



3554 Maple Avenue

Zanesville, OH 43701



Offering Summary

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	40,828 SF
Available SF:	2,000 SF
Lot Size:	5.82 Acres
Zoning:	C-4
APN:	86-31-01-15-000

Property Overview

Located in the established Colony Center on Maple Avenue in Zanesville, this versatile commercial suite is currently configured as a full-service salon. The layout includes a reception and waiting area, retail space, stylist stations, hookups for three shampoo sinks, a color-processing area, nail and pedicure zones, and a dispensary. While the items shown in photos do not remain, the existing layout offers a convenient foundation for salon, beauty, or wellness users.

The space is also well-suited for a variety of retail or service-based businesses seeking strong visibility in a busy strip center. Building and street signage are available to maximize exposure.

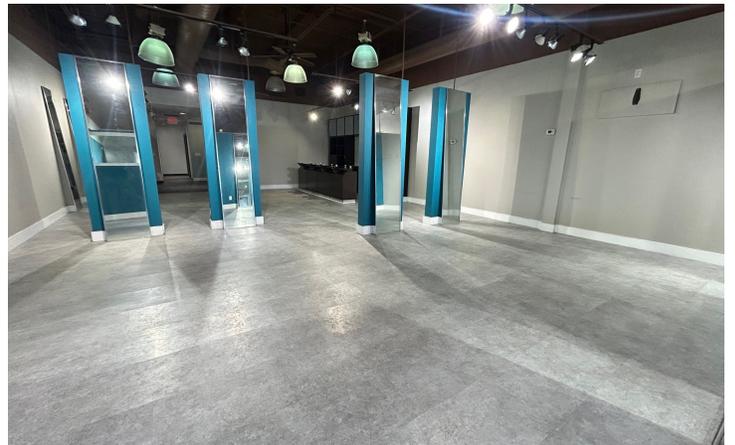
Property Highlights

- Excellent visibility along high-traffic Maple Avenue
- Located at a signaled intersection for easy access
- Well-maintained strip center with long-term tenants



