



The Newark Arcade

33 North 3rd Street, Newark, OH 43055



Offering Summary

Lease Rate:	\$21.50 SF/yr (+ CAM)
Building Size:	67,500 SF
Available SF:	2,746 SF
Lot Size:	0.77 Acres
Zoning:	Downtown Commercial
APN:	054-200964-00.000 054-200970-00.000

Property Overview

Prime Restaurant Space Available in the Revitalized Arcade – Downtown Charm Meets Modern Opportunity! Be part of something special in one of the city's most iconic buildings. The historic Arcade, now beautifully restored to its original splendor after a major renovation, offers a rare opportunity to lease the final available space—2,746 SF of prime restaurant real estate.

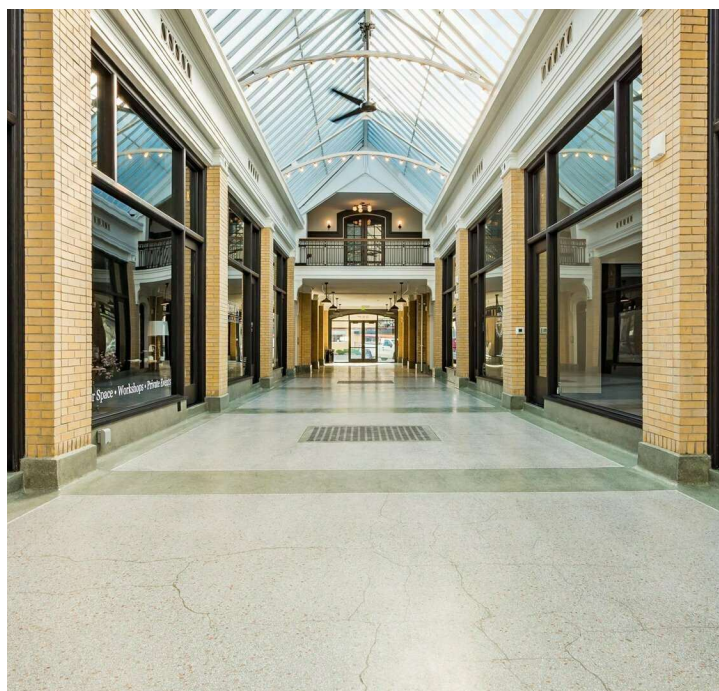
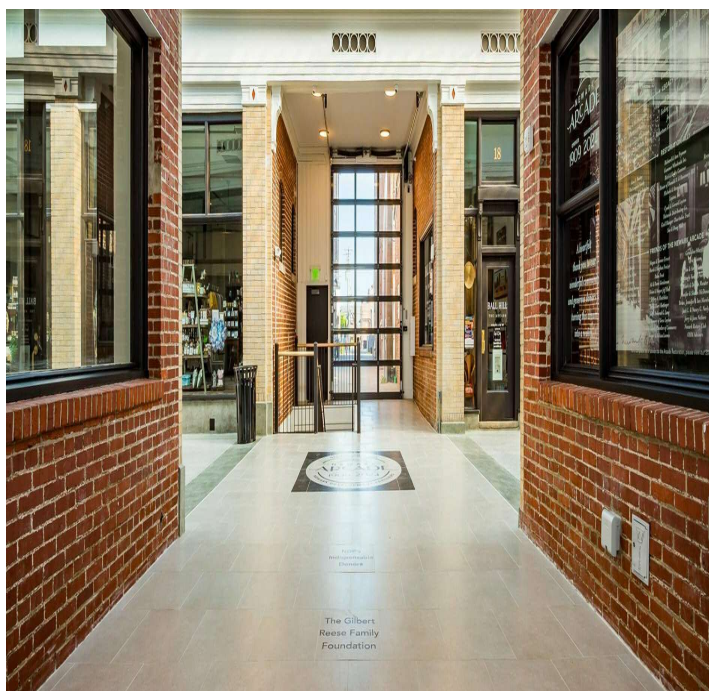
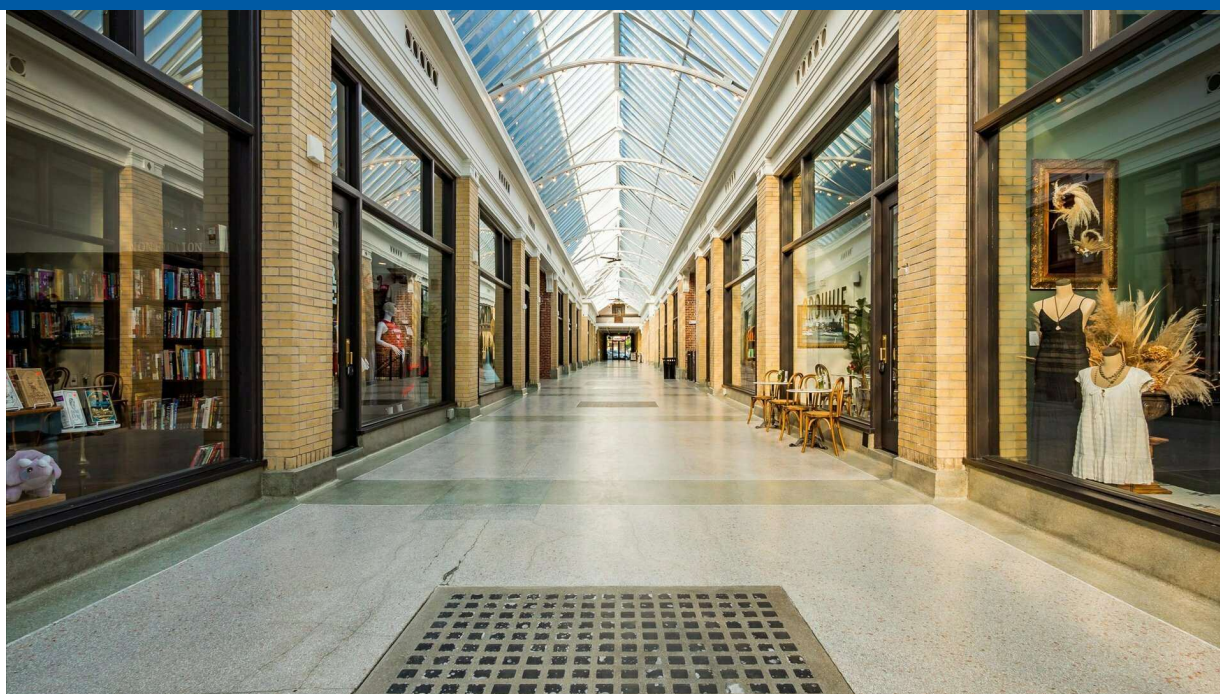
This endcap unit features dual access from both the vibrant interior arcade and high-visibility 3rd Street frontage, perfect for capturing both foot traffic and street presence. With the space still under construction, tenant improvements are negotiable, offering a blank canvas to bring your restaurant vision to life.

