



Lepi & Associates
Real Estate Services 

FOR SALE

EXISTING
OR
REDEVELOPMENT
PROJECT



2.29 ACRES

2810 MAYSVILLE PIKE, ZANESVILLE

www.LepiRealEstate.com



2810 Maysville Pike Zanesville

FORMER BANK LOCATION

- ✓ 2.29 ACRES
- ✓ 1260 SQ FT
- ✓ ANNUAL TAXES: \$11,613
- ✓ BUILT IN 1994
- ✓ EXISTING SECURE VAULT
- ✓ 25+ PARKING SPACES

\$ 1,250,000



Former Bank site with existing building and additional land offered for the first time on the market. This is an excellent opportunity for those looking for retail, office space, or redevelopment in a high traffic location. There is an existing ATM Site (Excluded from sale) on site that is a top performing location for the former bank. This is a win-win for the buyer, offering ample traffic and visibility to the property on a consistent basis.



PARCELS:

47-14-01-03-000

47-14-01-04-000

47-14-01-02-001

GPS:

39.9497, -82.0108



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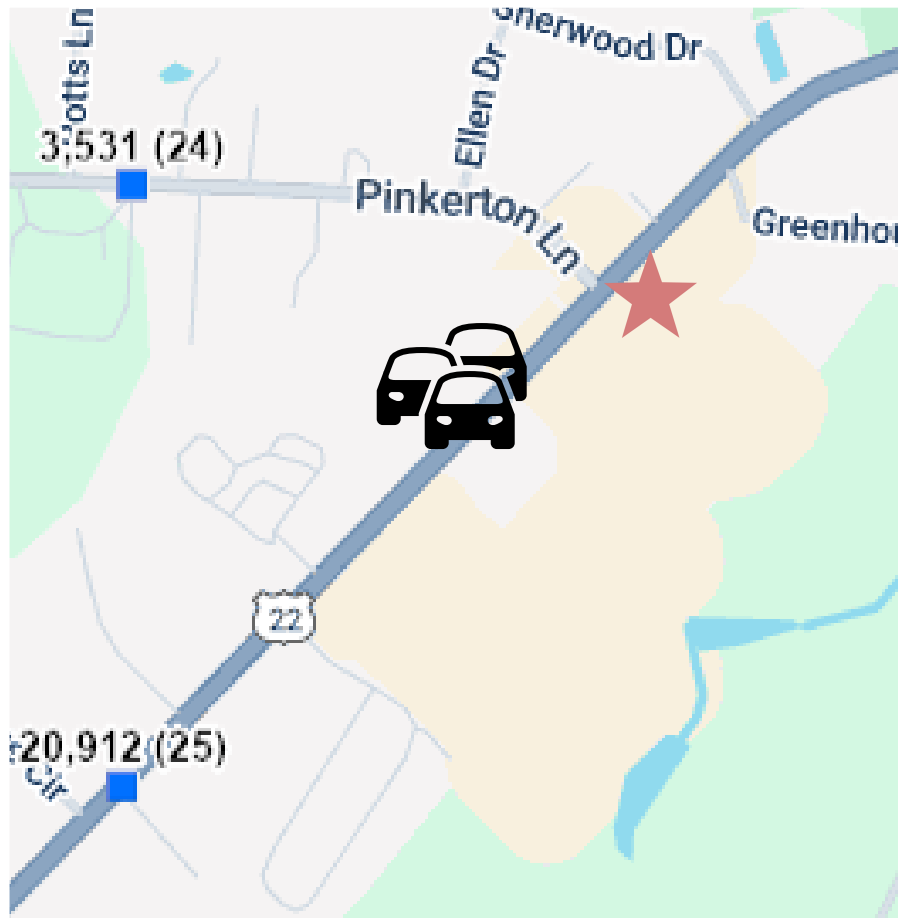
Roberta (Bobbi) Lepi, Broker, Realtor, GRI

740-891-1068

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Traffic Count Data

Maysville Pike (SR 22) at
Broadview Circle- 20,912.
Data derived from ODOT
Traffic Counts, 2025.



Existing Building Data

- Building Size: 1260 Sq. Ft
- 3 lane drive thru- each lane approximately 10 ft wide
- Existing parking: 19 spaces
- Security system
- 3 private offices
- Open work space area
- Kitchenette/breakroom
- 1 private bath





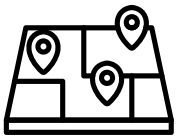
EXISTING OR RE-DEVELOPMENT SITE

ADJACENT TO:

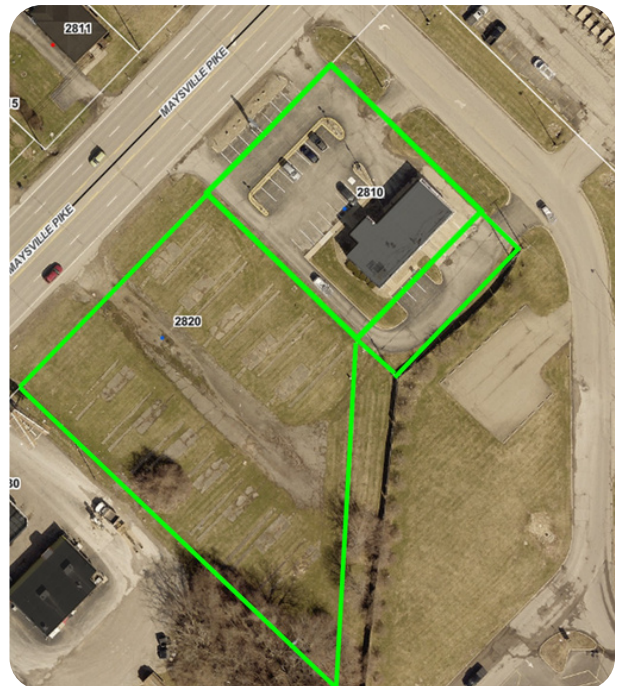
- ✓ Rural King
- ✓ Dollar General
- ✓ Bob Evans
- ✓ Arbys
- ✓ Walmart
- ✓ BP Gas Station



UTILITIES:
ALL PUBLIC UTILITIES ARE
AVAILABLE AT THE SITE
(ADDITIONAL HOOKUPS
RESPONSIBILITY OF BUYER)



ZONING: NEWTON TOWNSHIP IS
AN UNZONED TOWNSHIP. THIS
ALLOWS FOR MANY POSSIBILITIES
WITHOUT ZONING RESTRICTIONS



Street View From North Side



Street View From South Side



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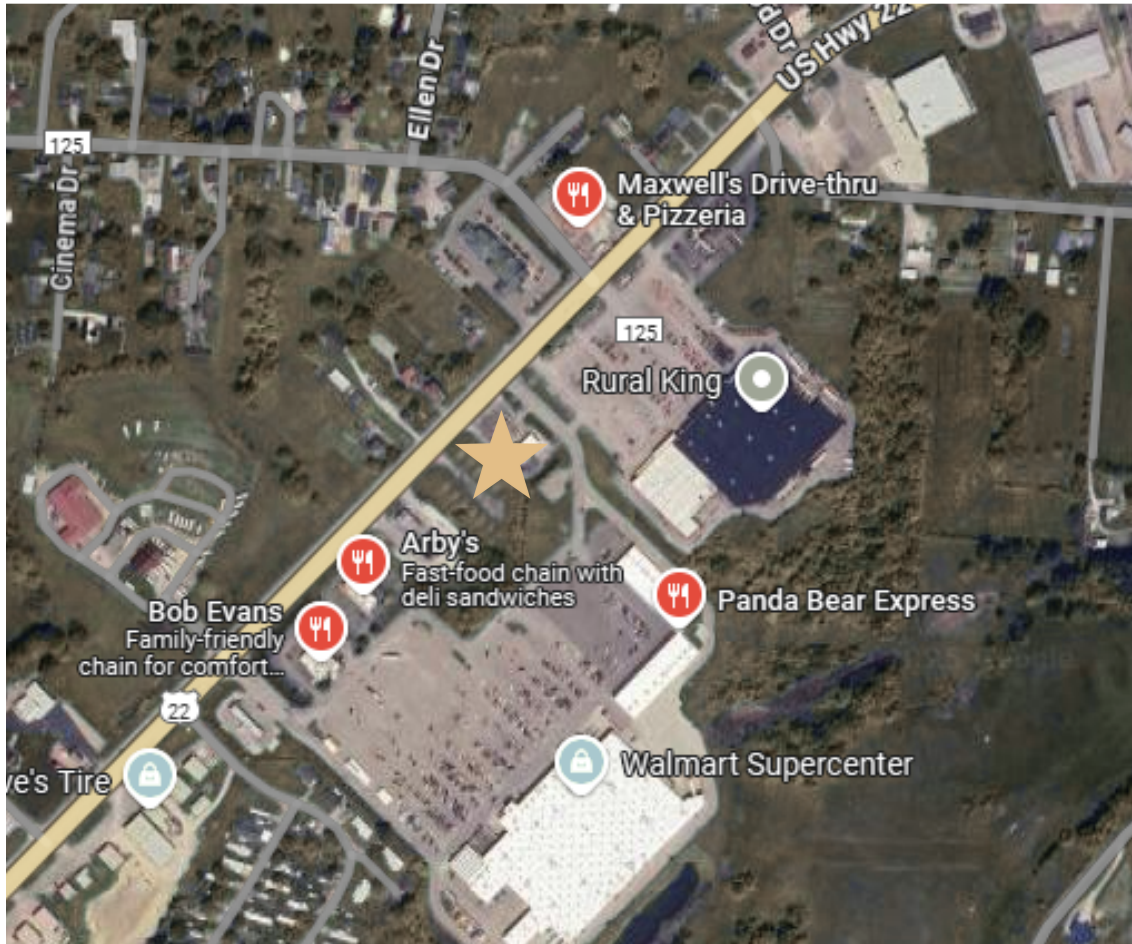


