



2755 Adamsville Rd

Zanesville, Ohio 43701

Property Features

- 3± Acre Retail Development Land
- Gas Station C-Store Truck Stop Site
- Only 1 Truck Stop Within 40 Miles Serving Entire Market
- Corner of Entrance to Eastpointe Business Park
- More than 2 Million Feet MFG and Distribution Centers
- 3,000± Employees in Area Business Parks
- Multiple Accesses / Flexible Site Plans / All utilities / No Zoning

Sale Price: \$975,000



For more information:

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NAI Ohio Equities

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Property Summary

Sale Price:	\$975,000
Lot Size:	3.0 Acres
APN #:	70-60-02-08-000 70-60-02-07-000
Zoning:	No Zoning
Market:	Muskingum County
Sub Market:	Zanesville
Cross Streets:	Adamsville Rd and Innovation Way

Location Overview

Located at the entrance to Eastpointe Business Park. Avon and Dollar General have distribution centers just under 2 million SF. Other businesses include Wendy's Bun Factory, Belco Doors, Dow Cameron Oil and Tilly Pressure Testing Systems. Halliburton Oilfield Services boasts more than 400 trucks per day with 800 anticipated this year. Multiple businesses in the park are hiring and several are looking to grow by fairly large numbers over the next few years.

Property Overview

This prime 3± acre retail development land offers a lucrative opportunity as a Gas Station C-Store Truck Stop site. It holds a strategic advantage being the sole Truck Stop within a 40-mile radius, catering to the entire market. Situated at the corner entrance of the thriving Eastpointe Business Park, which boasts an impressive presence of over 2 million square feet of manufacturing and distribution centers, the location ensures a steady flow of potential customers. Moreover, with approximately 3,000 employees in the surrounding business parks, there is a significant customer base readily available. The site's appeal is further enhanced by multiple accesses, flexible site plans, and the convenience of all utilities being readily available, making it an ideal investment prospect with no zoning restrictions.



