

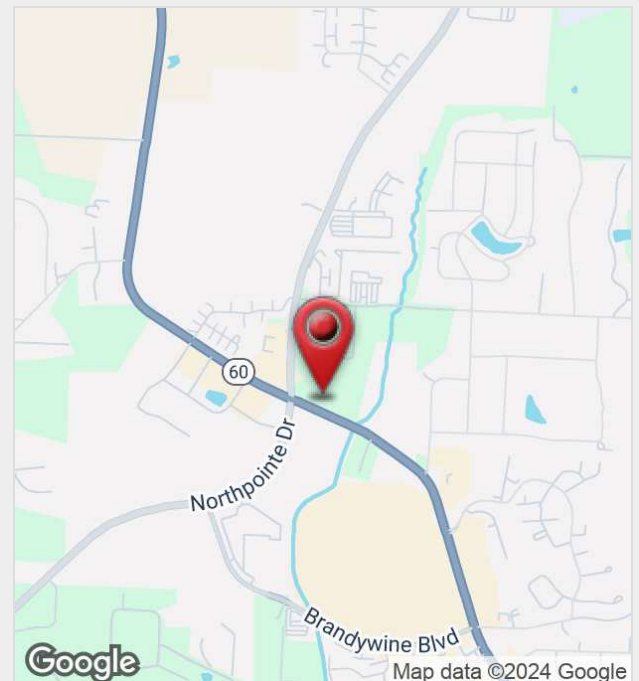


3730-3760 Frazeyburg Road

Zanesville, Ohio 43701

Property Features

- 4.806 acres of Land Ready for Retail Development!
- Land Lease or Build-to-Suit Options Available
- Nearly 400 Feet of Frontage on SR 60 (Maple Avenue/Frazeyburg Rd)
- C-4 Highway Commercial Zoning
- Delivered Pad-Ready with All Public Utilities
- Owner Willing to Divide



For more information:

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Property Summary

Lot Size:	4.806 Acres
APN #:	17-27-01-30-001 17-27-01-34-000 17-27-01-35-000 17-27-01-36-000 17-27-01-37-000
Zoning:	C-4 Highway Commercial
Market:	Southeast Ohio
Sub Market:	Zanesville
Cross Streets:	OH-60 and Northpointe Drive

