



**Lepi & Associates**  
Real Estate Services 

# FOR SALE

EXISTING  
OR  
REDEVELOPMENT  
PROJECT



2.29 ACRES

**2810 MAYSVILLE PIKE, ZANESVILLE**

[www.LepiRealEstate.com](http://www.LepiRealEstate.com)



# 2810 Maysville Pike Zanesville

## FORMER BANK LOCATION

- ✓ 2.29 ACRES
- ✓ 1260 SQ FT
- ✓ ANNUAL TAXES: \$11,613
- ✓ BUILT IN 1994
- ✓ EXISTING SECURE VAULT
- ✓ 25+ PARKING SPACES

**\$ 1,250,000**



Former Bank site with existing building and additional land offered for the first time on the market. This is an excellent opportunity for those looking for retail, office space, or redevelopment in a high traffic location. There is an existing ATM Site (Excluded from sale) on site that is a top performing location for the former bank. This is a win-win for the buyer, offering ample traffic and visibility to the property on a consistent basis.



### PARCELS:

47-14-01-03-000

47-14-01-04-000

47-14-01-02-001

### GPS:

39.9497, -82.0108



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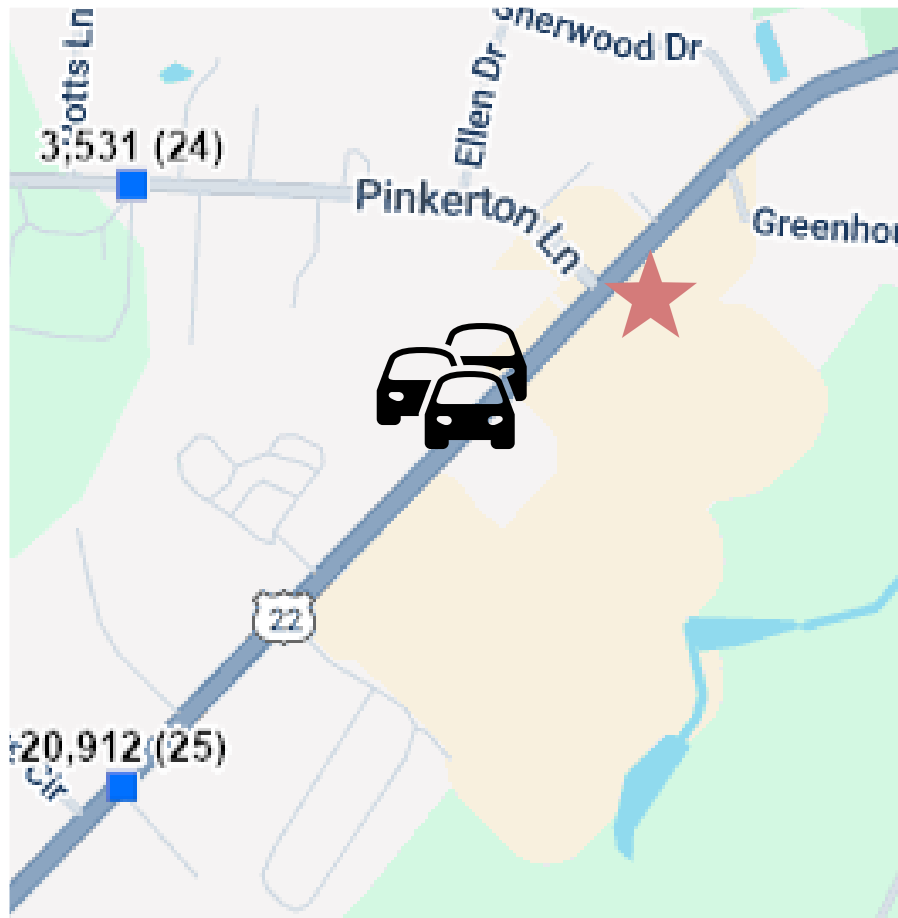
Roberta (Bobbi) Lepi, Broker, Realtor, GRI

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## Traffic Count Data

Maysville Pike (SR 22) at  
Broadview Circle- 20,912.  
Data derived from ODOT  
Traffic Counts, 2025.



## Existing Building Data

- Building Size: 1260 Sq. Ft
- 3 lane drive thru- each lane approximately 10 ft wide
- Existing parking: 19 spaces
- Security system
- 3 private offices
- Open work space area
- Kitchenette/breakroom
- 1 private bath