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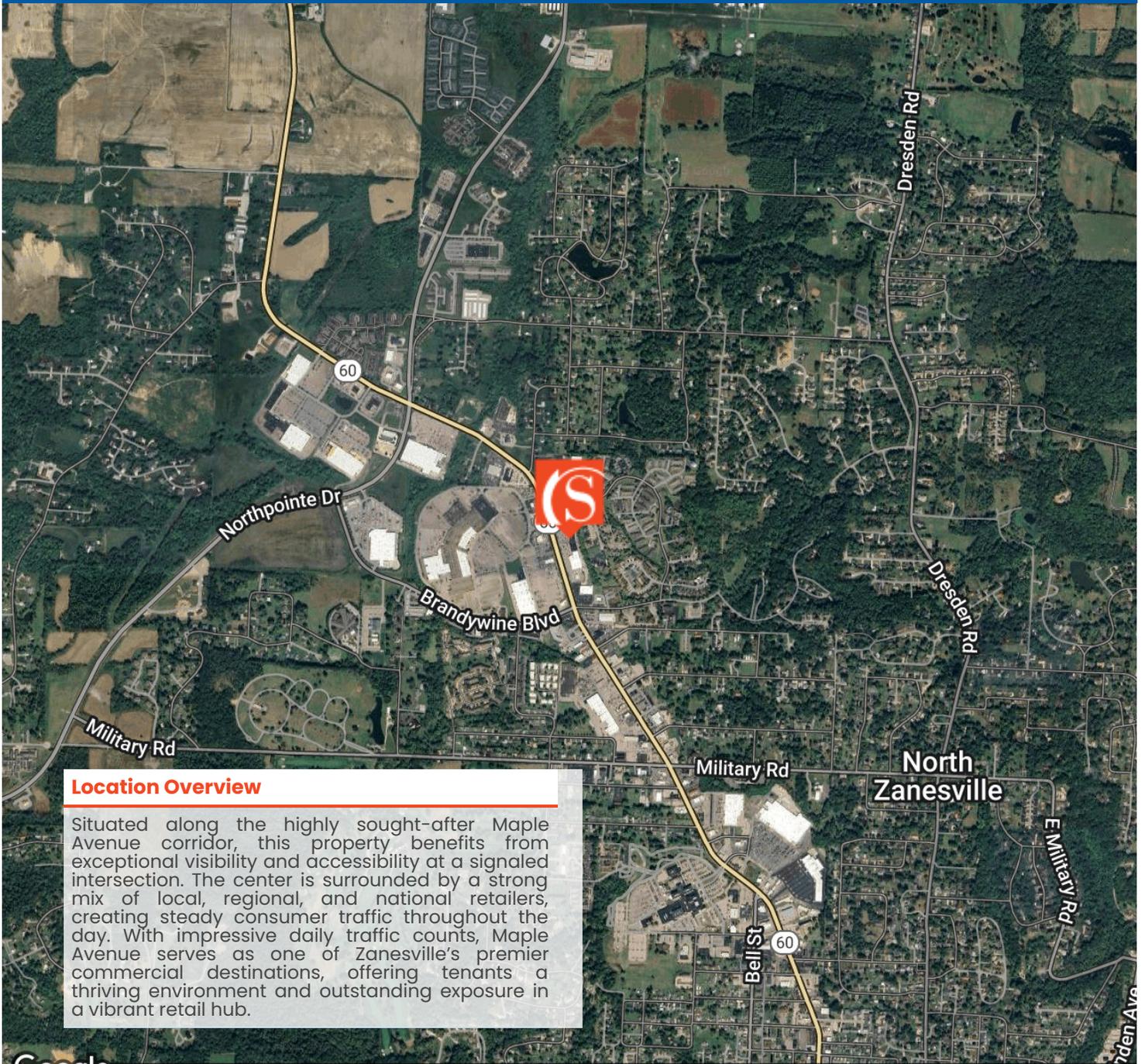
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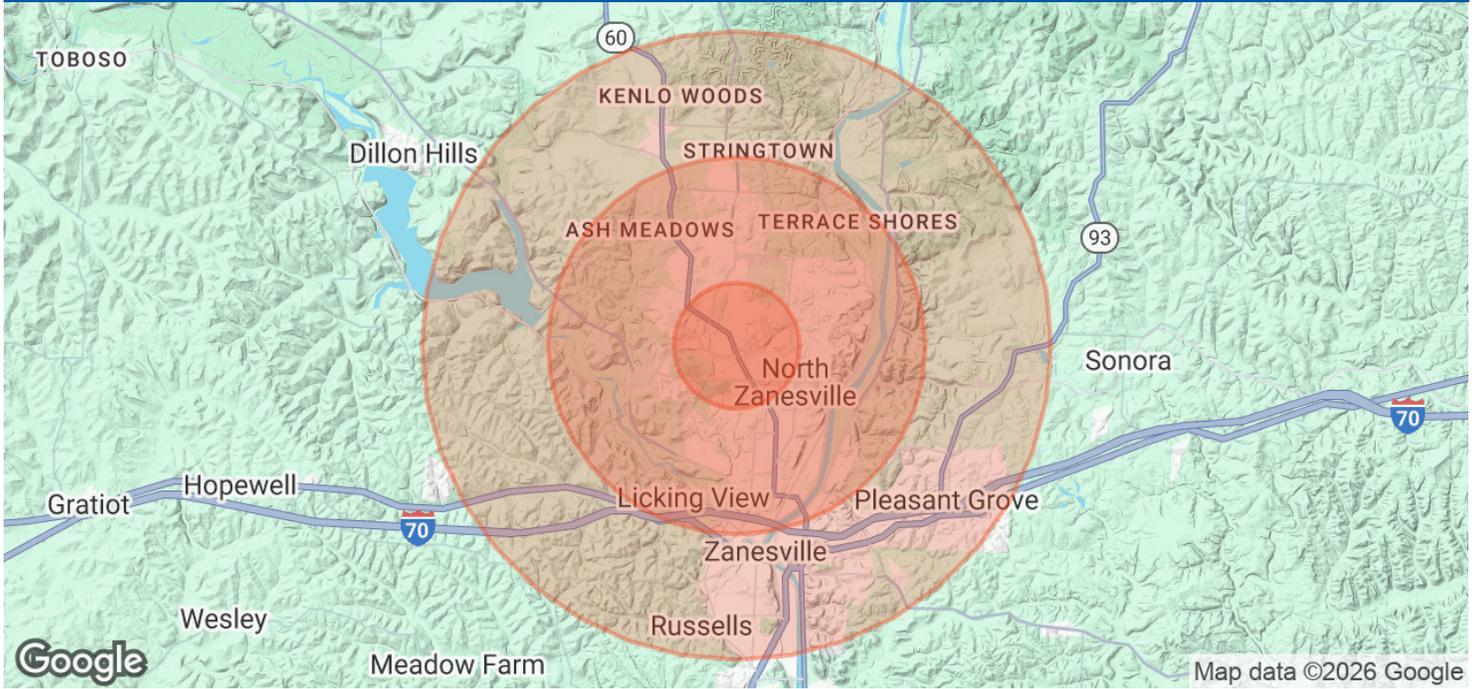


Location Overview

Situated along the highly sought-after Maple Avenue corridor, this property benefits from exceptional visibility and accessibility at a signaled intersection. The center is surrounded by a strong mix of local, regional, and national retailers, creating steady consumer traffic throughout the day. With impressive daily traffic counts, Maple Avenue serves as one of Zanesville's premier commercial destinations, offering tenants a thriving environment and outstanding exposure in a vibrant retail hub.



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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,783	21,007	41,090
Average Age	48	44	42
Average Age (Male)	45	42	40
Average Age (Female)	50	46	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,383	9,514	17,553
# of Persons per HH	2	2.2	2.3
Average HH Income	\$74,990	\$74,464	\$69,853
Average House Value	\$238,715	\$213,438	\$187,459

Demographics data derived from AlphaMap