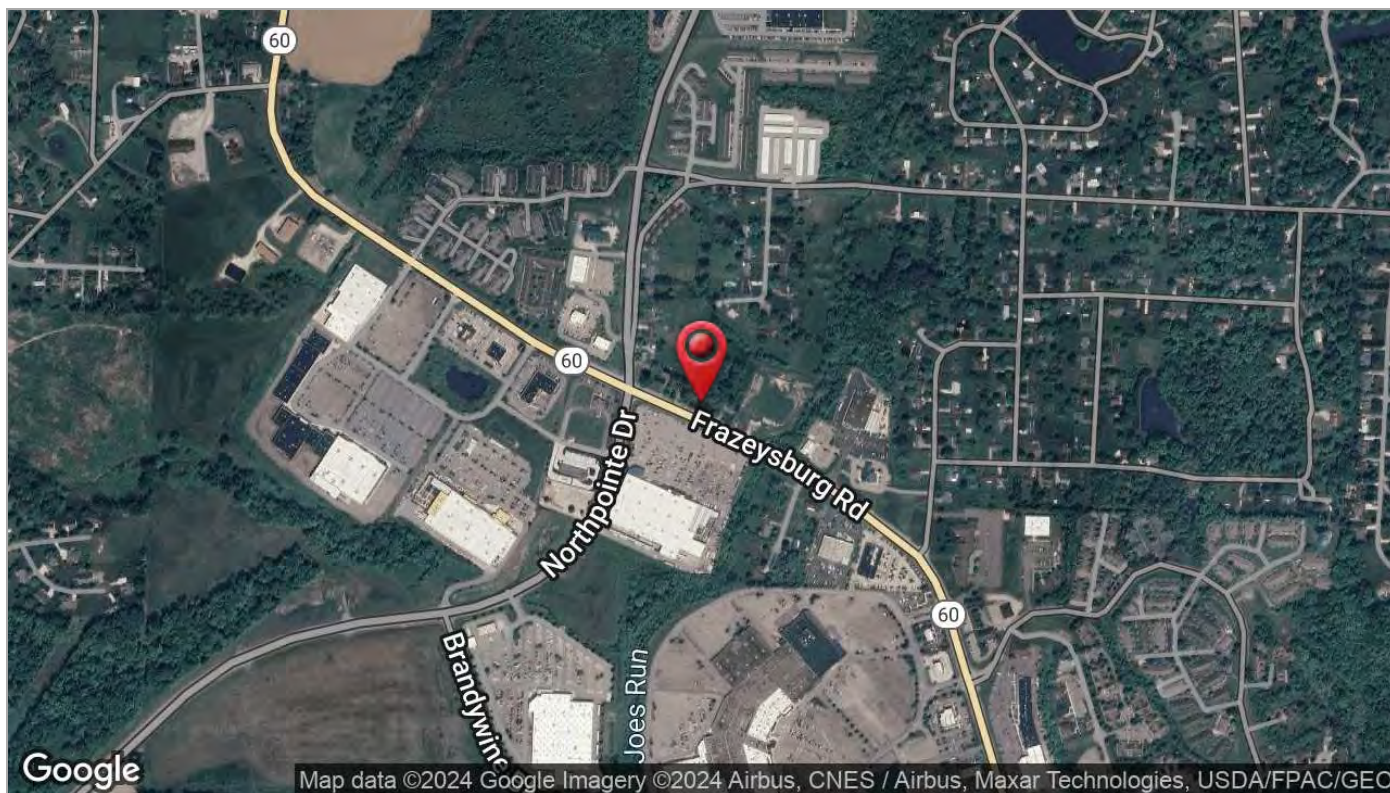
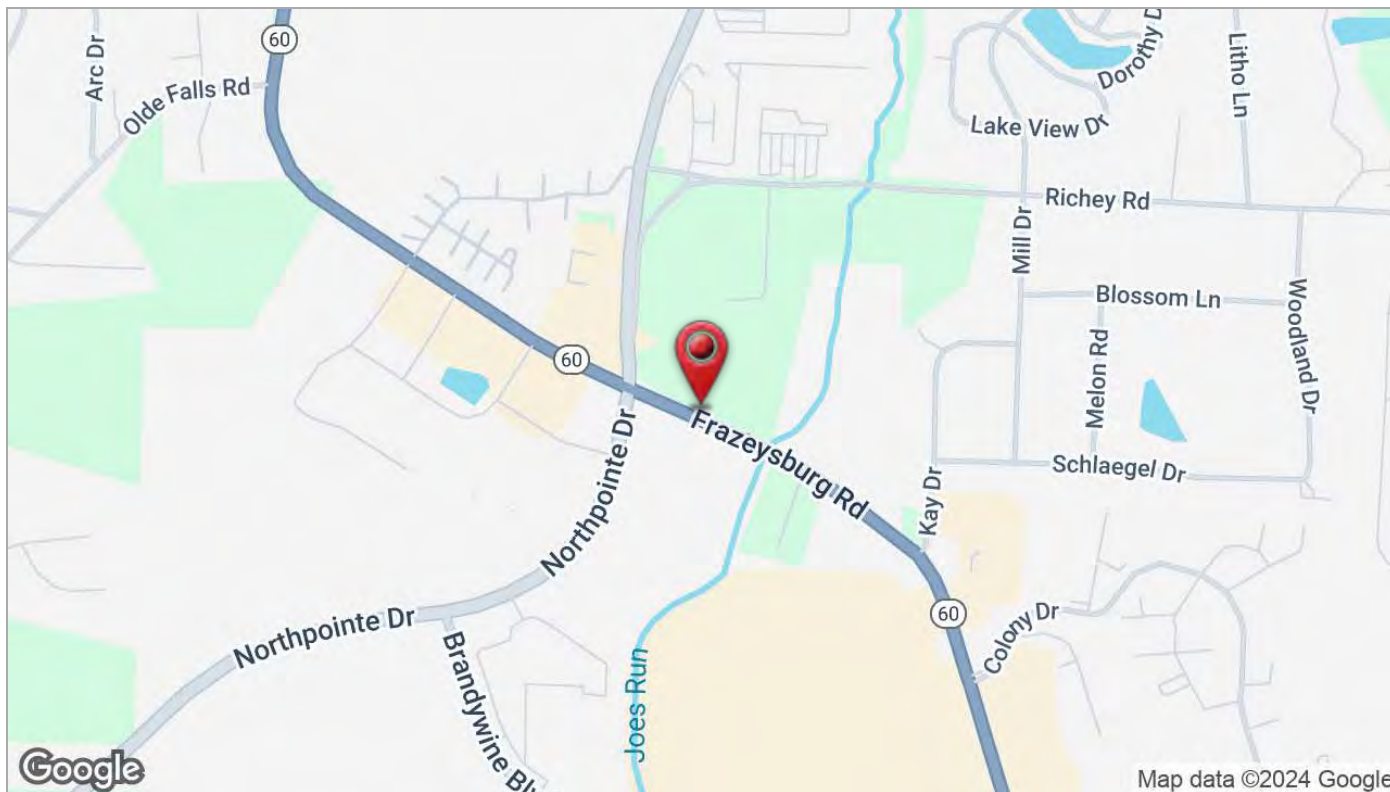
Location Overview

Tenants will find a mix of national and local retailers, bustling dining destinations, and a diverse demographic base. Situated directly adjacent to large retailers including Lowes, Home Depot, Sam's Club, Kohls, Academy Sports, Beals/Home Centric, JC Penny, Dunham Sports, TJ Max, Hobby Lobby and Big Sandy Furniture. Nearby Restaurants include Longhorn Steakhouse, Roosters, BWWs, The 146 Restaurant, Panera, Chipotle, Pizza Cottage, Starbucks, Jimmy Johns, Arby's, Raising Cane's Applebee's, Hot Head Burritos and Subway to name just a few. With easy access and proximity to popular attractions, the location presents an ideal opportunity for retail and commercial ventures to thrive in this dynamic market.

Lease Description

Rare opportunity to occupy one of the last remaining sites along this busy retail corridor. 4.806 acres located in the heart of this vibrant landscape. Zoned C-4, Highway Commercial, this prime retail location offers easy access and nearly 400 feet of frontage on SR 60 (Maple Ave/Frazeyburg Rd). The property will be delivered pad-ready, with all utilities in place for land lease or build to suit. With its strategic positioning and high-visibility, it is perfectly suited for retailers seeking a dynamic, high-traffic location within an established, thriving commercial community.







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ABOUT US

NAI Ohio Equities is one of the largest, long-standing, independently-owned commercial real estate and property management firms in Central Ohio. As an affiliate of NAI Global, Ohio Equities leverages a powerful, global network of independent, owner-operated commercial real estate brokerage firms, spanning more than 375 offices and 6,000 local market experts.

Founded in 1971 by George (Sandy) Simpson, Ohio Equities has grown its services over 50 years to include commercial real estate and property management. With more than 150 employees, including more than 40 brokers and property managers, we leverage the diverse experience of our team to provide organizations with a portfolio of real estate management options.