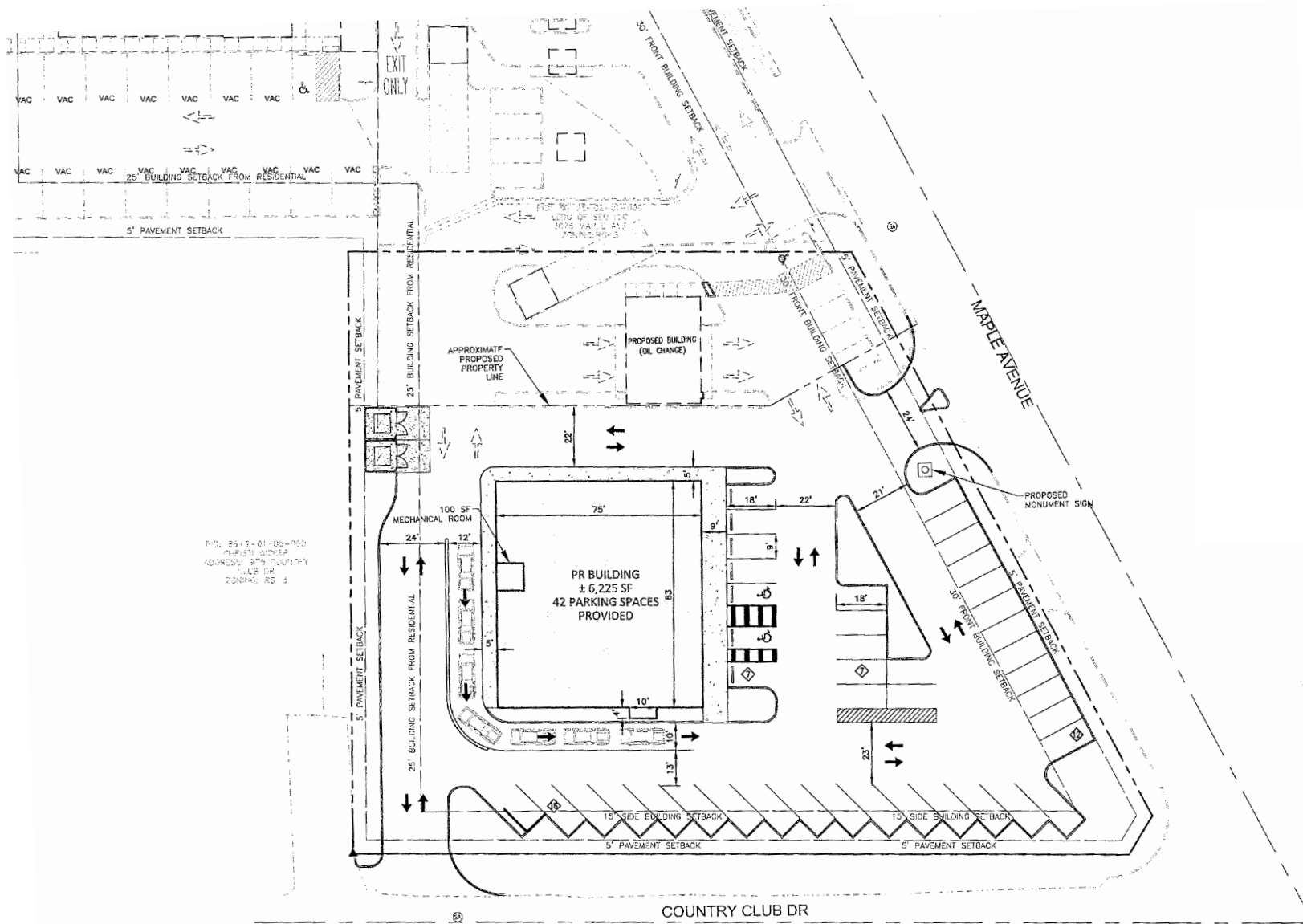
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	5,956	24,363	43,252
2028 Projection	5,879	24,200	43,220
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	454	1,375	1,806
2023 Estimated Total Employees	5,235	16,599	20,939
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$91,846	\$88,388	\$83,917
2023 Estimated Median Household Income	\$64,024	\$59,421	\$61,130