Whether you're launching a new concept or expanding a successful brand, this adaptable location combines vintage charm with the flexibility to customize. Don't miss your chance to join a dynamic tenant mix in a landmark building that's drawing renewed attention downtown.



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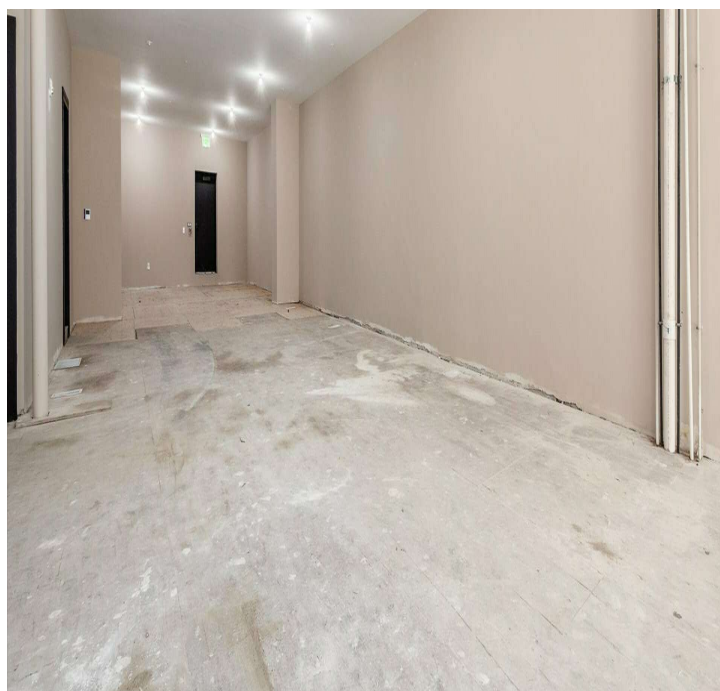
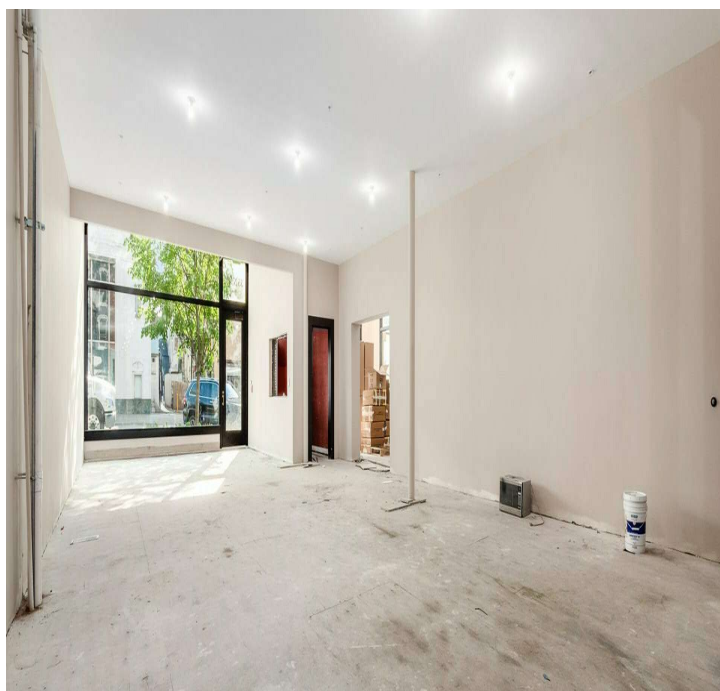
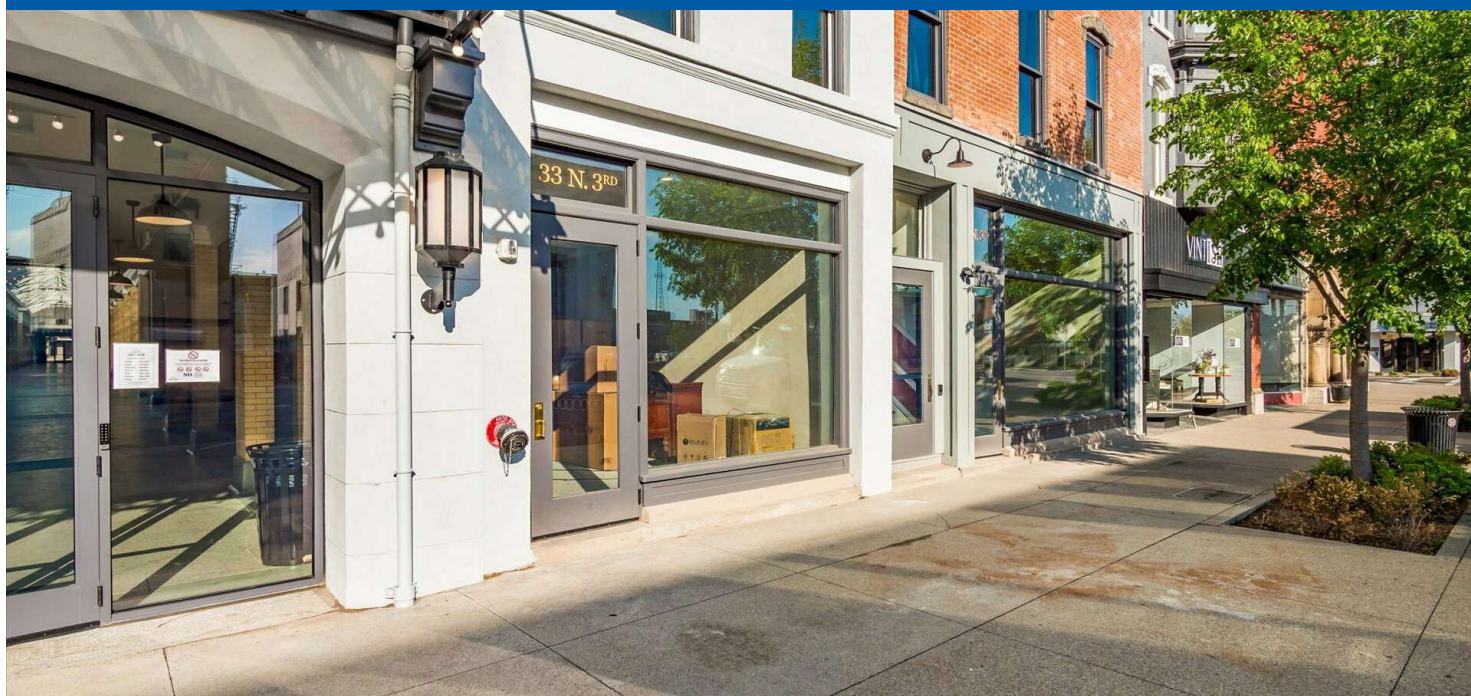
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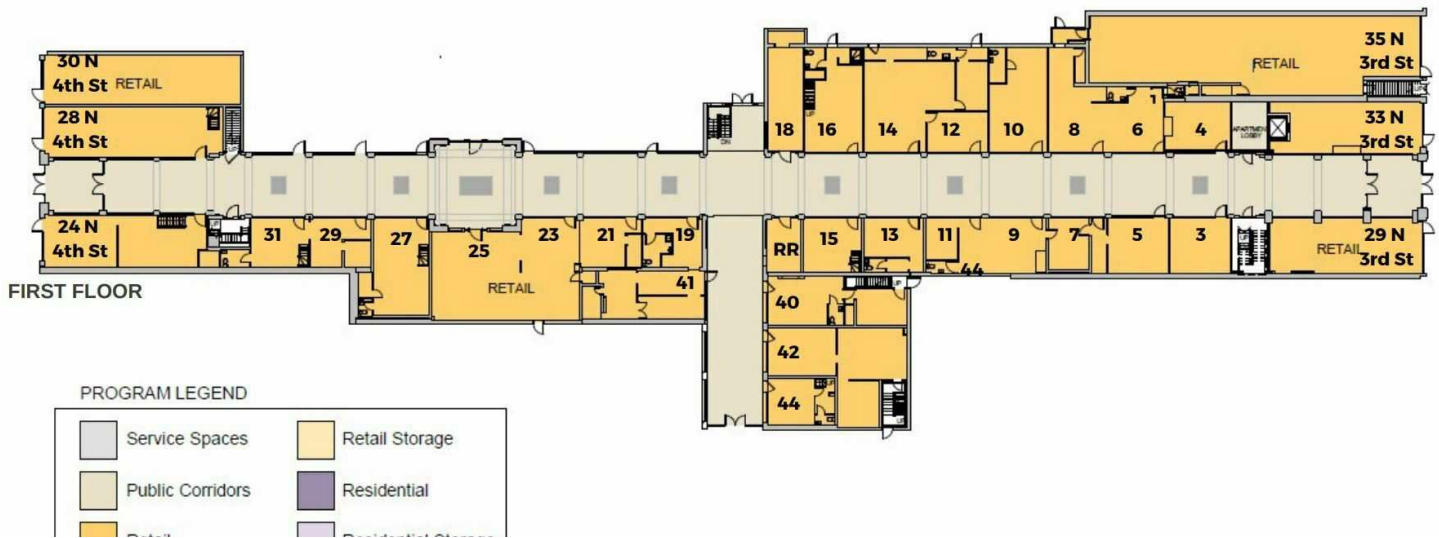
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Lease Information

