



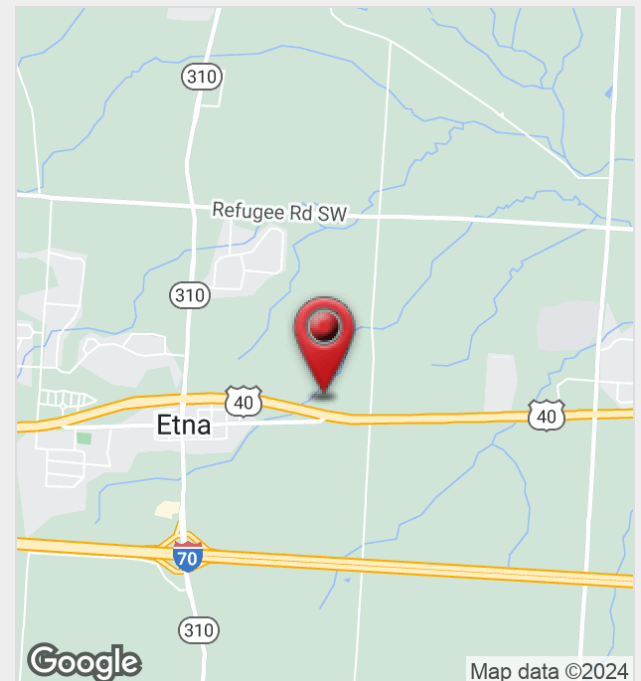
9472 National Road SW

9472 National Road SW, Pataskala, Ohio 43062

Property Features

- 23.7 Acres of Development Land
- Zoned General Business District (GB1) in Etna Township
- All Utilities On Site or Nearby
- Zoning Allows for Multiple Uses Including Retail, Service Stations, Office, Self-Storage & More
- Over 2200' of Frontage on National Road/US-40
- Less 1.5 Miles to I-70/OH-310 Interchange
- Close to the New Watkins Memorial High School Campus & Millions of SF of Distribution Centers (Amazon, FedEx, Ashley Furniture, Kohls and More)

