



# 2.07 Acres Zane St

Zanesville, OH 43701



## Offering Summary

Sale Price:	\$525,000
Lot Size:	2.073 Acres
Zoning:	C-4
APN:	84-60-01-06-000

## Property Overview

Spanning 2.07 acres, this C-4 zoned property presents a prime opportunity for retail or commercial development. The parcel offers excellent visibility and a flexible layout, well-suited for a variety of business uses. With utilities available and ample space for building design, parking, and customer access, the site is positioned to accommodate both single-use and multi-tenant concepts. Surrounded by established commercial activity, the property provides a ready-made setting for investors or developers seeking to establish a strong presence in a high-traffic corridor. Its zoning and size make it an adaptable and strategic choice for future growth.

## Property Highlights

- 2.07-acre parcel available for sale
- Utilities available to the site
- Excellent visibility with strong traffic exposure
- Strategic location less than ¼ mile from I-70



**SHAI•HESS**  
COMMERCIAL REAL ESTATE LLC.

Brokerage, Development, Management  
[www.shai-hess.com](http://www.shai-hess.com)



Property Outline

2.07 Acres Zane St

Zanesville, OH 43701



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | [shai-hess.com](http://shai-hess.com)

Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.

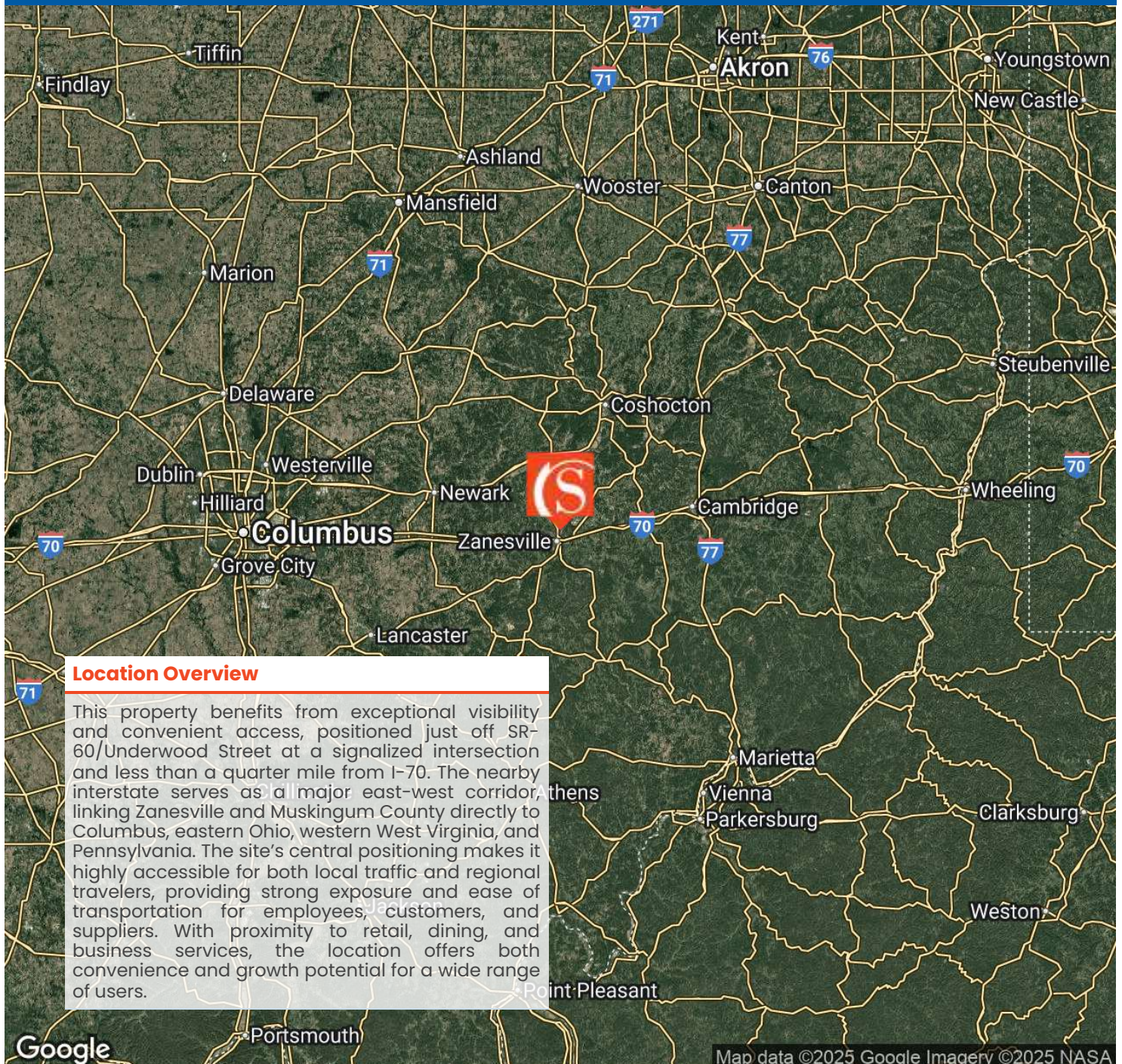






