



1134 Hebron Rd

Heath, OH 43056



Offering Summary

Lease Rate:	\$3,000.00 per month (Gross)
Building Size:	2,100 SF
Available SF:	1,200 SF
Lot Size:	0.76 Acres
Year Built:	1991
Zoning:	B-3
Traffic Count:	28,744
APN:	030-097578-00.000

Property Overview

Now available for lease: a 1,200 SF retail/restaurant suite within a 2,100 SF freestanding building zoned B-3. This space offers an efficient layout with strong branding potential, plus building and road signage opportunities. A drive-thru is available, and the property features separate entrance and exit points to SR-79 (Hebron Road) for smooth customer flow and convenient access. Ideal for a quick-service concept, café, or retail user seeking a high-functioning space with excellent visibility.

Location Overview

High-visibility location on Hebron Road with strong traffic counts and excellent exposure. 1134 Hebron Rd offers prominent frontage and easy access, making it an ideal location for a retail user or investor seeking consistent daily visibility.





1134 Hebron Rd

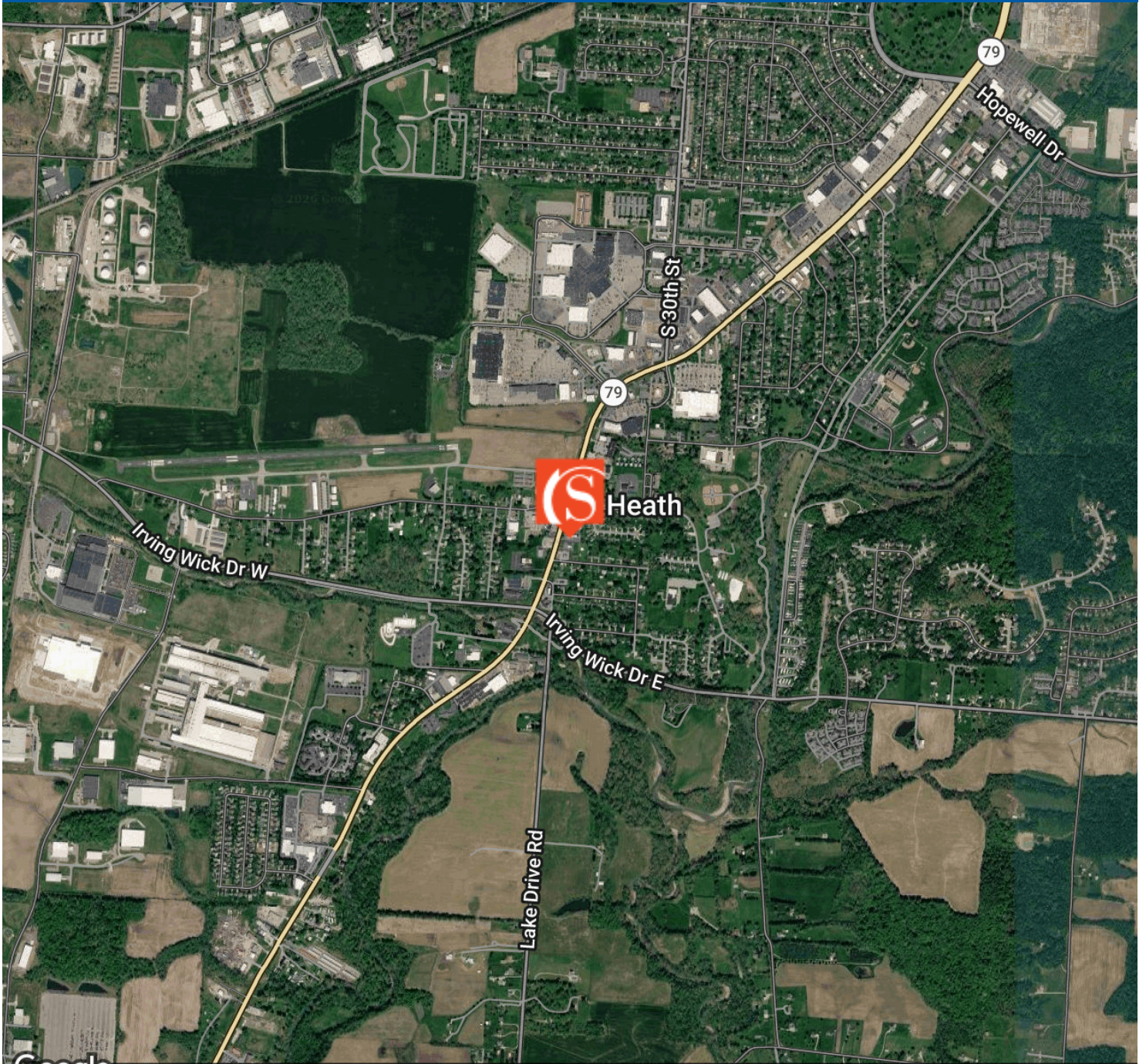
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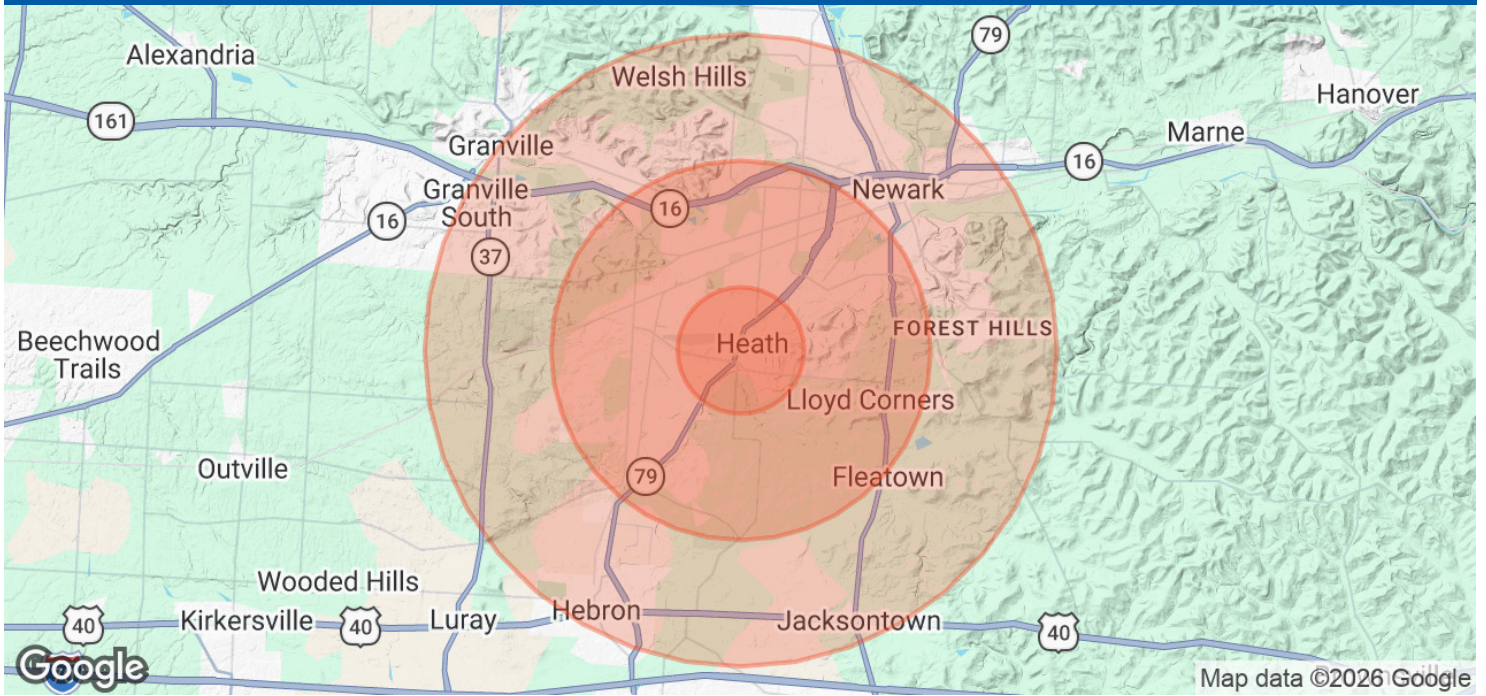


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Population	1 Mile	3 Miles	5 Miles
Total Population	3,054	28,458	68,818
Average Age	46	42	41
Average Age (Male)	44	40	40
Average Age (Female)	47	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,353	11,980	28,019
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$94,607	\$85,572	\$91,080
Average House Value	\$208,052	\$208,647	\$237,263

Demographics data derived from AlphaMap