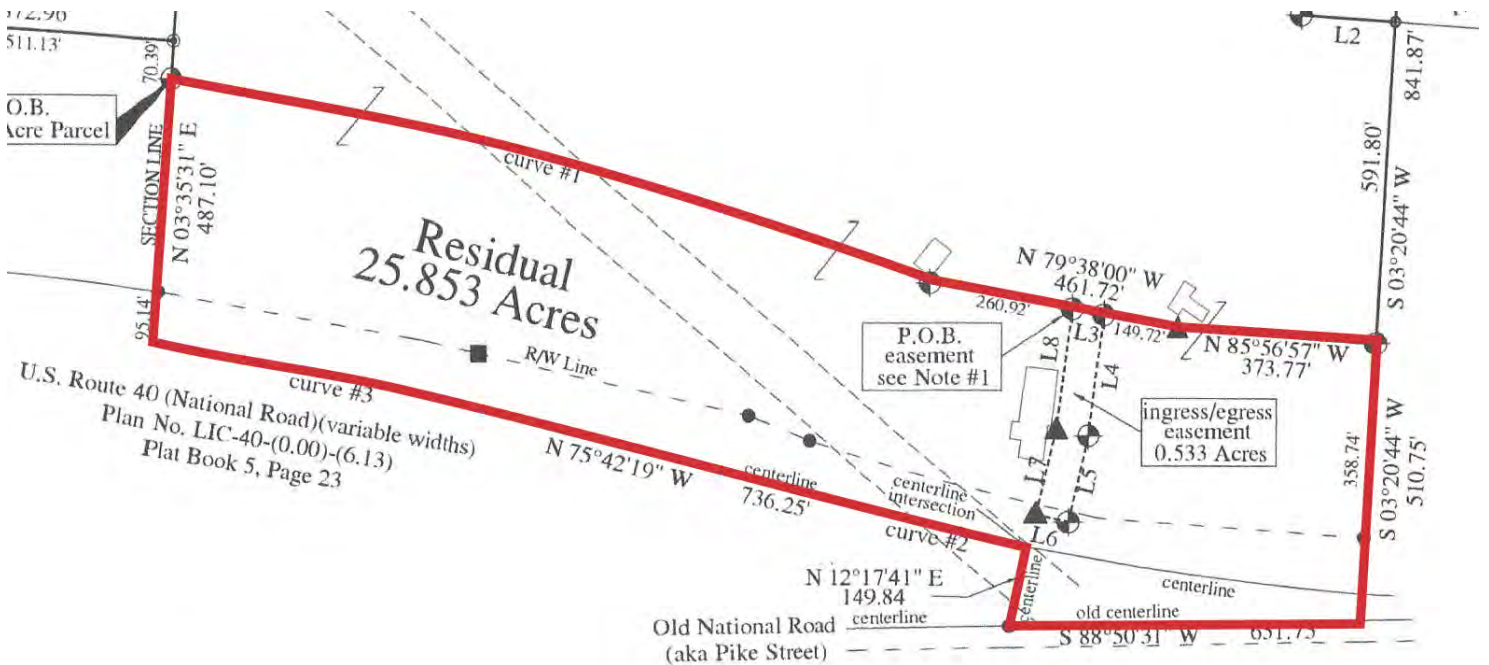
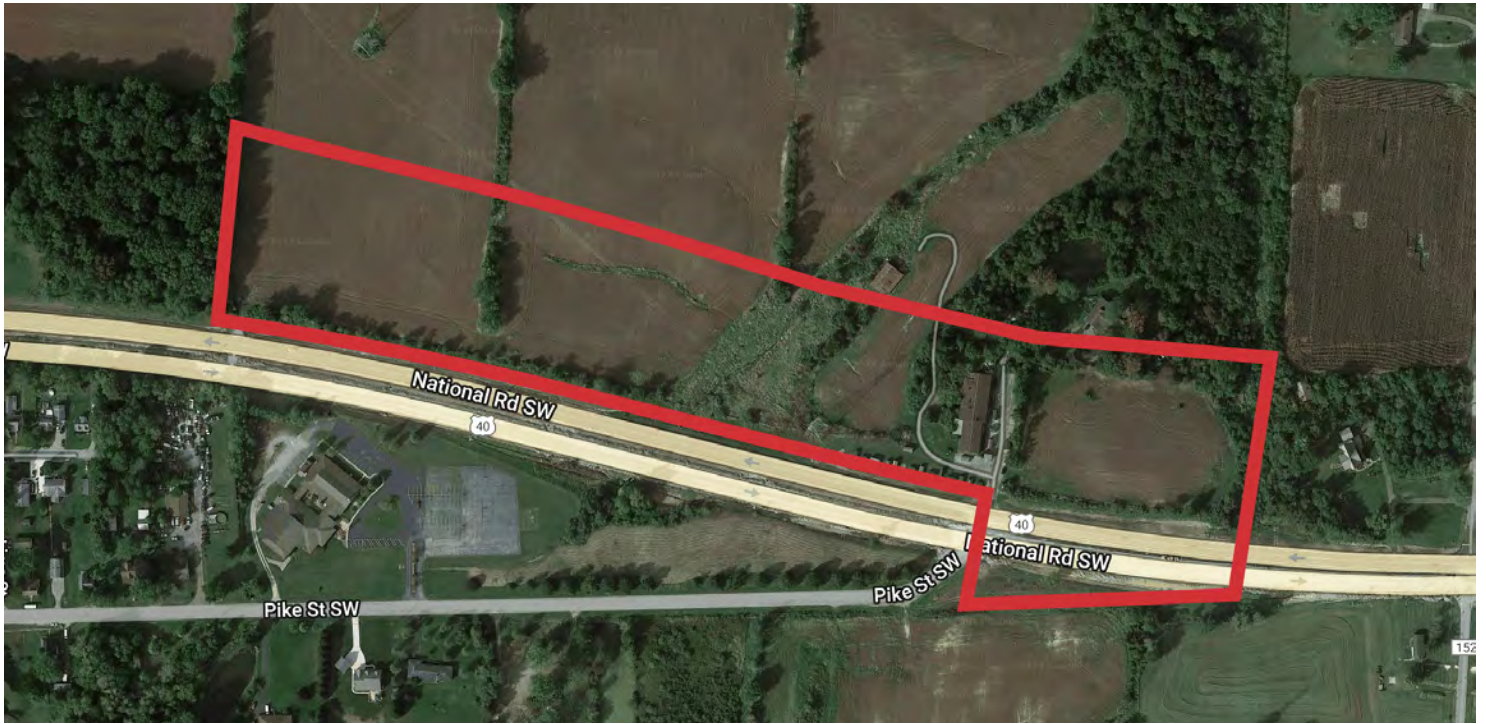
Sale Price: \$134,000 Per Acre



