

FOR SALE

CBRE

26,583 SF Office Building with 6 Stories & Two Additional Lots ±0.75 Acres

422 MAIN ST | ZANESVILLE, OH
PARCEL #: 81-65-01-13-000
PARCEL #: 81-65-02-05-000

CONTACT

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Property Details

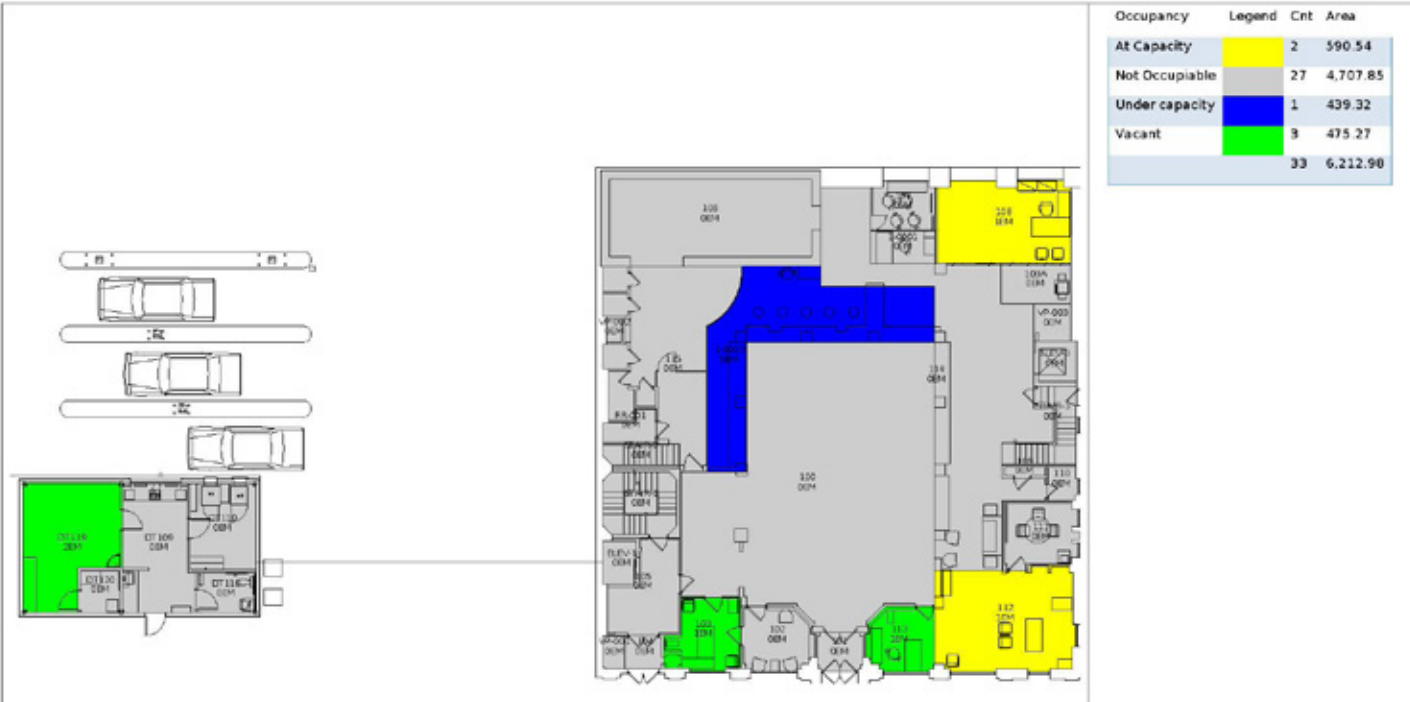
Over 26,000 SF of office space
Available For Sale

- **Address:** 422 Main St, Zanesville, OH 43701
- **Building Size:** 26,583 SF | 6 stories
- **Lot Size:** 0.14 ac
- **Parcel Number:** 81-65-02-03-000 | Muskingum
- **Zoning:** C3
- **Year Built:** 1930
- **Drive-Thru:** Yes
- **Parking Spaces:** Street and on-site lot parking
- **Access:** The building offers highly convenient regional highway access, located just 0.6 miles south of Interstate 70. Sits directly on US-22 downtown corridor.
- **Join area retailers such as:** Downtown and neighborhood specialty shops surround this site. Along with nearby Big-Box stores, such as Walmart, Kohls, JCPenny, Sam's Club and a handful of chain restaurants like, Cracker Barrel, Red Lobster, & Olive Garden.



