



1987 Coffman Rd

Newark, Ohio 43055

Property Features

- 7,368 SF Flex Warehouse For Sale
- 1,300 SF of Finished Office Space
- Situated on a 1.89 Acre Lot
- Two 12-Foot Drive-In Doors
- Heated Floors with Drains
- All Exterior Doors Recently Replaced
- City Water and Sewer
- 3-Phase Electric
- An Additional 1.89 Acres for Potential Outdoor Storage

Sale Price: \$825,000



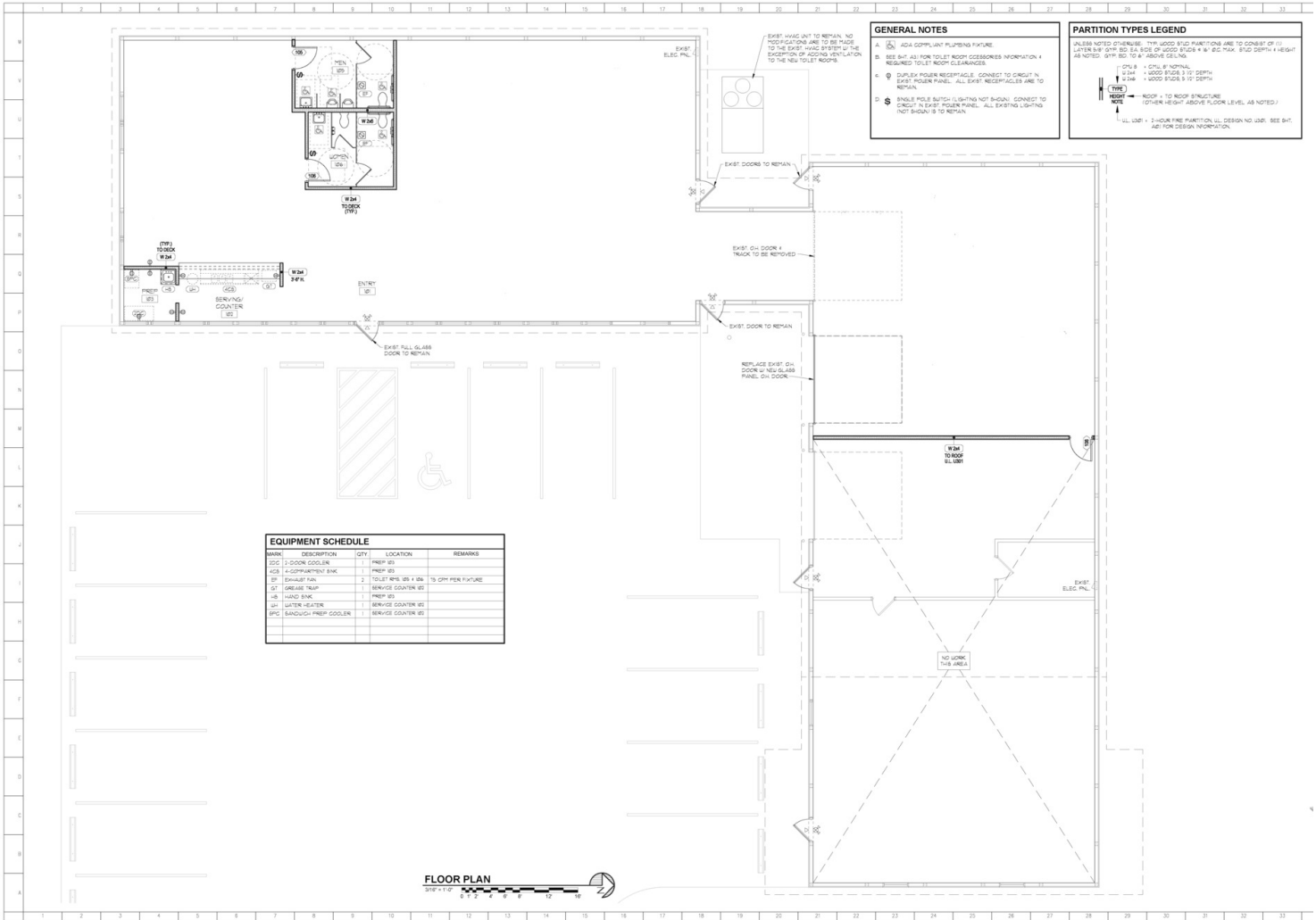
For more information:

Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

Bastian Gehrler

614 940 4032 • bgehrer@ohioequities.com







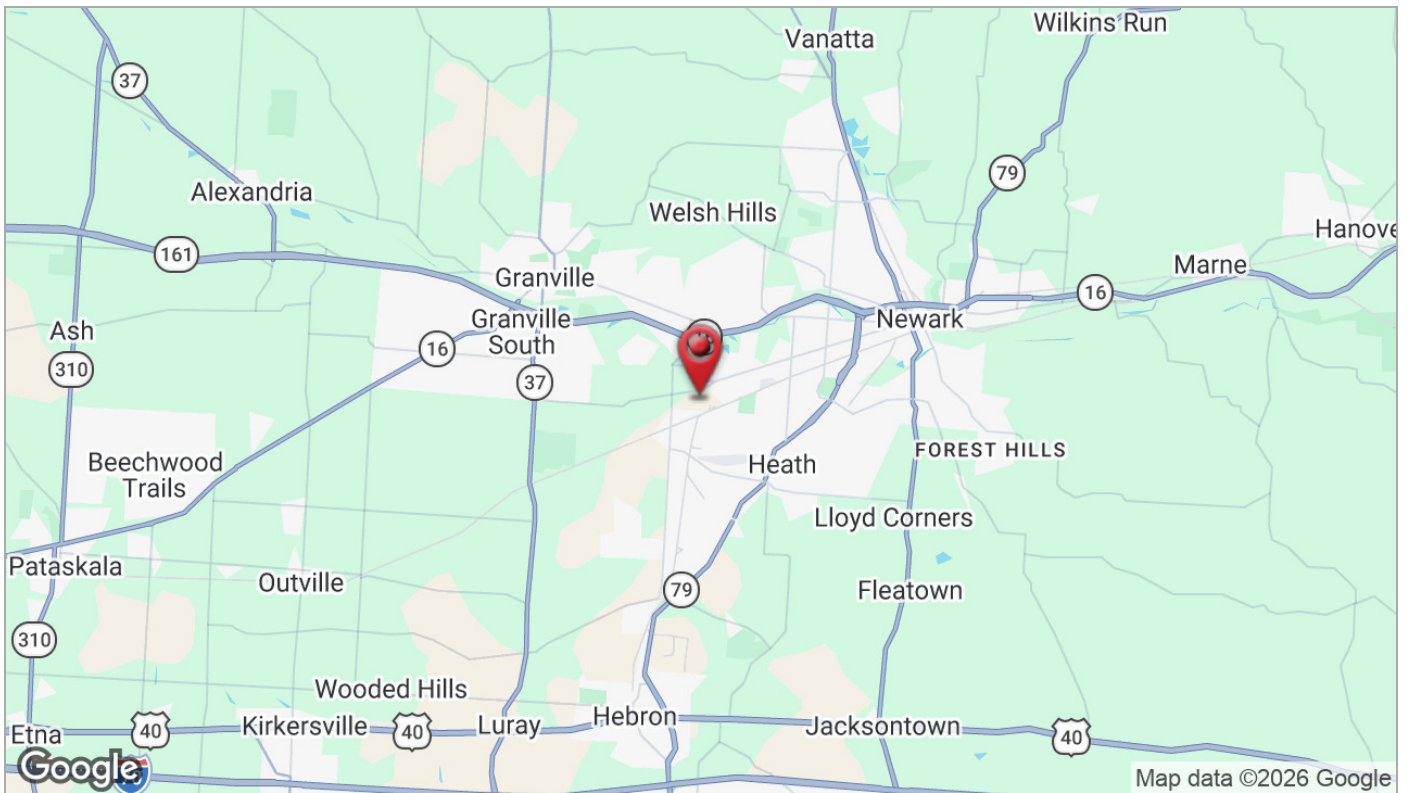
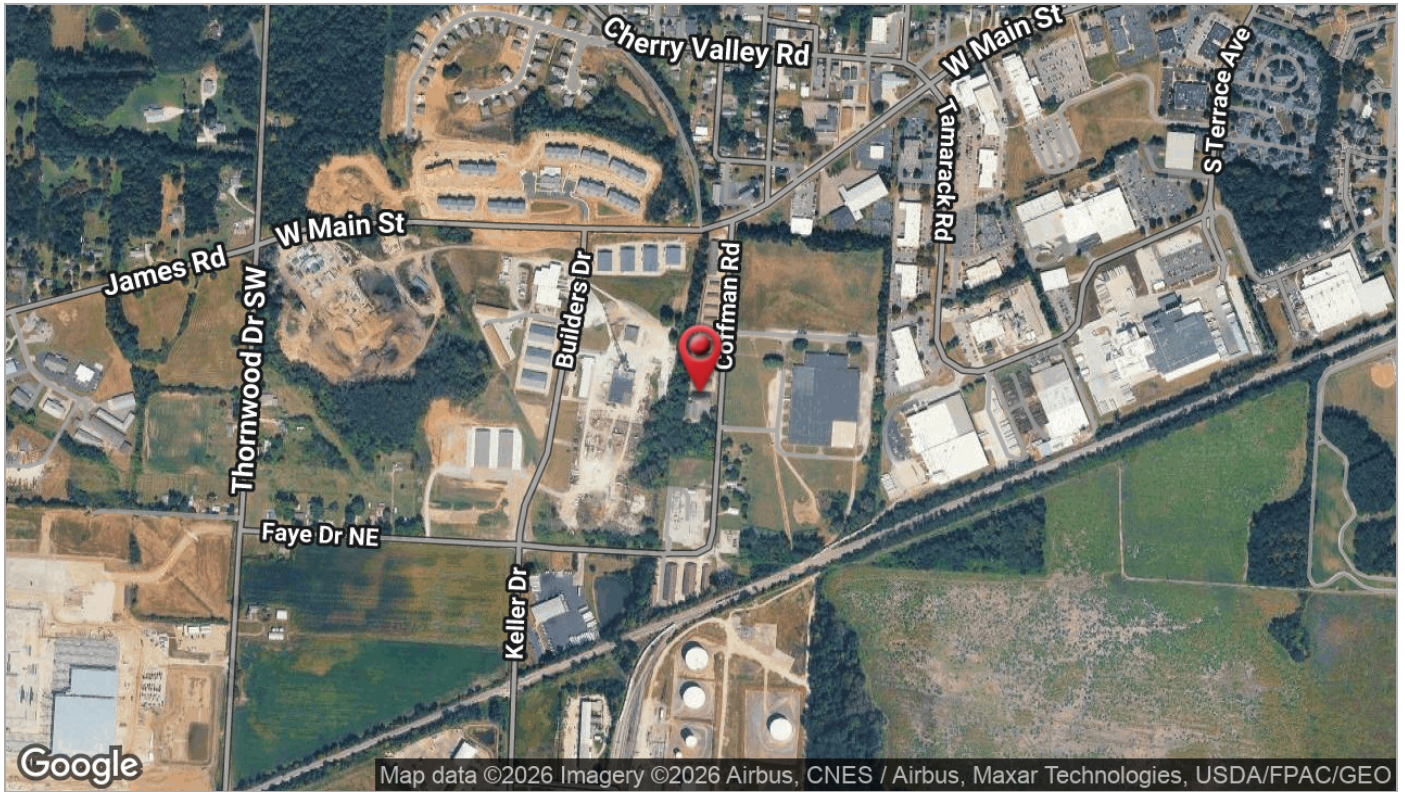