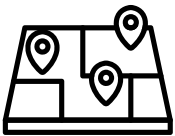
## EXISTING OR RE-DEVELOPMENT SITE

### ADJACENT TO:

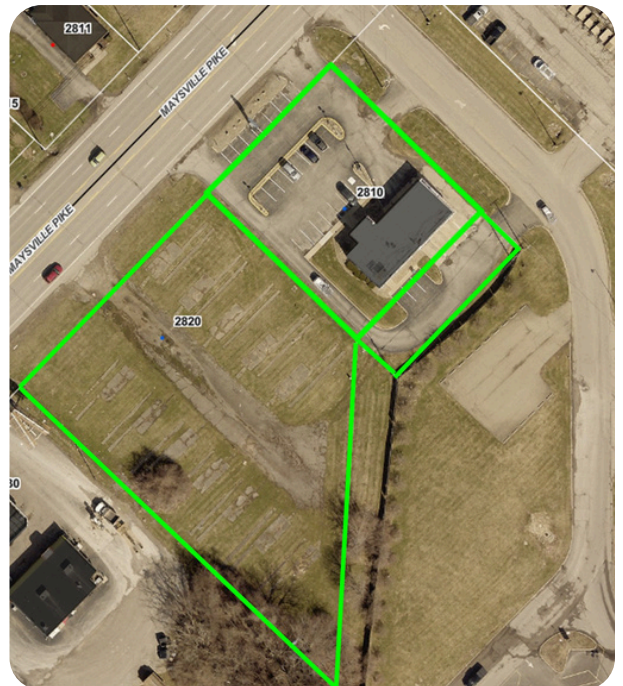
- ✓ Rural King
- ✓ Dollar General
- ✓ Bob Evans
- ✓ Arbys
- ✓ Walmart
- ✓ BP Gas Station



**UTILITIES:**  
**ALL PUBLIC UTILITIES ARE**  
**AVAILABLE AT THE SITE**  
**(ADDITIONAL HOOKUPS**  
**RESPONSIBILITY OF BUYER)**



**ZONING: NEWTON TOWNSHIP IS**  
**AN UNZONED TOWNSHIP. THIS**  
**ALLOWS FOR MANY POSSIBILITIES**  
**WITHOUT ZONING RESTRICTIONS**



Street View From North Side



Street View From South Side



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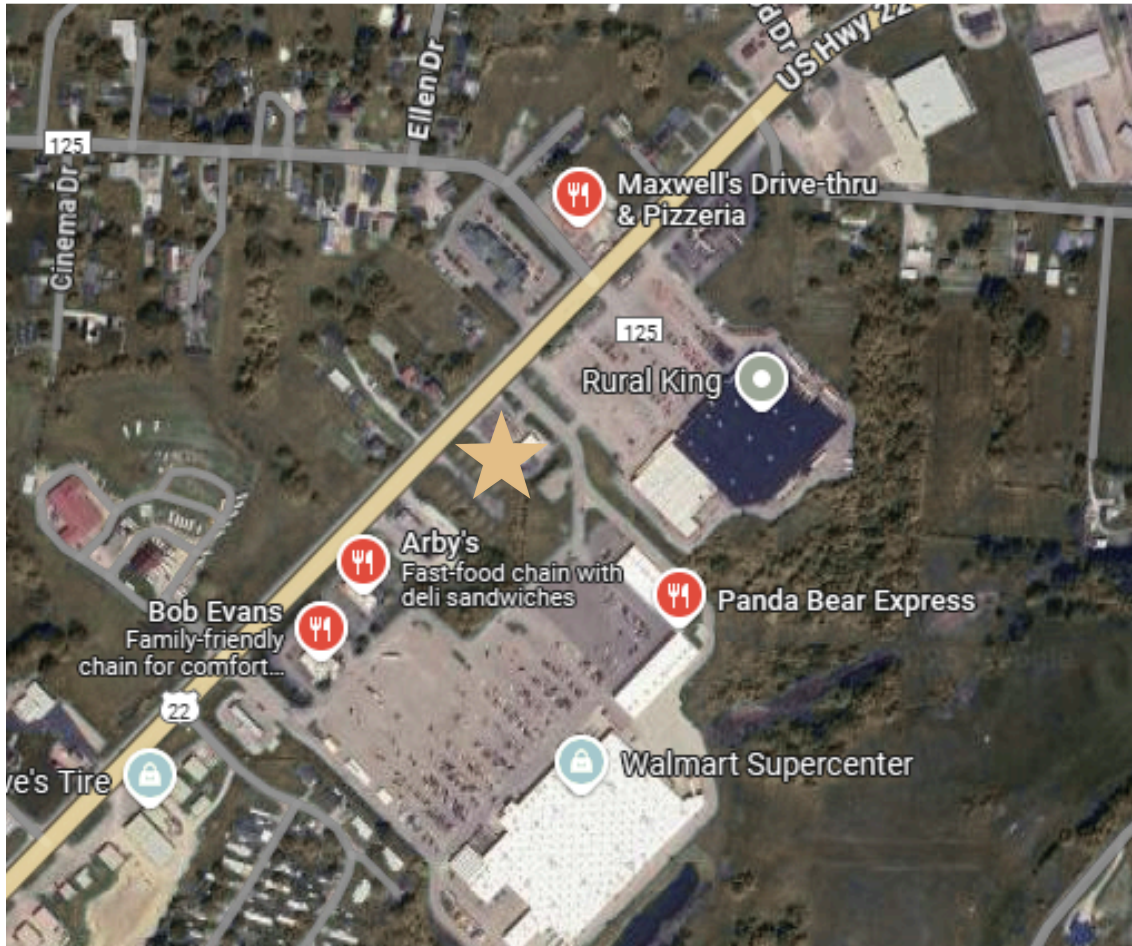


