



# 55 W Church St

Newark, OH 43055



## Offering Summary

Sale Price:	\$849,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	10,650 SF
Available SF:	2,600 - 5,200 SF
Lot Size:	0.38 Acres
Number of Units:	3
Year Built:	1920
Zoning:	Downtown Commercial
APN:	054-202056-00.000

## Property Overview

This 10,650 SF building offers a rare leasing opportunity with 5,200 SF available, including 2,600 SF on the main level and 2,600 SF on the second level. Zoned Downtown Commercial, the space provides excellent flexibility for retail, service, wellness, or boutique-style users. A highly desirable feature is the inclusion of 24 private on-site parking spaces, a rare advantage that adds convenience for customers and staff. Please note, no equipment shown in photos is included with the lease. This is an ideal opportunity for tenants seeking functional space with exceptional parking in a prime commercial setting.

## Property Highlights

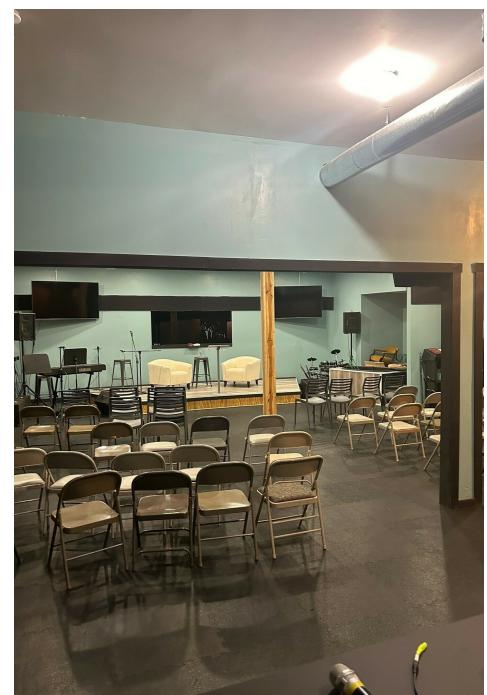
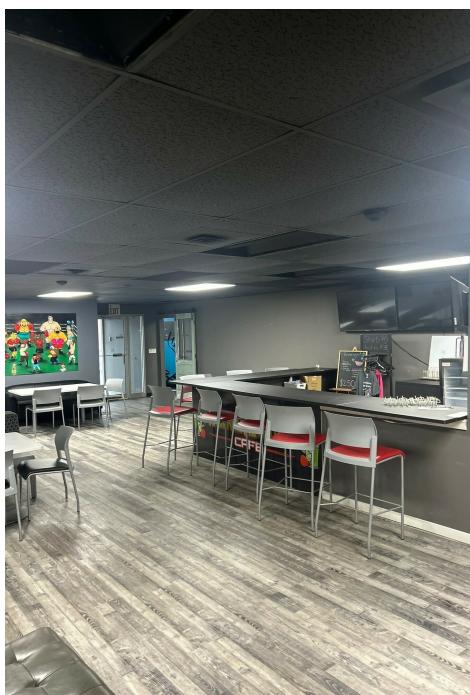
- 5,200 SF available: 2,600 SF on the main level and 2,600 SF on the second level
- Zoned Downtown Commercial, allowing a variety of retail and service uses
- Rare downtown feature with 24 private on-site parking spaces





Additional Photos

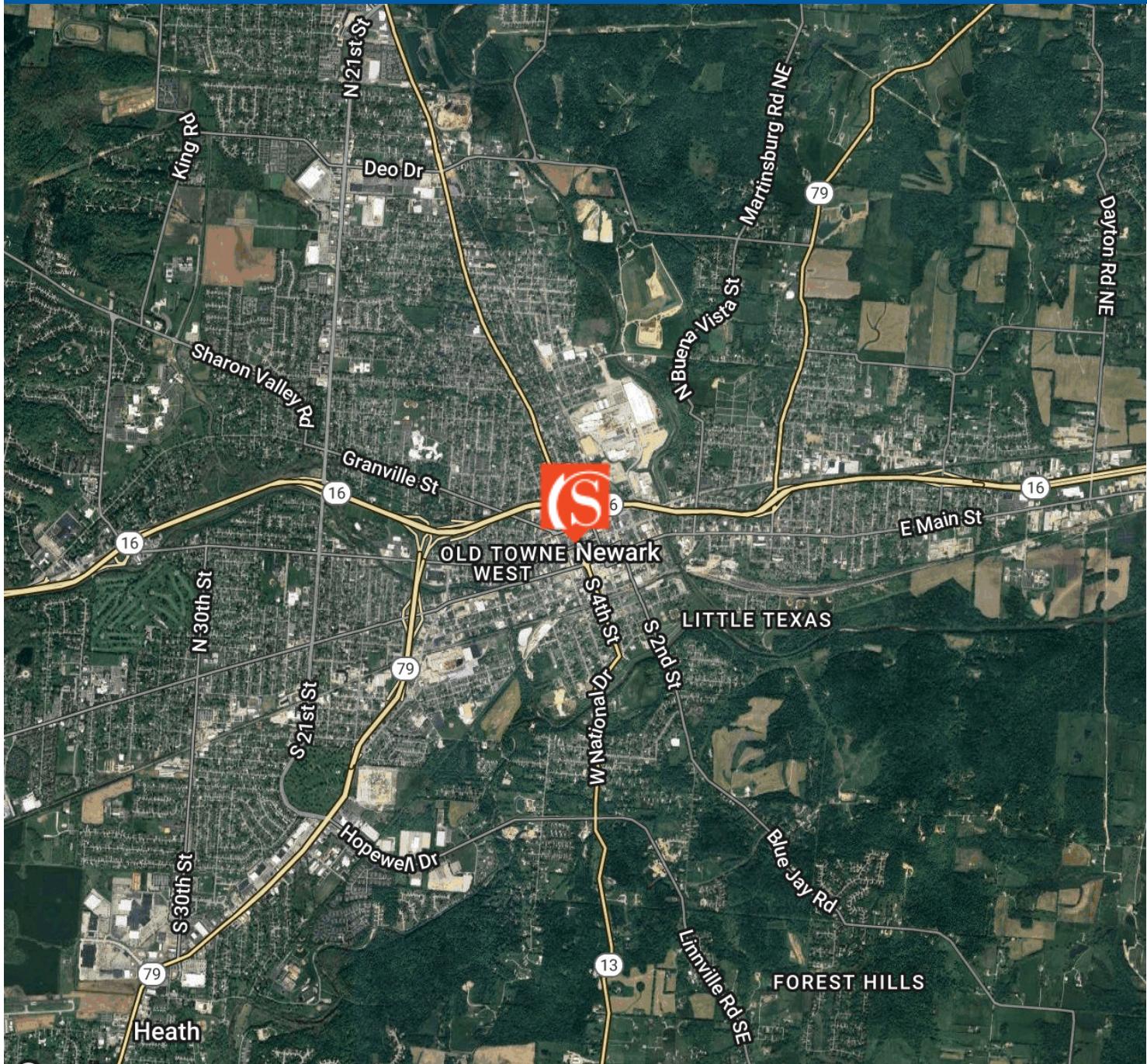
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Google