For more information:

John Mally

614 629 5254 • jmally@ohioequities.com

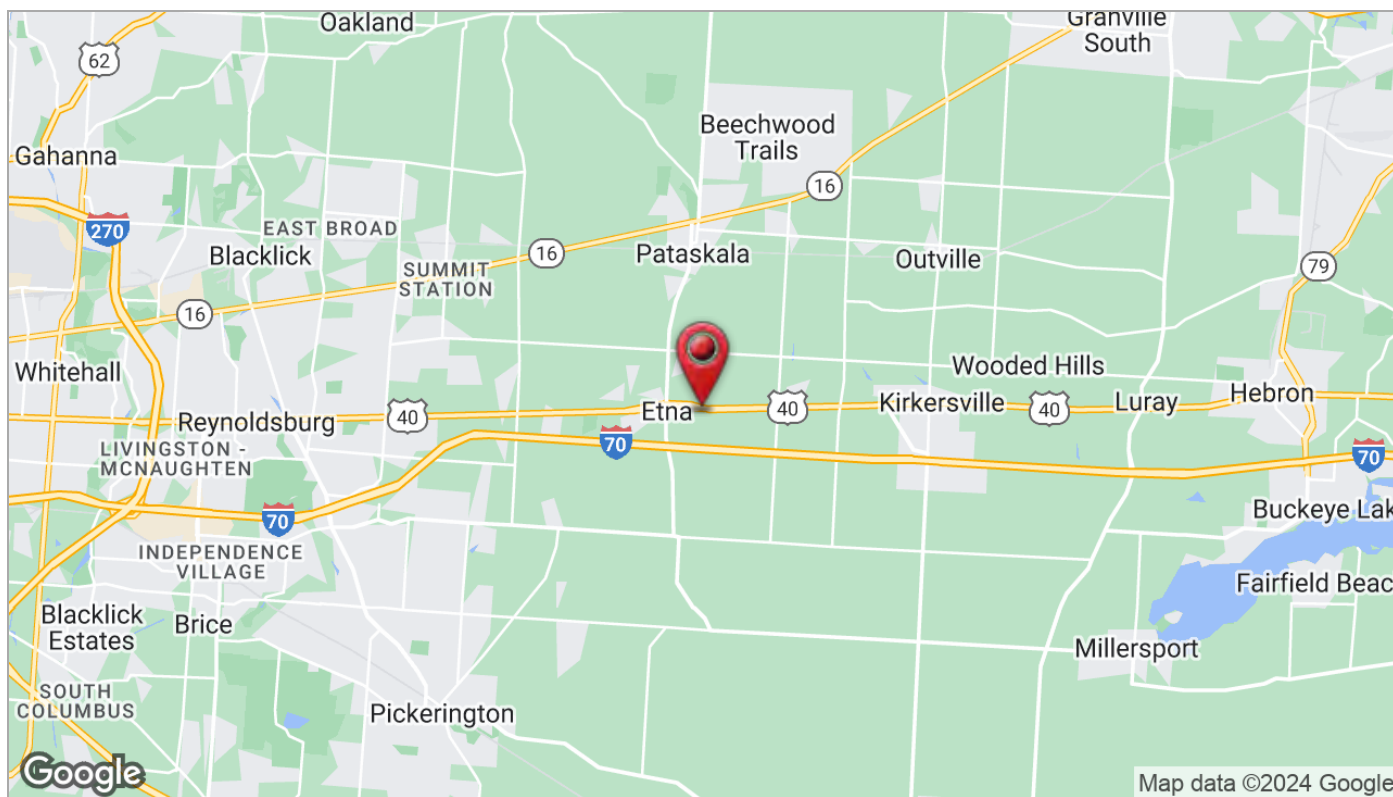
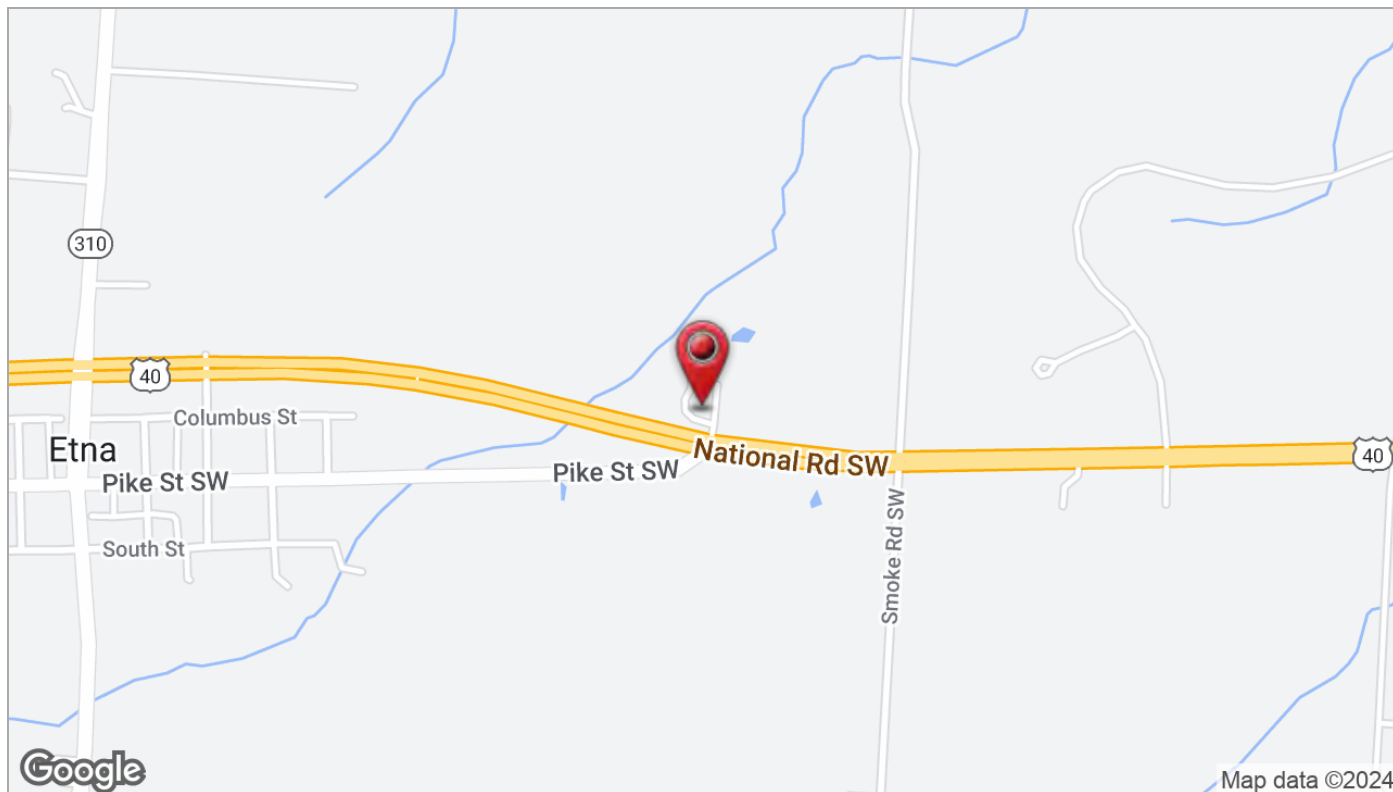