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RETAILER MAP



WITHIN 300 FT:

- DOLLAR GENERAL
- SAVE A LOT
- DUKE & DUCHESS
- RURAL KING
- NORTH VALLEY BANK

WITHIN 600 FT:

- SHOE SHOW
- DOLLAR TREE
- GAME STOP
- CRICKET
- SMOKER FRIENDLY

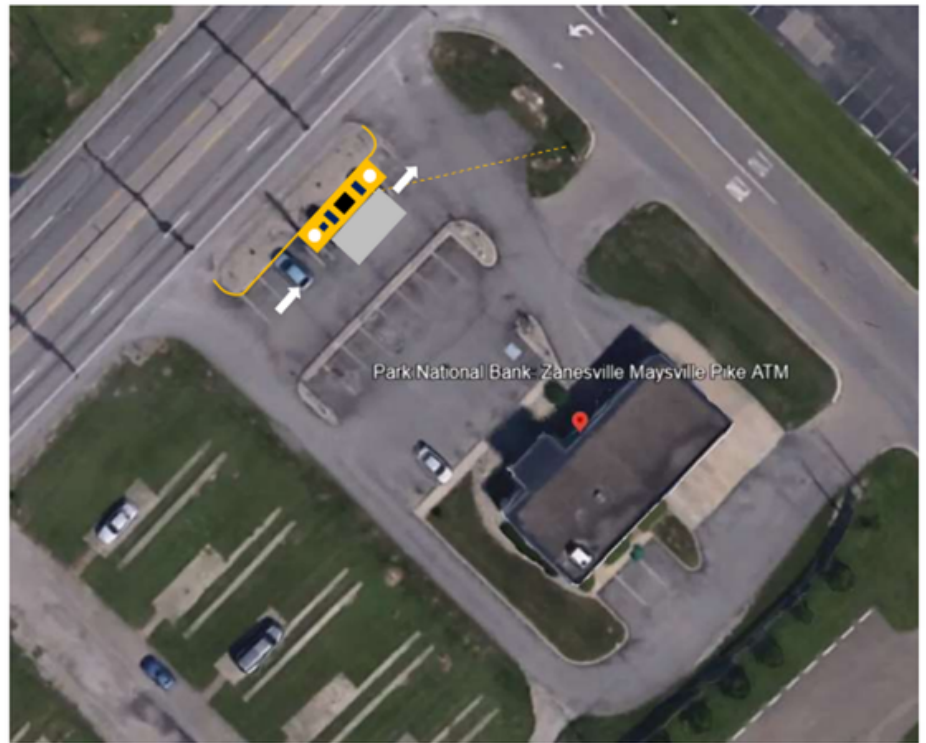
WITHIN 900 FT:

- WALMART SUPERCENTER
- ARBY'S
- BOB EVANS
- SUBWAY



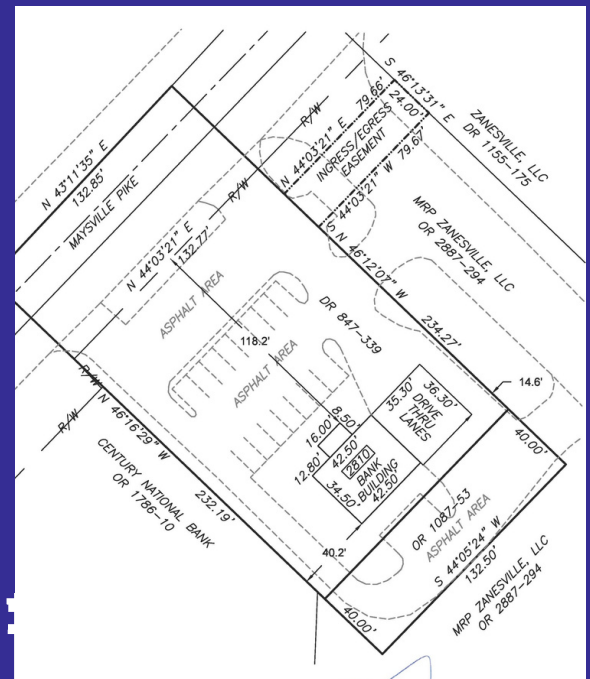
ATM SITE

The former bank is retaining an easement for an existing ATM that is on site. The exact location of the site may be negotiable.



RESTRICTION

The property will contain some deed restrictions against banking and financial institutions, along with other uses. The language may be requested for review.



Survey of Existing Bank Location



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