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### Location Overview

This property benefits from exceptional visibility and convenient access, positioned just off SR-60/Underwood Street at a signalized intersection and less than a quarter mile from I-70. The nearby interstate serves as a major east-west corridor, linking Zanesville and Muskingum County directly to Columbus, eastern Ohio, western West Virginia, and Pennsylvania. The site's central positioning makes it highly accessible for both local traffic and regional travelers, providing strong exposure and ease of transportation for employees, customers, and suppliers. With proximity to retail, dining, and business services, the location offers both convenience and growth potential for a wide range of users.

Google

Map data ©2025 Google Imagery ©2025 NASA



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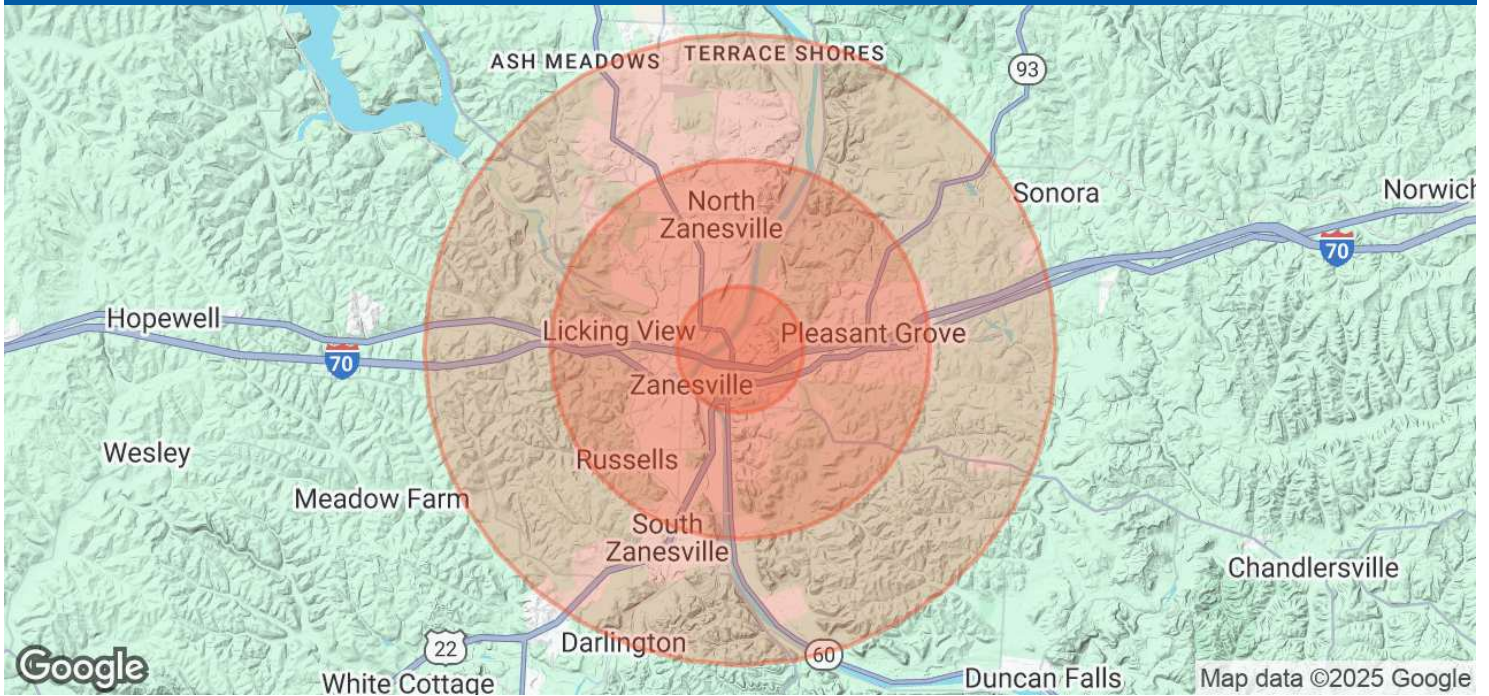






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### Population

	1 Mile	3 Miles	5 Miles
Total Population	5,628	31,524	44,380
Average Age	39	41	42
Average Age (Male)	38	39	40
Average Age (Female)	39	42	43

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,279	13,337	19,021
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$51,906	\$60,008	\$65,501
Average House Value	\$149,980	\$156,646	\$170,200

Demographics data derived from AlphaMap