Floor Plan

Zanesville, OH



Floor 1



Floor 2



Floor 3



Floor 4



Floor 5



Floor 6

Property Details

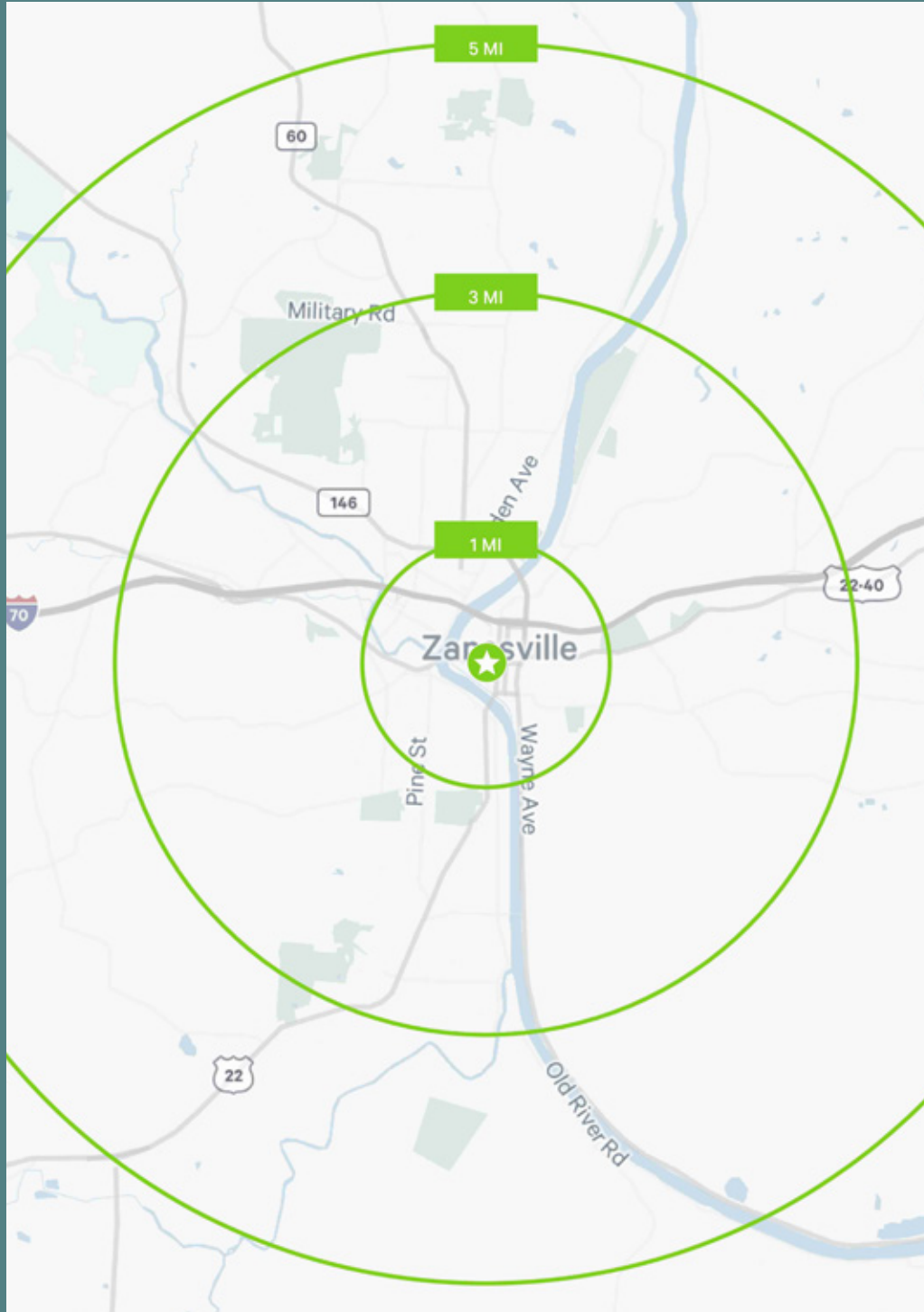
Location, Visibility, Opportunity
0.75 Total acres
Available For Sale