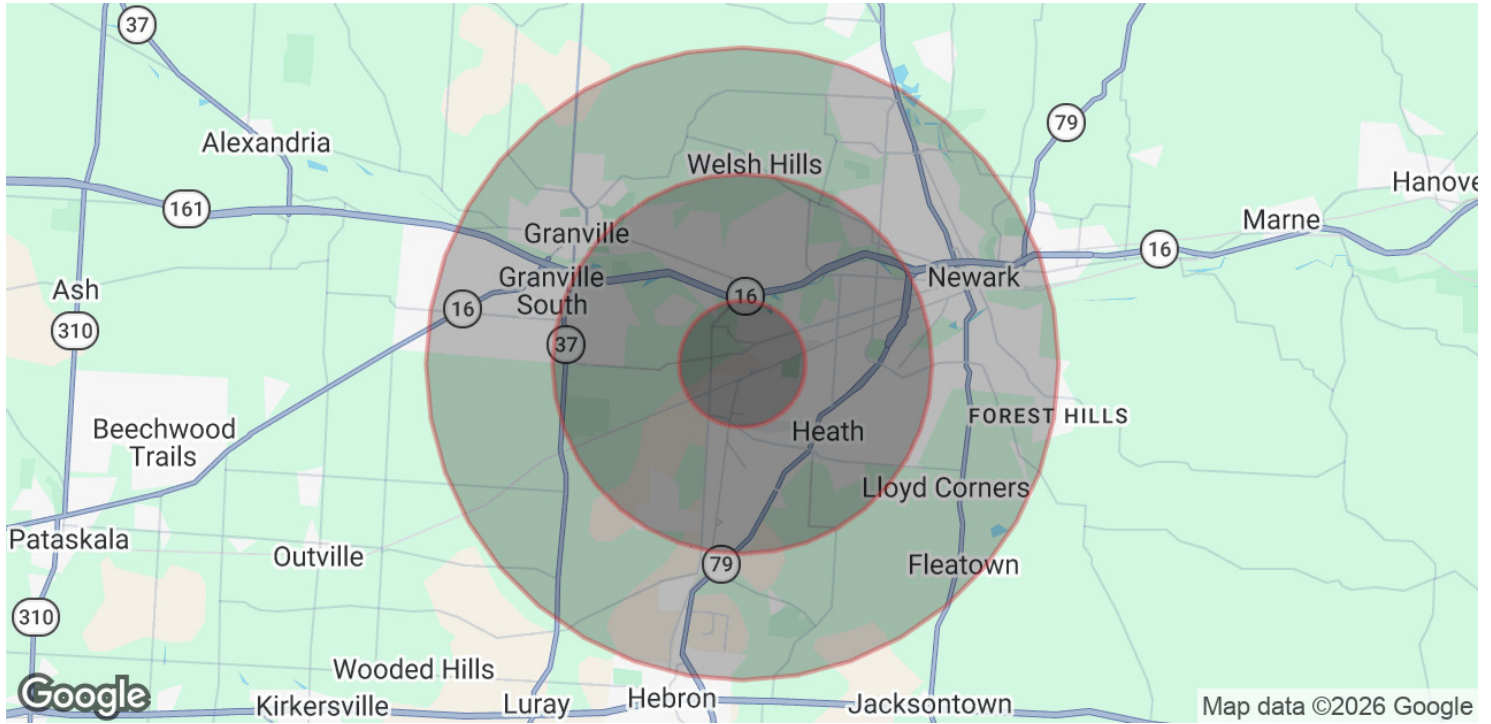
NEWARK/HEBRON

The Newark/Heath submarket is in the early stages of a significant growth cycle. Heath's "Central Park" development, a 320-acre mixed-use project that includes over 1,400 multifamily units, hundreds of single-family homes and townhomes, commercial space, and recreational amenities, is actively underway just minutes from this property. Phase one alone encompasses 48 acres near Indian Mound Mall, with four mixed-use buildings, a community center, and eight multifamily residential buildings totaling 424 units, plus 42,000 SF of commercial retail space. That kind of rooftop and employment growth drives demand for exactly the type of owner-user industrial and flex space this property offers.



Plans call for the sweeping development to be named "Central Park," with phase one built on 48 acres near Indian Mound Mall. (Courtesy Photo/Wallick Communities)





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,330	30,501	67,660
Average Age	32.2	40.5	40.4
Average Age (Male)	30.0	39.7	39.5
Average Age (Female)	33.3	40.8	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,797	12,045	27,225
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$76,337	\$98,794	\$92,479
Average House Value	\$223,178	\$251,765	\$253,161

2023 American Community Survey (ACS)