



699 Hopewell Drive

Heath, OH 43056



Offering Summary

Lease Rate:	\$14.00 SF/yr (Gross)
Available SF:	1,200 SF
Lot Size:	2.01 Acres
Zoning:	General Industrial
APN:	030-088554-00.001

Property Overview

Phase 1 is well underway at 699 Hopewell Drive in Heath! This new flex offering features multiple 1,200 SF suites built for efficient operations and versatile use. Each space includes a 16' drive-in door, durable concrete flooring, and single-phase electric, plus approximately 150 SF of glass-front office space with air conditioning and heat for year-round comfort. The warehouse area is equipped with electric unit heaters, and each suite includes a single restroom for added convenience. These functional, well-designed suites offer a clean and efficient setup ideal for a variety of flex users.

Location Overview

Offering a highly convenient location just minutes from SR-79, SR-13, and SR-16, providing excellent access for flex and service-based users. The strong highway connectivity supports efficient employee and customer travel while positioning tenants for easy service coverage across central Licking County.



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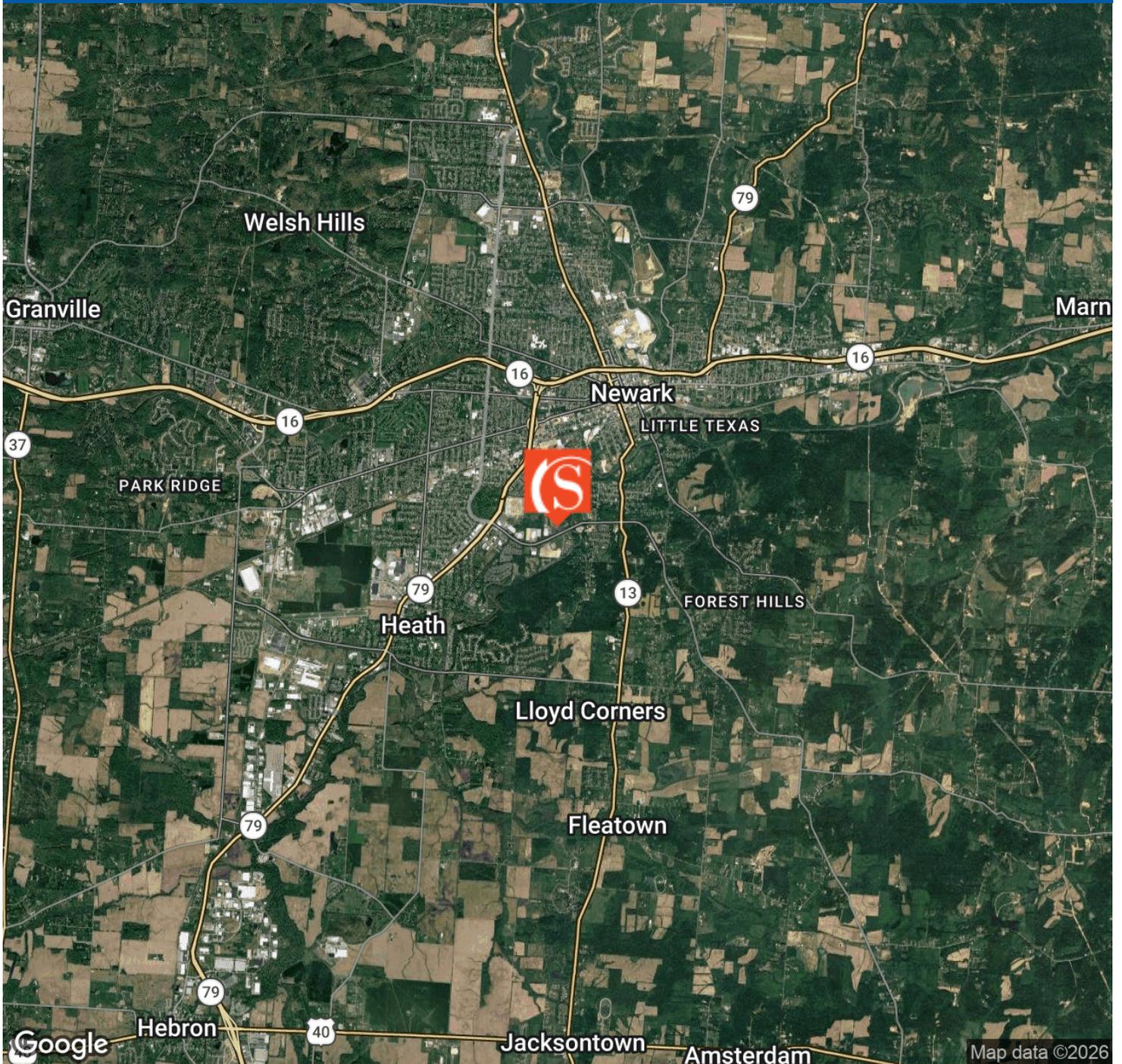
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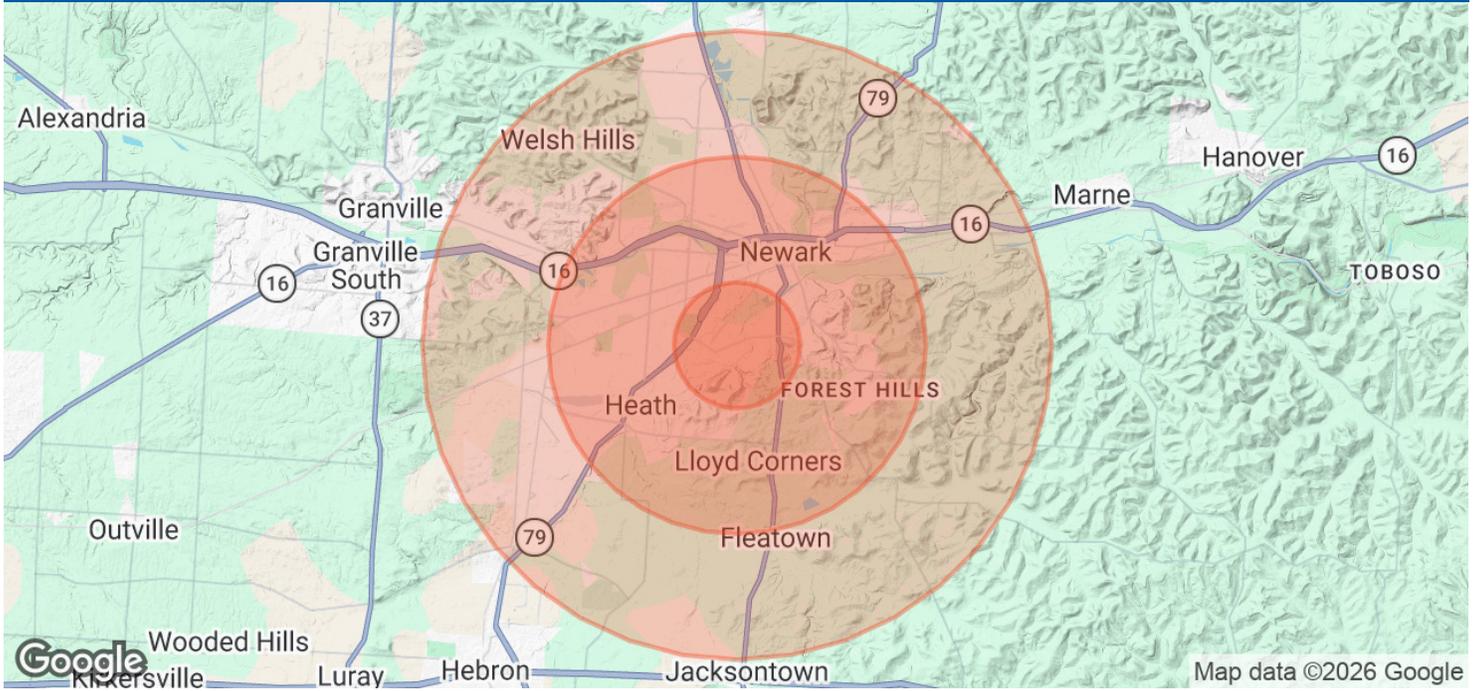
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,551	47,148	67,471
Average Age	43	41	41
Average Age (Male)	42	39	40
Average Age (Female)	44	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,071	19,727	27,877
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$76,349	\$76,058	\$85,481
Average House Value	\$176,267	\$187,506	\$214,370

Demographics data derived from AlphaMap