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SITE PLAN



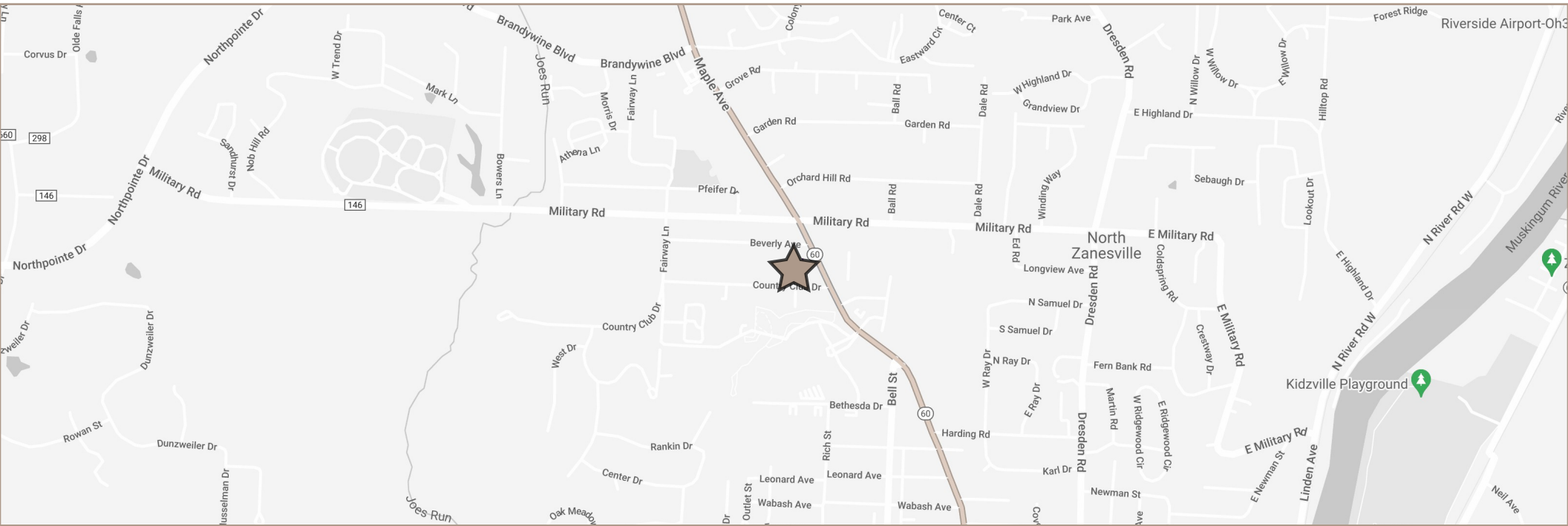
MAPLE AVENUE SHOPS

TRADE AERIAL



MAPLE AVENUE SHOPS

LOCATION OVERVIEW



Zanesville, Ohio, with its rich history and strategic location, serves as a dynamic hub for both residential and commercial growth. Situated at the confluence of the Muskingum and Licking Rivers, Zanesville boasts excellent connectivity via major highways such as Interstate 70 and U.S. Route 40, making it a prime location for business operations. The city's charming downtown area, filled with historic buildings and vibrant arts scenes, adds to its appeal, attracting visitors and residents alike. As a result, Zanesville presents a compelling opportunity for commercial real estate investors looking to capitalize on a community that blends heritage with modern amenities.

The commercial real estate market in Zanesville is particularly promising due to the city's ongoing economic development initiatives. The local government actively promotes business growth through incentives and support programs, encouraging both small businesses and large enterprises to establish their presence in the area. Retail spaces in

downtown Zanesville benefit from steady foot traffic, driven by a mix of local shoppers and tourists exploring the city's unique cultural and historical attractions. Additionally, Zanesville's industrial sector offers ample opportunities for investors, with available land and facilities suitable for manufacturing, warehousing, and logistics operations.

Zanesville's healthcare and education sectors further enhance its commercial real estate prospects. The presence of institutions like Genesis Healthcare System and Zane State College creates a stable demand for office spaces and professional services. Moreover, the city's focus on revitalization and infrastructure improvements ensures that commercial properties in Zanesville will continue to appreciate in value. Investors looking for a blend of historical charm and economic potential will find Zanesville, Ohio, to be a strategic choice for commercial real estate ventures, offering long-term growth and diverse opportunities in a supportive and thriving community.



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