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# RETAILER MAP



## WITHIN 300 FT:

- DOLLAR GENERAL
- SAVE A LOT
- DUKE & DUCHESS
- RURAL KING
- NORTH VALLEY BANK

## WITHIN 600 FT:

- SHOE SHOW
- DOLLAR TREE
- GAME STOP
- CRICKET
- SMOKER FRIENDLY

## WITHIN 900 FT:

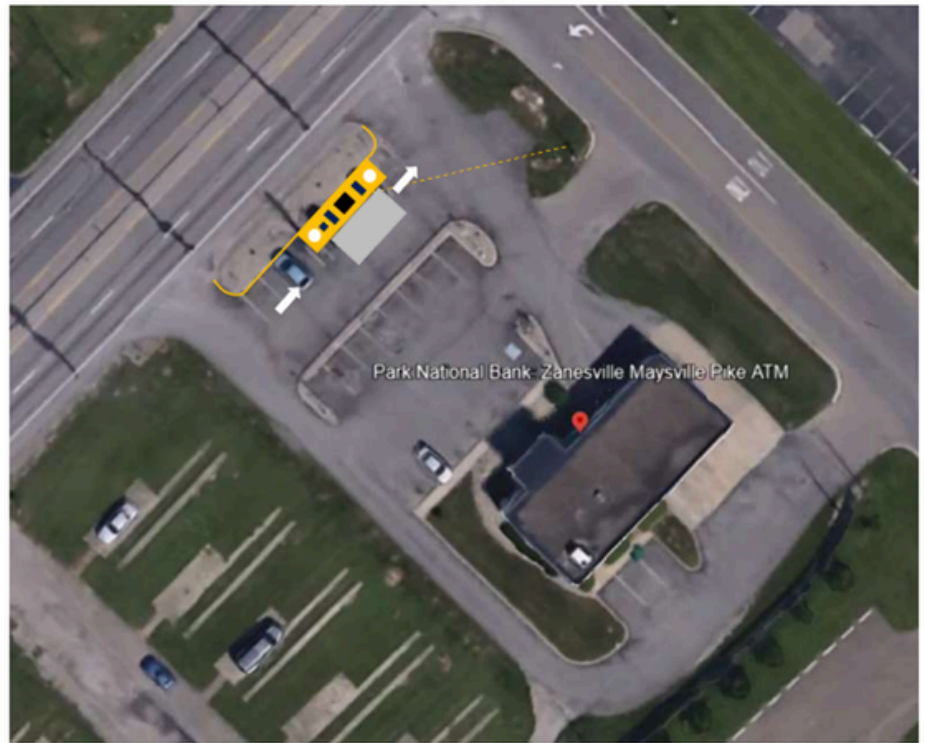
- WALMART SUPERCENTER
- ARBY'S
- BOB EVANS
- SUBWAY





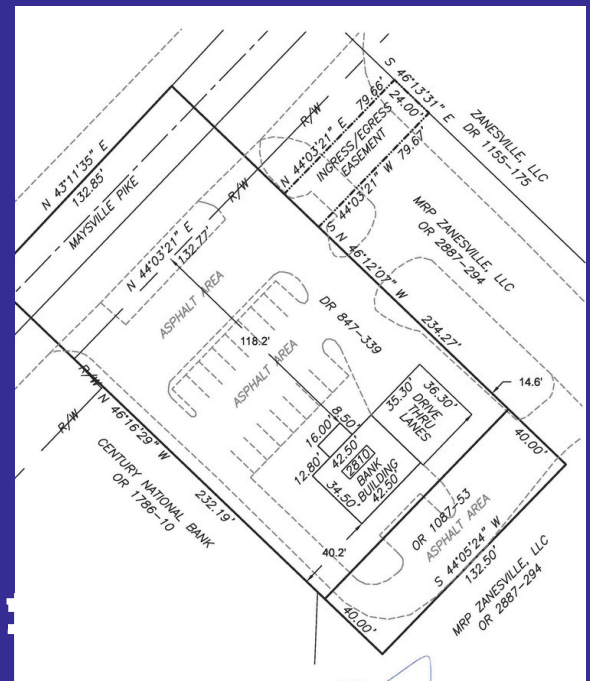
# ATM SITE

The former bank is retaining an easement for an existing ATM that is on site. The exact location of the site may be negotiable.



# RESTRICTION

The property will contain some deed restrictions against banking and financial institutions, along with other uses. The language may be requested for review.



Survey of Existing Bank Location



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