

# 3761 Northpoint Dr.

±.75 Acres Available

3761 Northpointe Dr.  
Zanesville, OH 43701  
[www.cbre.com/columbus](http://www.cbre.com/columbus)

Prime Retail/Commercial Development Opportunity



## Property Overview

Seize this exceptional opportunity to establish your business on 0.75 acres of premium retail ground available for ground lease in the bustling retail corridor of Zanesville, Ohio. Situated in an ideal location for excellent exposure. This property is convenient to major highways and interstates. Established neighborhoods with schools and commercial establishments makes this the perfect area for a solid customer base. The retail zoning allows for versatility for your business. Whether you're a boutique or a restaurant, your business will thrive in this vibrant market. This rare parcel offers unmatched potential for growth and success in a vibrant and expanding community. Don't miss the chance to secure your spot in one of Zanesville's most desirable retail locations.



## Key Features:

- + **High Visibility:** Situated on a major thoroughfare with excellent traffic count, ensuring maximum exposure for your business.
- + **Accessibility:** Convenient access to major highways and interstates, facilitating easy customer reach and logistics.
- + **Surrounding Amenities:** Located near established residential neighborhoods, schools, and commercial establishments, providing a solid customer base.
- + **Zoning Advantages:** Retail zoning allows for a variety of business opportunities, from restaurants to boutiques, enhancing the site's versatility.
- + **Market Potential:** Zanesville is experiencing steady economic growth, making this an opportune time to invest in retail space. With a supportive community and increasing population, your business will thrive in this vibrant market.

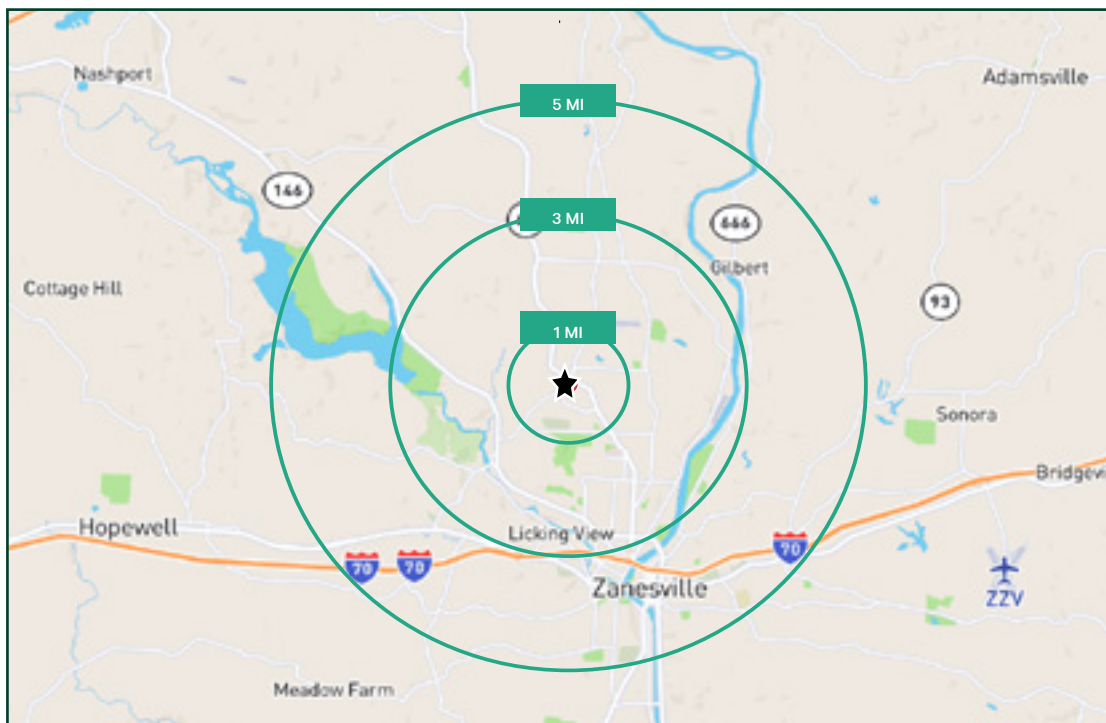
## Potential Uses:

- + Retail
- + Dining
- + Service Business looking to create a custom space tailored to their needs.

Site Map  
.75 Acres



2024 DEMOGRAPHICS	POPULATION	BUSINESSES	MEDIAN HH INCOME	COLLEGE DEGREE	MEDIAN AGE
ONE-MILE RADIUS	4,116	288	\$58,664	589	48.70
THREE-MILE RADIUS	20,848	1,160	\$60,425	2,077	44.60
FIVE-MILE RADIUS	39,669	1,955	\$53,716	2,544	41.20



# Zanesville, OH

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## Contact Us

**Luke Streng**  
 Vice President  
 +1 614 430 5130  
 luke.streng@cbre.com

**Taylor Ford**  
 Senior Associate  
 +1 614 314 3421  
 taylor.ford@cbre.com

**Tyler Thebes**  
 Associate  
 +1 614 781 5134  
 tyler.thebes@cbre.com

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