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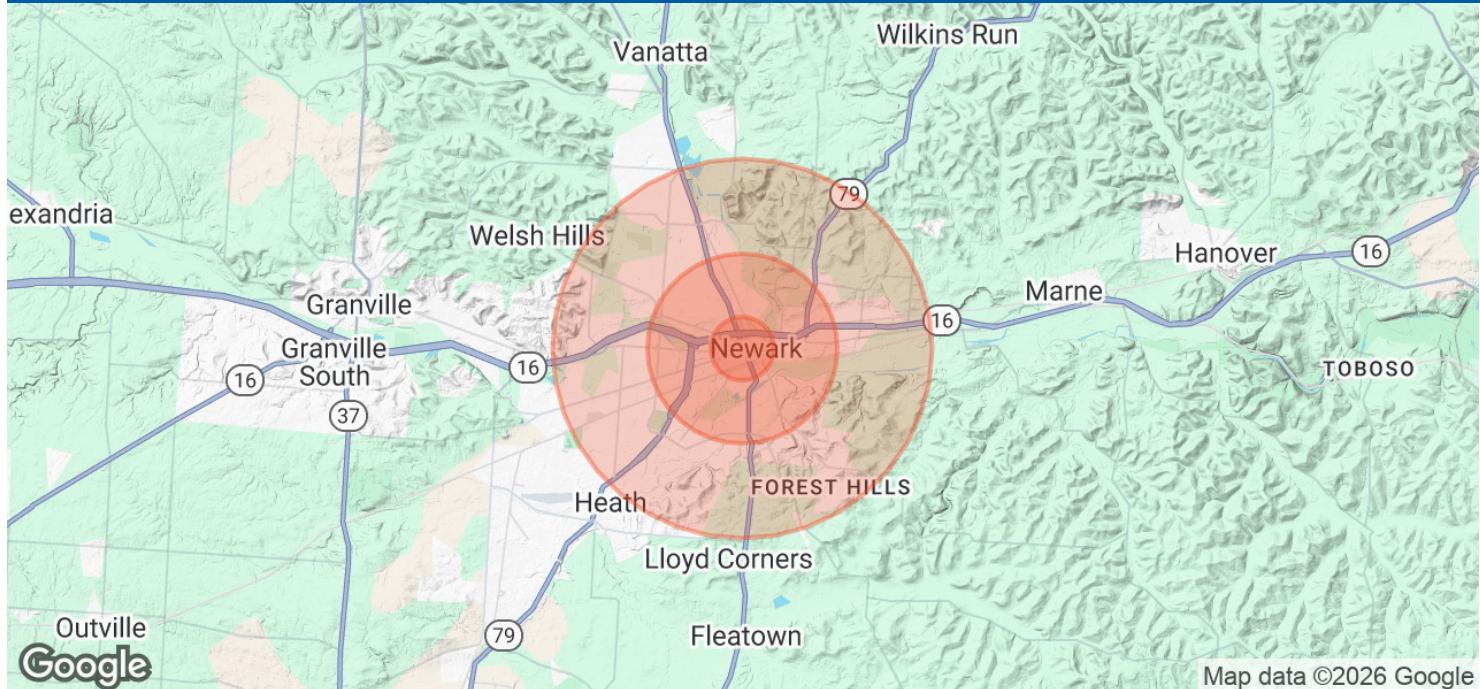
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population	0.5 Miles	1.5 Miles	3 Miles
Total Population	3,637	22,874	49,909
Average Age	38	38	41
Average Age (Male)	38	37	39
Average Age (Female)	38	39	42

Households & Income	0.5 Miles	1.5 Miles	3 Miles
Total Households	1,547	9,312	20,984
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$46,999	\$60,852	\$74,738
Average House Value	\$106,358	\$147,176	\$187,462

Demographics data derived from AlphaMap



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