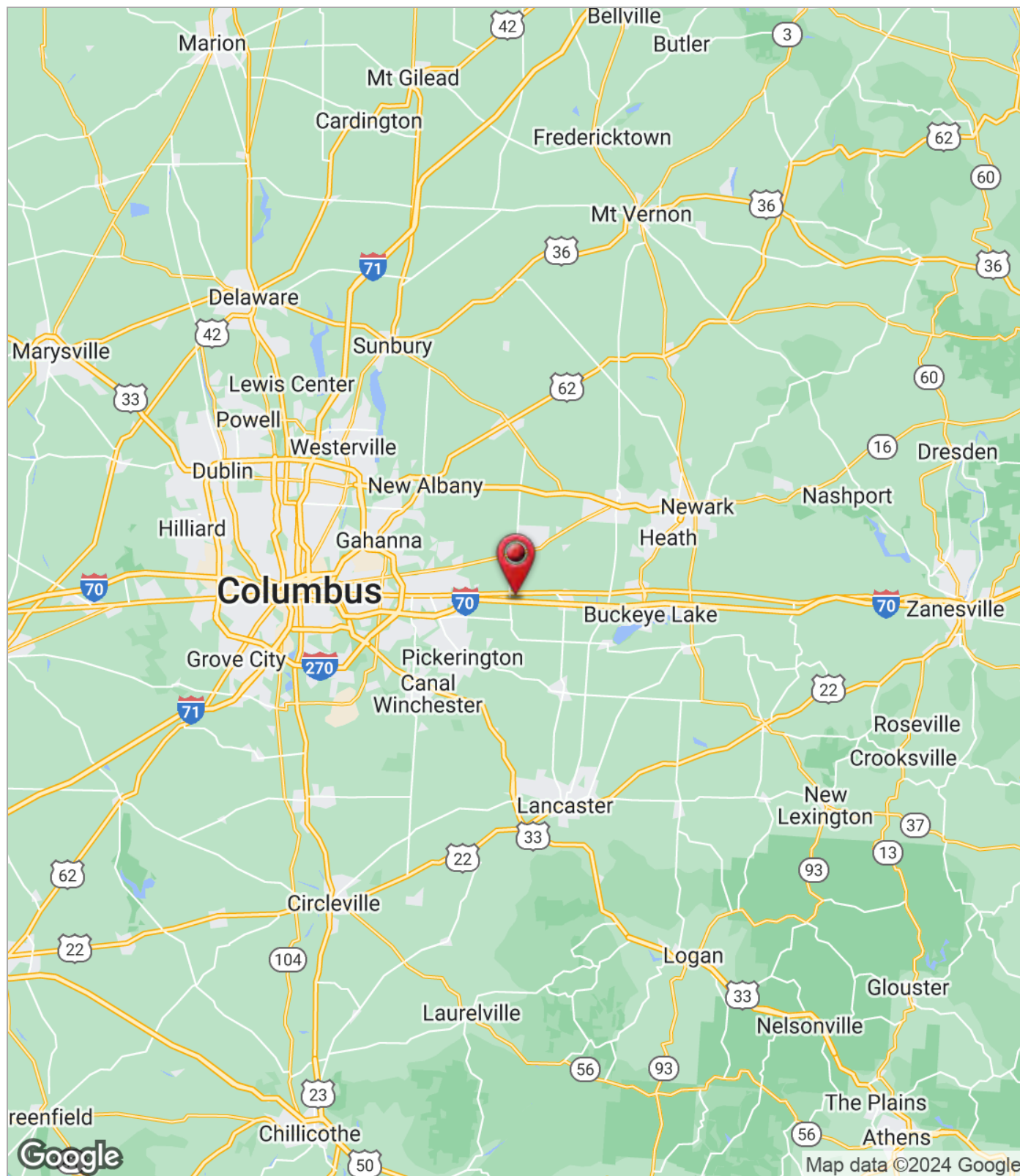


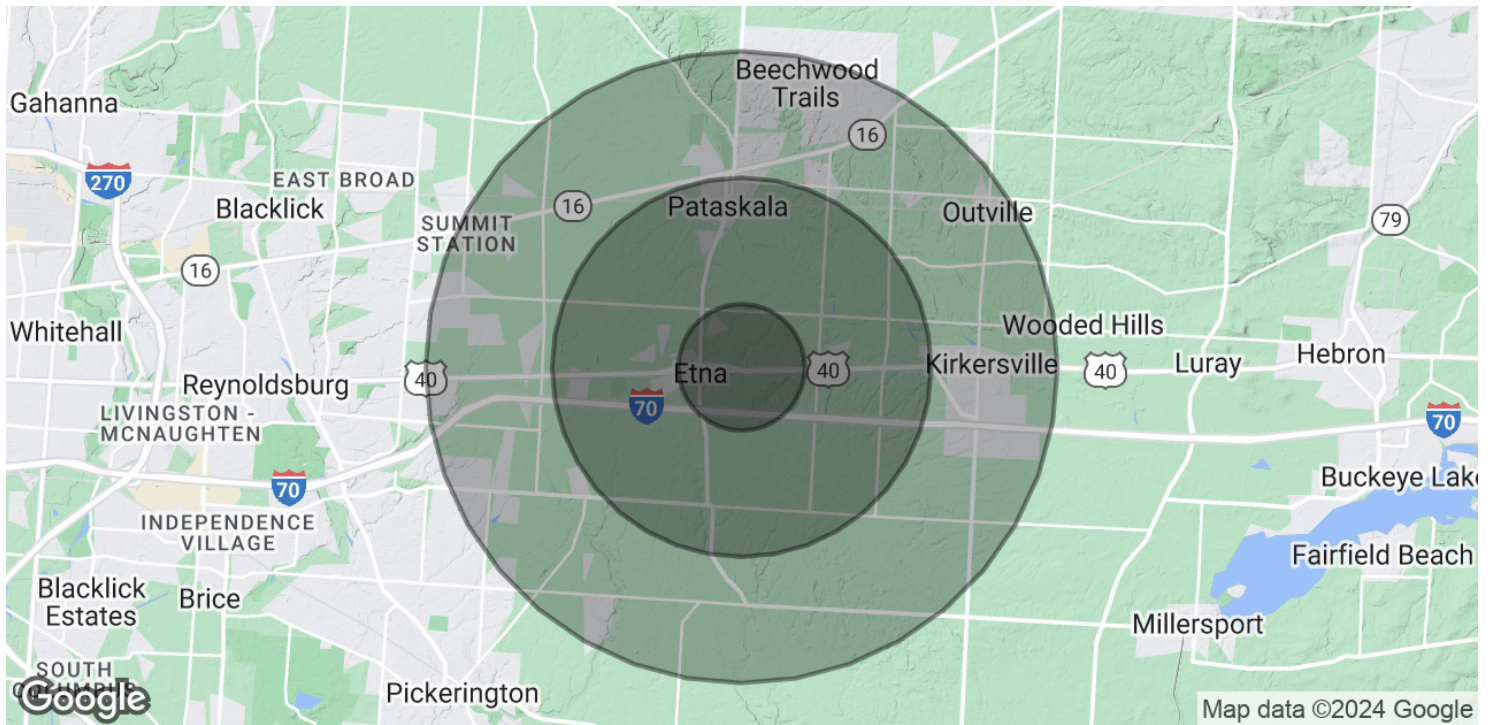
DEVELOPMENT SITE

- ▶ 6.5± Acre Development Site
- ▶ Great Opportunity for Retail Development
- ▶ Approximately 800' of Frontage on US-40/National Road
- ▶ Zoned General Business District (GB1) in Etna Township
- ▶ Allows For Many Uses, Including But Not Limited To: Retail, Service Stations, Office, and Self-Storage









POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,371 | 11,206 | 33,539 |
| Average Age | 34.4 | 37.9 | 40.1 |
| Average Age (Male) | 34.6 | 37.7 | 38.2 |
| Average Age (Female) | 34.9 | 38.4 | 41.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 870 | 4,212 | 12,526 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$94,708 | \$87,761 | \$101,737 |
| Average House Value | \$223,408 | \$212,830 | \$224,763 |

2020 American Community Survey (ACS)