

# SALE

## 1927 MAYSVILLE AVE

1927 Maysville Ave Zanesville, OH 43701

### PROPERTY DESCRIPTION

This 10,000 SF office building features 5,000 SF of fully finished medical office space on the upper level and 5,000 SF of street-level space with two separate entrances. The lower level is currently unfinished, offering an excellent opportunity to expand the existing office or create a customized layout for medical, professional, or retail use. The property is currently occupied by a medical tenant but will be delivered vacant at closing, providing immediate flexibility for an owner-user or investor. Zoned C-2 and C-4, the site allows for a wide range of commercial applications, accommodating both professional and retail operations. Located at a signalized intersection, the property offers convenient access, high visibility, and strong potential for signage.

### PROPERTY HIGHLIGHTS

- 10,000 SF two-story building
- 5,000 SF finished medical office on upper level
- 5,000 SF street-level shell ready for custom build-out
- Delivered vacant at closing – currently medical use
- Owner-user or investment opportunity
- Flexible multi-tenant layout potential
- Ideal for medical, office, or retail use
- Zoned C-2 & C-4 for broad commercial flexibility
- Signalized intersection with strong visibility
- High-traffic corridor with signage exposure



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.46 Acres
Building Size:	10,000 SF

### PROPERTY WEBSITE

<https://bit.ly/1927MaysvilleAve>

#### Kim Benincasa

O: (614) 341-9800 x105 | C: (740) 819-4619

kbenincasa@cbc-aspire.com



**COLDWELL BANKER  
COMMERCIAL** | **ASPIRE REALTY  
SERVICES**

# SALE

## 1927 MAYSVILLE AVE

1927 Maysville Ave Zanesville, OH 43701



**Kim Benincasa**

O: (614) 341-9800 x105 | C: (740) 819-4619

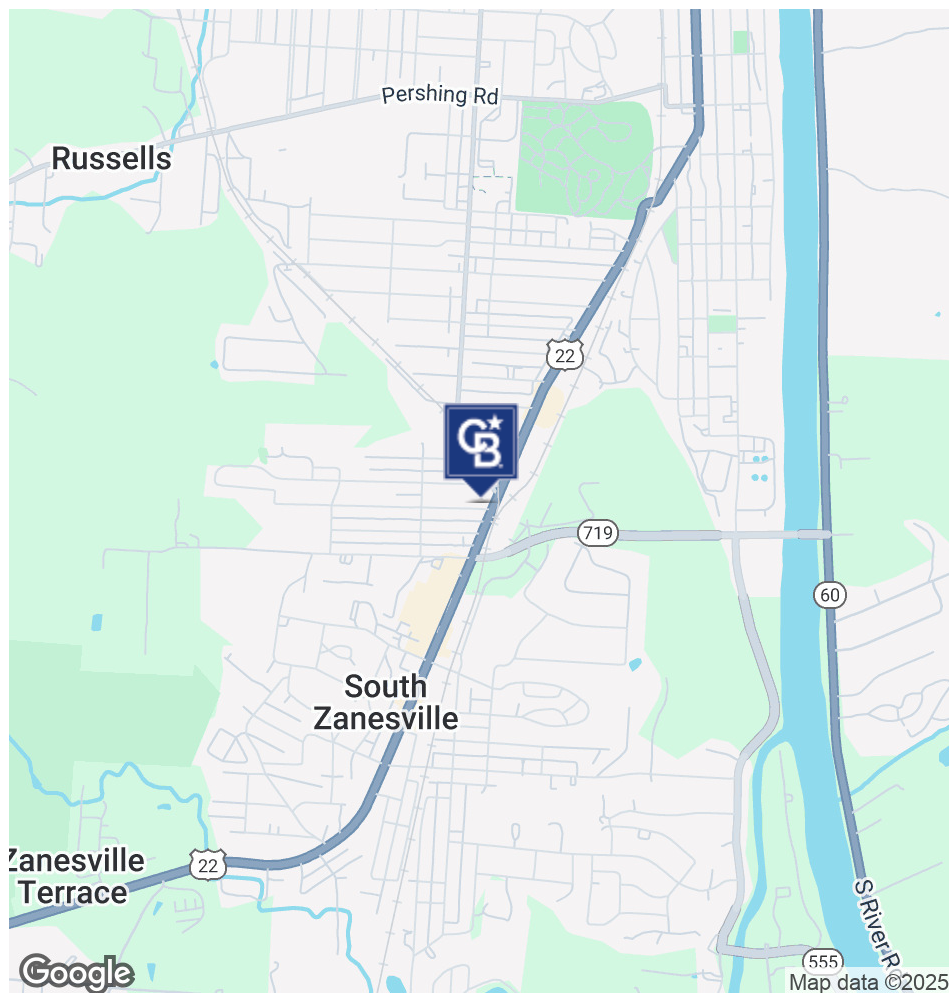
kbenincasa@cbc-aspire.com



# SALE

## 1927 MAYSVILLE AVE

1927 Maysville Ave Zanesville, OH 43701



### LOCATION OVERVIEW

This property is located in South Zanesville, along Maysville Avenue corridor (US-22/SR-93) near the intersection with Pine St. This commercial location offers exceptional visibility, accessibility, and exposure to steady local and commuter traffic. As one of the city's primary connectors linking residential neighborhoods, schools, and retail destinations, the area supports a vibrant mix of retail, office, and service-oriented businesses. Just minutes from downtown Zanesville and I-70, it provides convenient regional access throughout Muskingum County while benefiting from established nearby anchors such as grocery, medical, dining, and professional services. With its strong traffic counts, continuous customer flow, and proximity to both residential and commercial zones, the Maysville Avenue corridor represents one of Zanesville's most active and high-growth areas for business success.