Lease Type:	+ CAM	Lease Term:	Negotiable
Total Space:	2,746 SF	Lease Rate:	\$21.50 SF/yr

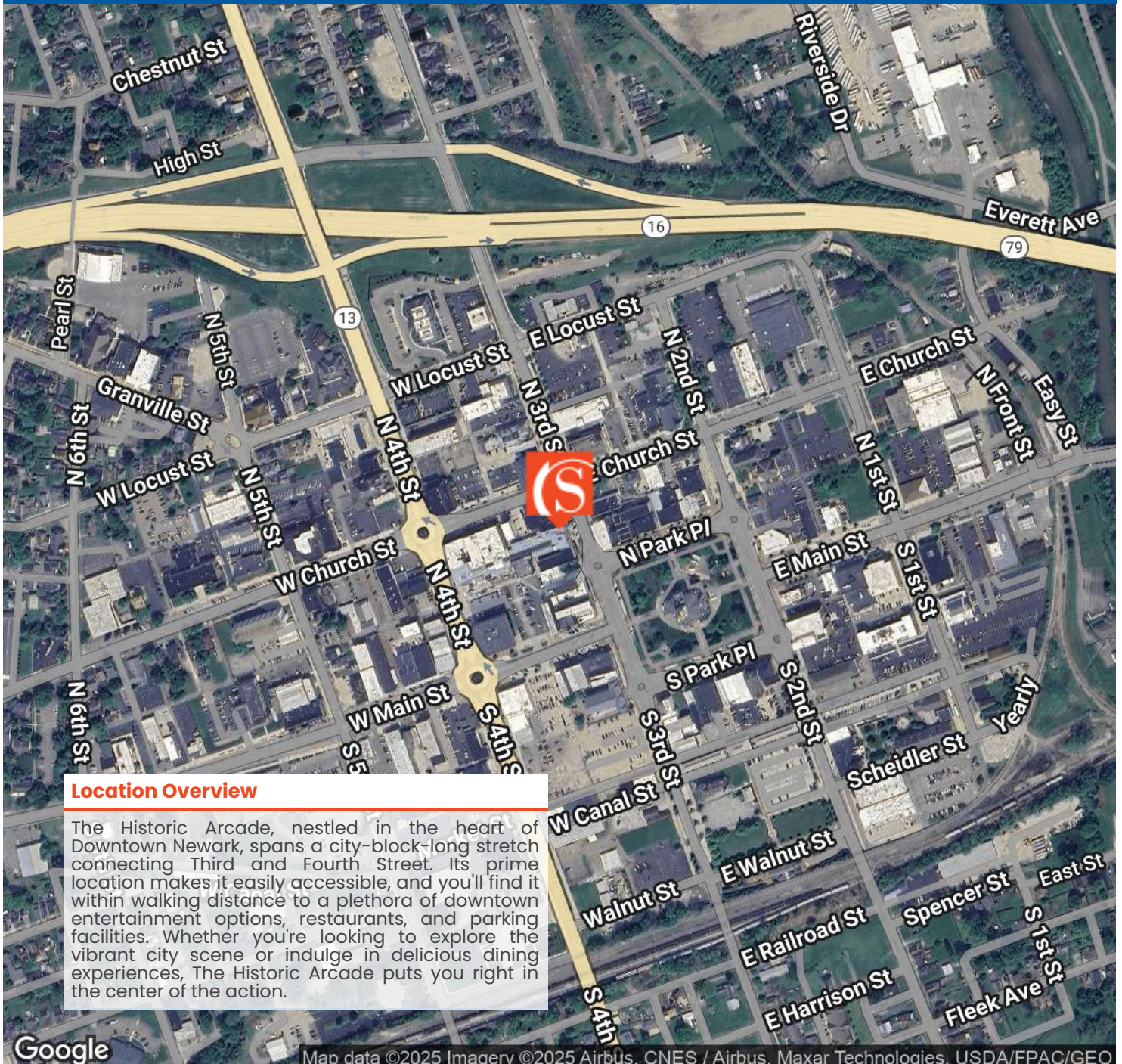
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
33 & 35 N 3rd	Available	2,746 SF	+ CAM	\$21.50 SF/yr	Unit has access to 1,814 SF of basement space.



