



0 Maysville Pike

Zanesville, OH 43701



Offering Summary

Sale Price:	\$599,000
Lot Size:	2.17 Acres
Zoning:	C-4
APN:	82-03-02-33-000

Property Overview

This 2.17-acre corner parcel offers an outstanding opportunity for retail or office development. Zoned C-4, the property provides flexible commercial uses and has already been cleared for construction. The site features shared access to a signalized intersection, ensuring smooth traffic flow and maximum accessibility for customers and tenants alike. With exceptional visibility and frontage along two major roadways, this property is perfectly positioned to attract attention and capitalize on the area's strong daily traffic counts—ideal for investors or developers seeking a high-exposure commercial site.

Location Overview

Positioned at the prominent corner of Maysville Pike and SR-719, this site benefits from one of S. Zanesville's most traveled intersections. The area is surrounded by established retail, dining, and service businesses, creating a strong commercial presence and steady traffic flow. Its strategic location provides exceptional accessibility and visibility, making it ideal for businesses seeking exposure and convenience. With nearby residential neighborhoods and major road connections, the property sits at the heart of a thriving, high-visibility corridor primed for continued growth and development.



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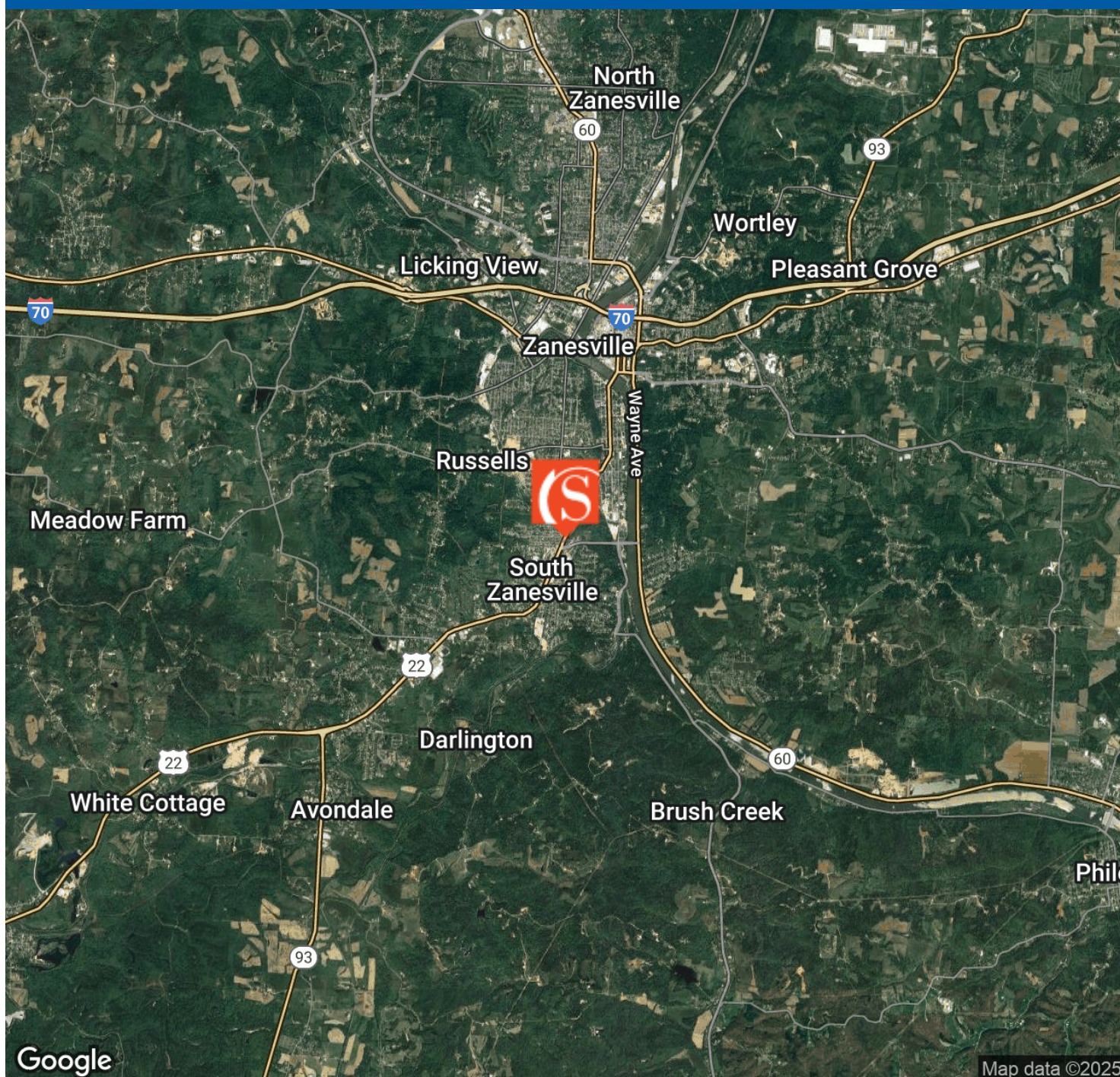
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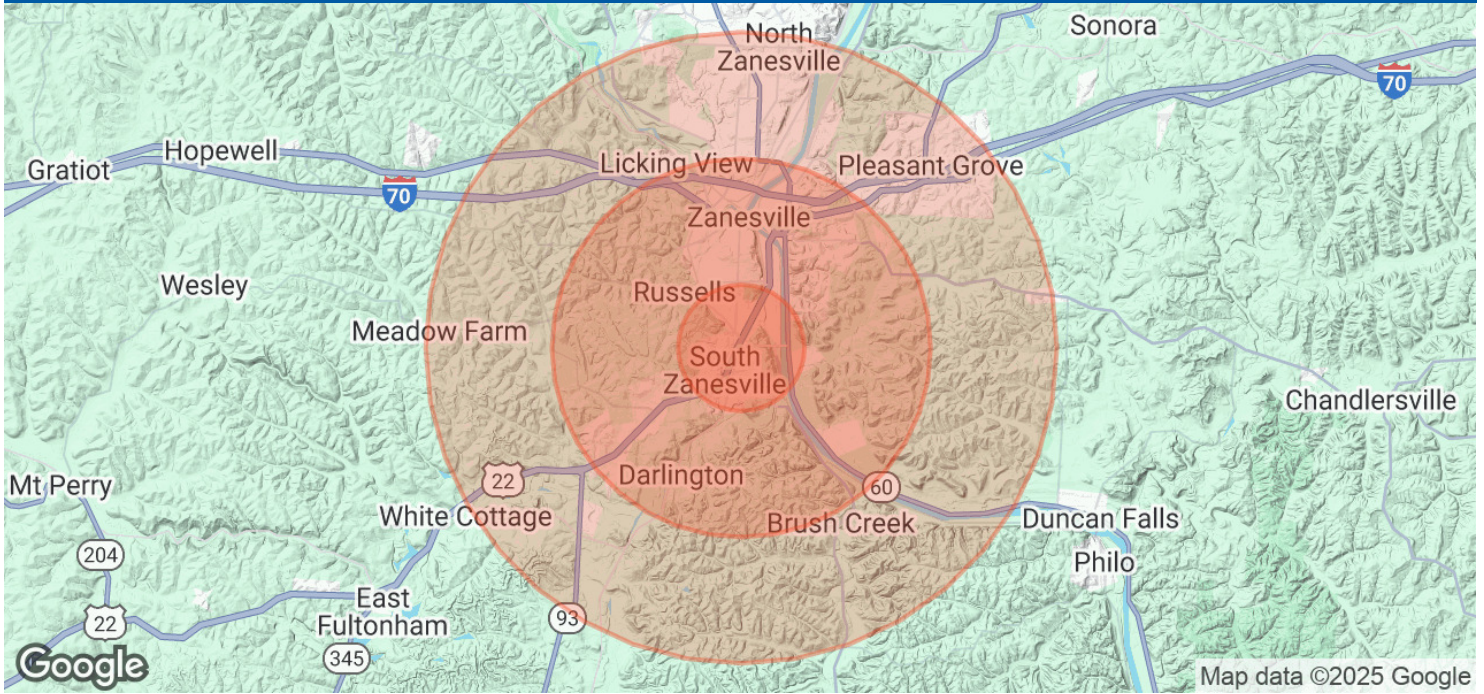
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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,824	23,107	37,976
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	41	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,498	9,502	15,755
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$58,317	\$54,553	\$61,270
Average House Value	\$115,475	\$132,920	\$151,723

Demographics data derived from AlphaMap