#### Kim Benincasa

O: (614) 341-9800 x105 | C: (740) 819-4619

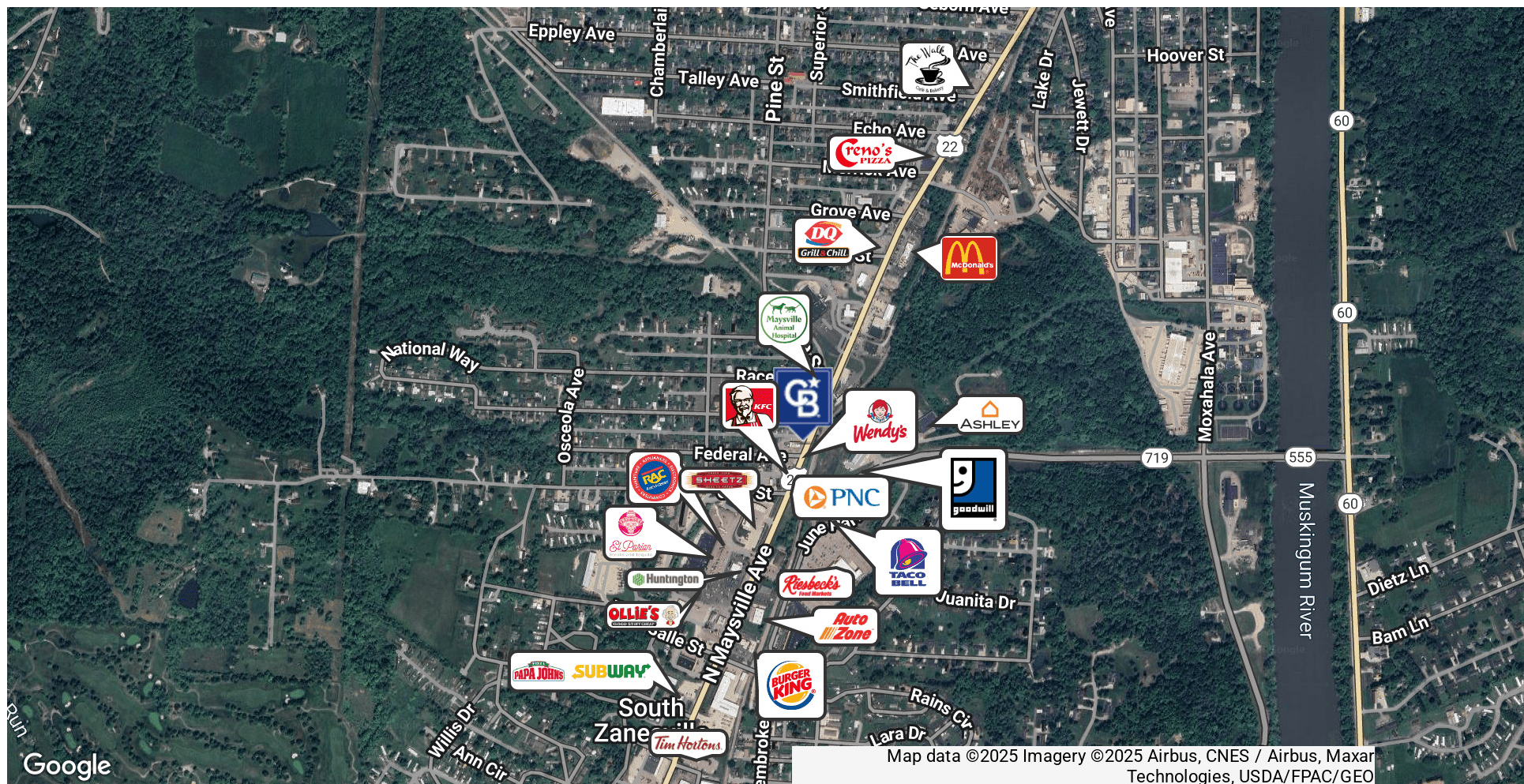
kbenincasa@cbc-aspire.com



# SALE

## 1927 MAYSVILLE AVE

1927 Maysville Ave Zanesville, OH 43701



**Kim Benincasa**

O: (614) 341-9800 x105 | C: (740) 819-4619

kbenincasa@cbc-aspire.com



**COLDWELL BANKER  
COMMERCIAL**

**ASPIRE REALTY  
SERVICES**

# SALE

## 1927 MAYSVILLE AVE

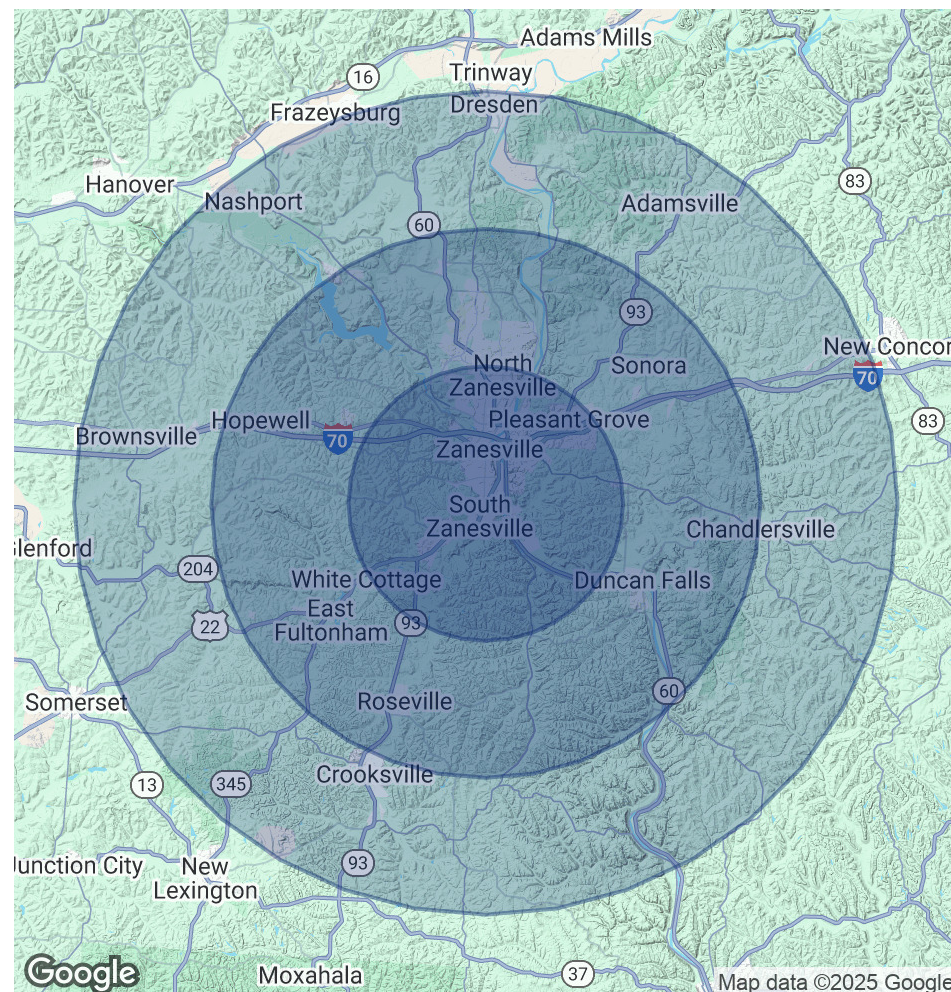
1927 Maysville Ave Zanesville, OH 43701

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	37,976	68,546	89,626
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	15,755	28,603	36,743
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,270	\$71,297	\$74,297
Average House Value	\$151,723	\$183,750	\$190,900

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
Marysville Ave. southwest of Alfred Street	2-way	2025	11,449
SR-719 west of SR-555	2-way	2025	12,141



**Kim Benincasa**

O: (614) 341-9800 x105 | C: (740) 819-4619

kbenincasa@cbc-aspire.com



**COLDWELL BANKER  
COMMERCIAL** | **ASPIRE REALTY  
SERVICES**