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Location Overview

The Historic Arcade, nestled in the heart of Downtown Newark, spans a city-block-long stretch connecting Third and Fourth Street. Its prime location makes it easily accessible, and you'll find it within walking distance to a plethora of downtown entertainment options, restaurants, and parking facilities. Whether you're looking to explore the vibrant city scene or indulge in delicious dining experiences, The Historic Arcade puts you right in the center of the action.

Google

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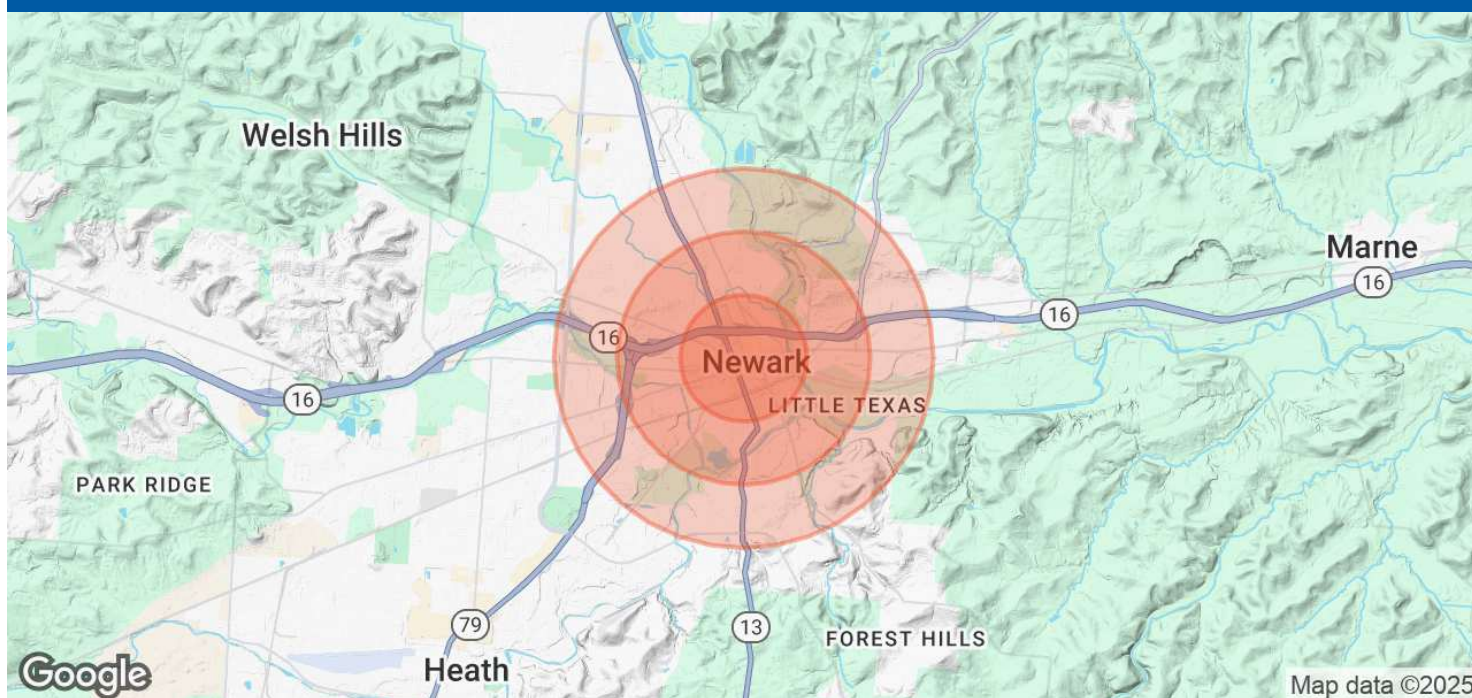
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,361	10,267	20,200
Average Age	42.5	36.9	36.3
Average Age (Male)	39.0	33.8	33.8
Average Age (Female)	46.3	40.0	39.2

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,276	4,951	9,182
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$29,575	\$35,176	\$41,152
Average House Value	\$63,099	\$74,999	\$86,984

2020 American Community Survey (ACS)