



3570 National Road SE

Hebron, OH 43025



Offering Summary

Sale Price:	\$2,500,000
Building Size:	13,360 SF
Lot Size:	10.767 Acres
Zoning:	General Business
APN:	073-329550-00.000

Property Overview

REAL ESTATE ONLY SALE – INVESTMENT OPPORTUNITY

This investment property features over 13,300 SF of mixed-use retail and flex space across three buildings, situated on 10.767 total acres and secured by a commercial-grade fence with an electric gate. Zoned General Business (Union Township), the property offers both immediate income and future development potential.

A 5-year NNN lease is in place on approximately 3 acres, currently in its second year as of March, providing reliable income. The remaining 7+ acres present a valuable opportunity for expansion, redevelopment, or additional investment use.

The parking lot was freshly sealed July of 2025, enhancing both curb appeal and functionality. Utilities include city water and a private septic system.

Location Overview

Excellent location along US-40 (National Road) just off 4-lane SR-79 in Licking County. Exactly 1.5 miles from I-70 with access to both east and west bound lanes. Easily accessible to Buckeye Lake and Heath, OH as well as surrounding central Ohio areas.



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Photo

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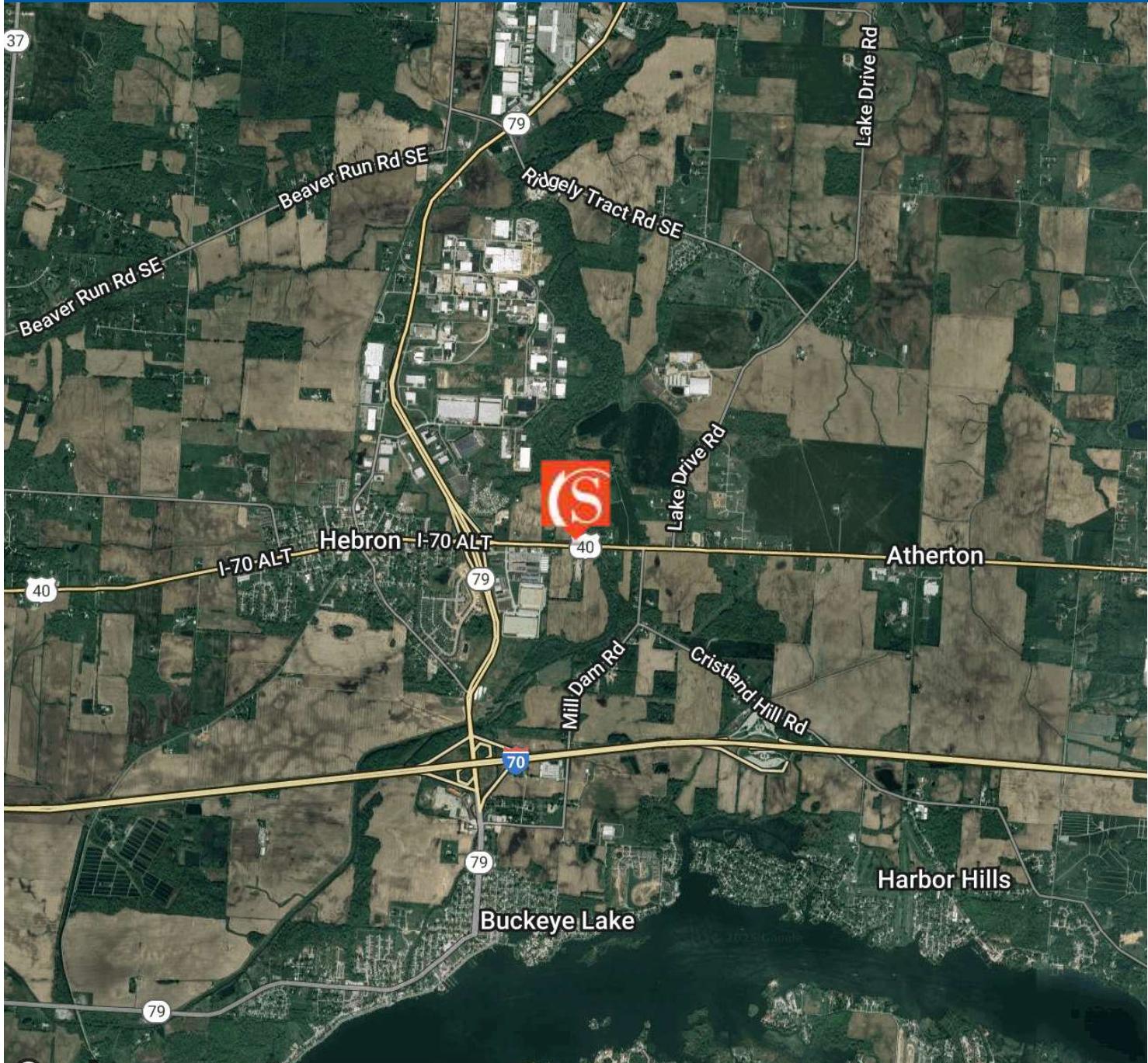
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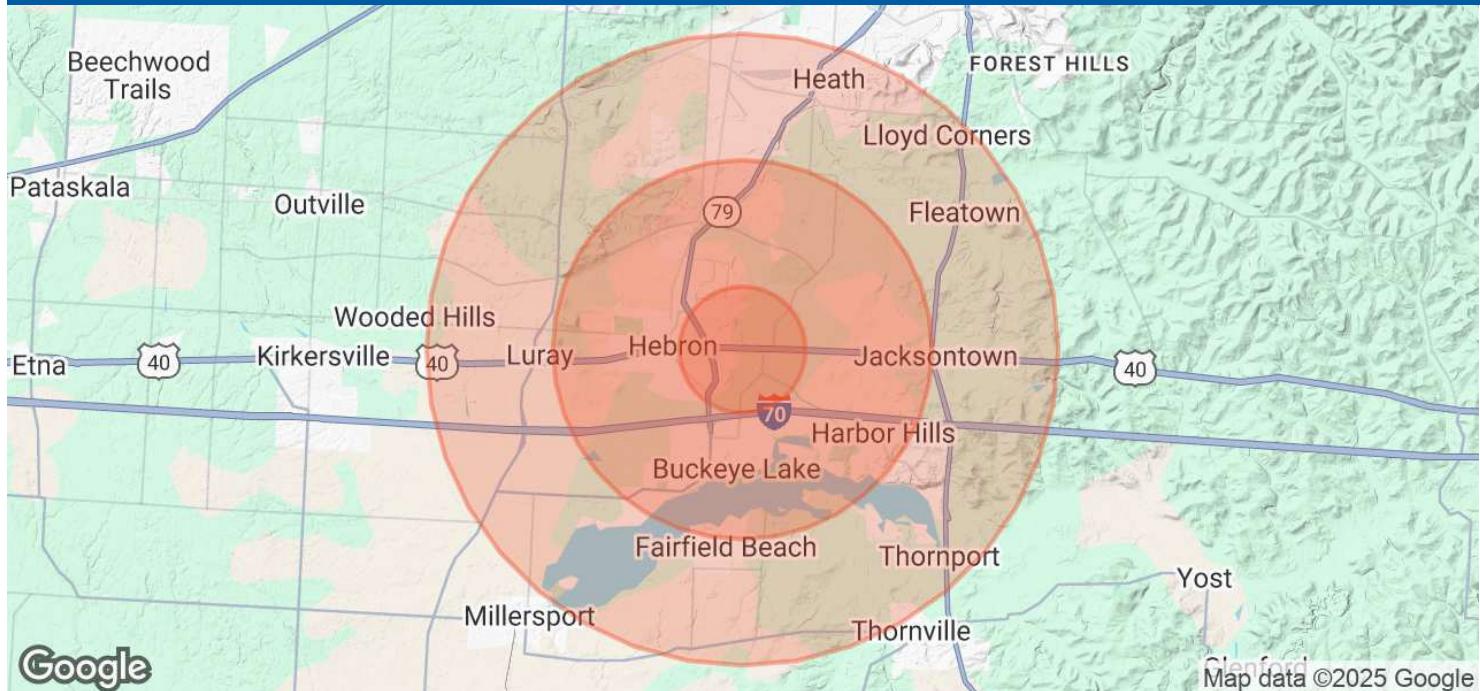
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Population	1 Mile	3 Miles	5 Miles
Total Population	836	8,631	20,661
Average Age	38.2	47.4	47.3
Average Age (Male)	36.8	47.0	46.6
Average Age (Female)	42.3	48.4	47.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	378	4,428	10,134
# of Persons per HH	2.2	1.9	2.0
Average HH Income	\$49,787	\$63,330	\$68,527
Average House Value	\$117,103	\$155,630	\$176,324

* Demographic data derived from 2020 ACS - US Census

