



4729 Walnut Road

Buckeye Lake, OH 43008



Offering Summary

Sale Price:	\$600,000
Building Size:	3,858 SF
Lot Size:	0.56 Acres
Zoning:	General Business
APN:	074-335652-00.030

Property Overview

Currently home to the Buckeye Lake Museum, this 3,858 SF property offers a spacious and versatile layout, ideal for office or retail use. The open floor plan includes a single office, separate men's and women's restrooms, and soaring vaulted ceilings that enhance the sense of space. One end features expansive floor-to-ceiling windows, while the other includes a 10' drive-in door, providing flexibility for various business needs. There are currently eight paved parking spaces with additional land should your business need additional parking.

Strategically located in the highly desirable Buckeye Lake area, this General Business-zoned property presents a prime investment opportunity. Its adaptable design allows for easy customization, making it an excellent choice for office or retail ventures. With its generous square footage, prime location, and proximity to key amenities, this property is a valuable asset in a thriving commercial market.

Please note, the cabin currently sitting on the property is not part of the sale.

Property Highlights

- 3,858 SF building ideal for office or commercial use
- Ample space for customization to suit diverse business needs
- Proximity to key amenities and commercial hub





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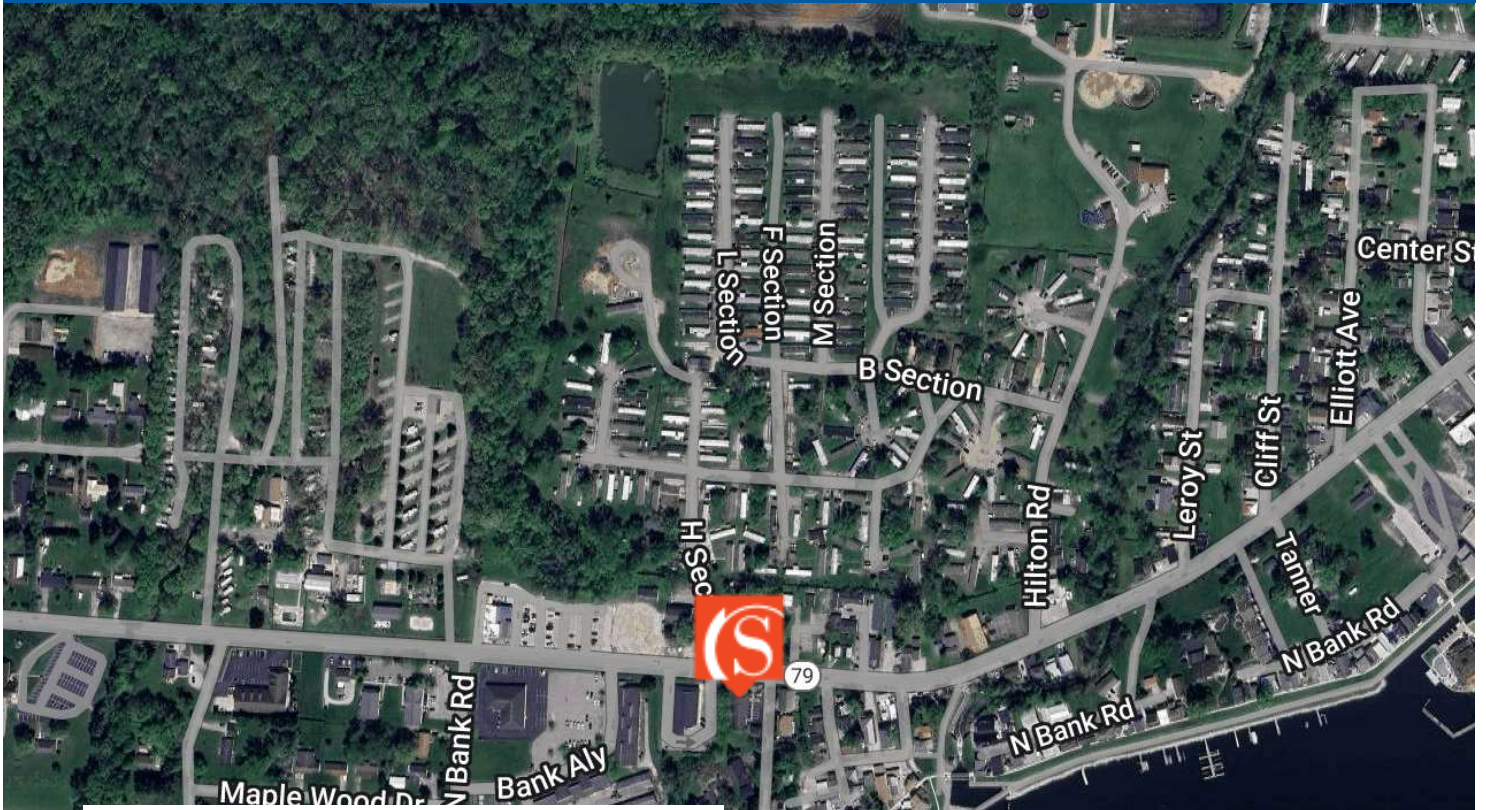
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Location Overview

Experience the charm of Buckeye Lake, Ohio, where an exceptional investment opportunity awaits. Situated in a thriving community, this property is surrounded by an array of conveniences, including popular restaurants, boutique shops, and recreational attractions. Enjoy the tranquility of the lake while benefiting from easy access to the area's bustling commercial hub.