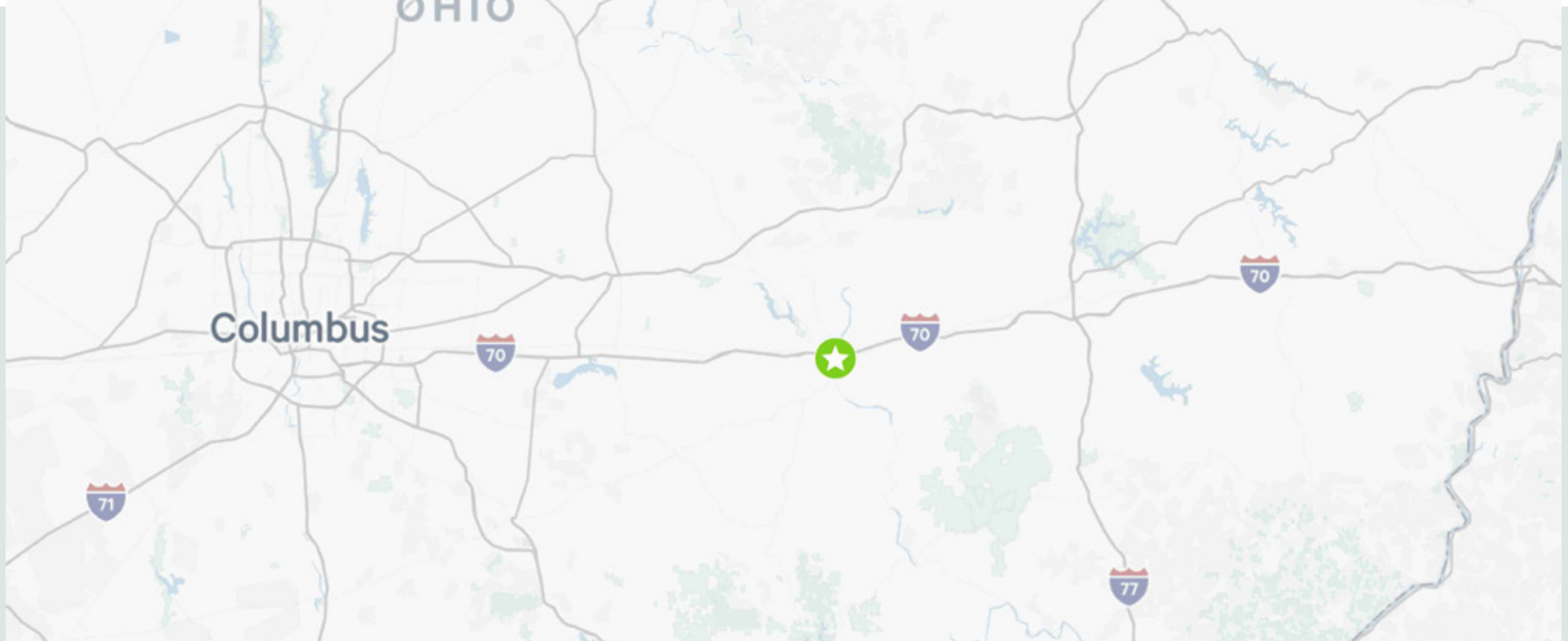
- **Address:** 34 S 5th St, Zanesville, OH 43701
- **Lot Size:** 0.45 AC (total)
- **Parcel Number:** 1. PARCEL #: 81-65-01-13-000
2. PARCEL #: 81-65-02-05-000
- **Zoning:** C3
- **Access:** The building offers highly convenient regional highway access, located just 0.6 miles south of Interstate 70. Sits directly on US-22 downtown corridor.
- **Join area retailers such as:** Downtown and neighborhood specialty shops surround this site. Along with nearby Big-Box stores, such as Walmart, Kohls, JCPenny, Sam's Club and a handful of chain restaurants like, Cracker Barrel, Red Lobster, & Olive Garden.

Location Overview

Demographics



LOCATION	1 MILE	3 MILES	5 MILES
2025 Businesses	597	1,508	2,120
2025 Employees	7,130	18,562	26,643
2025 Population	7,638	31,504	46,853
2025 Population 25 & Over	63.9%	69.6%	71.3%
2025 Households	3,043	13,370	20,388
2025 Avg. HH Income	\$46,707	\$65,670	\$74,616
2025 Median HH Income	\$33,970	\$50,975	\$56,695
2025 Avg. Housing Value	\$147,918	\$193,152	\$216,067
2025 Median Housing Value	\$107,555	\$148,324	\$183,980



FOR SALE

26,583 SF Freestanding Office Building | Two Additional lots 0.75 Acres

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CBRE

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