Nearby landmarks such as Buckeye Lake Winery, Buckeye Lake State Park, and the National Trail Raceway draw visitors year-round, increasing foot traffic and business potential. Located along the sought-after north shore, the property offers excellent access to the park, public boat ramps, and ample parking for both locals and tourists. With its prime location and proximity to key amenities, this dynamic setting is an ideal prospect for office building investors looking to capitalize on the area's ongoing growth and development.

Google

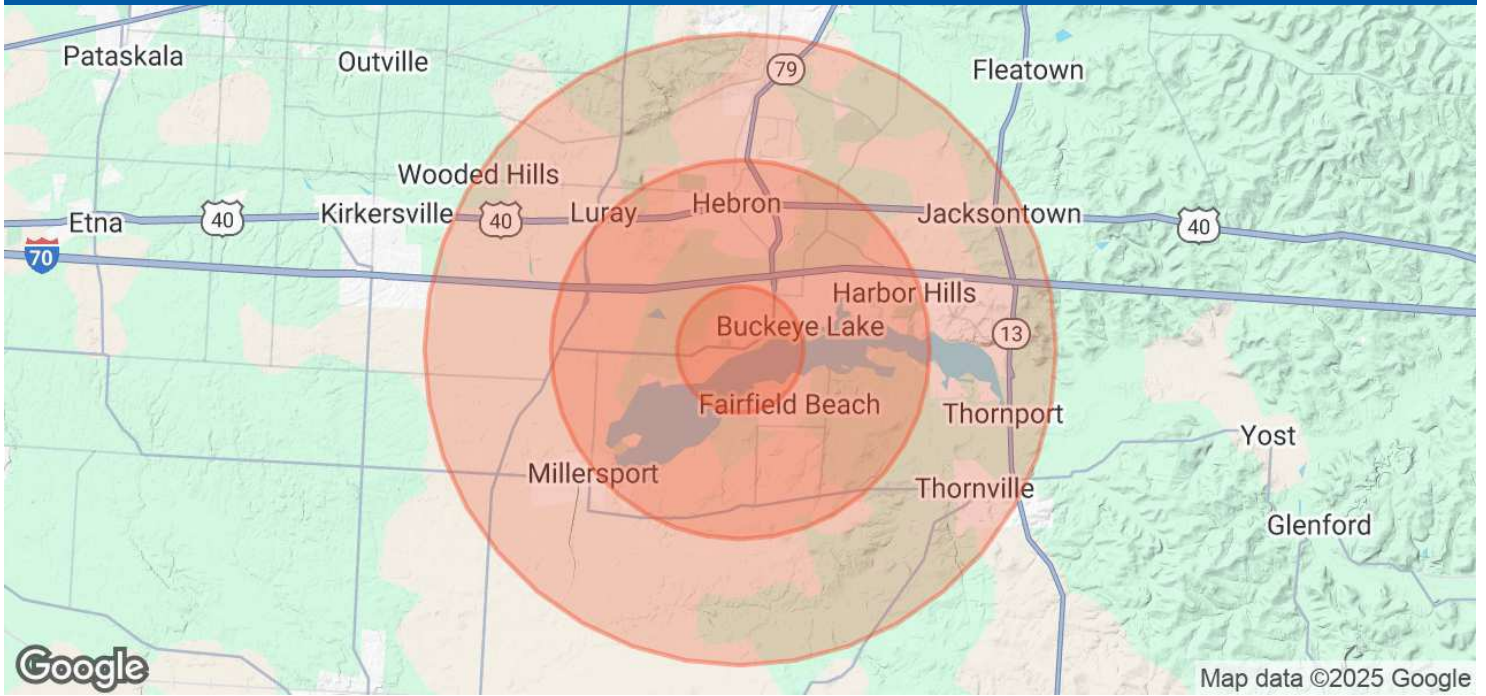
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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,344	9,486	16,529
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	46

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,077	4,260	7,164
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,320	\$89,737	\$98,514
Average House Value	\$283,279	\$305,803	\$330,213

Demographics data derived from AlphaMap

