



1125 – 1137 Lee St

Zanesville, OH 43701



Offering Summary

| | |
|-------------|--|
| Sale Price: | \$150,000 |
| Lot Size: | 0.393 Acres |
| Zoning: | C-4 |
| APN: | 83-40-02-33-000 83-40-02-32-000 83-40-02-31-000 83-40-02-30-000 |

Property Overview

Put your next retail or land investment in front of thousands every day. This 0.393± acre commercially zoned parcel delivers strong exposure with 36,000 vehicles/day on I-70 and 8,000 vehicles/day on State Street. With all utilities available, the site is primed for a small retail building, pad user, or service-oriented concept—or a strategic long-term hold. Efficiently sized and easy to plan, this in-city commercial lot offers a clear path to development with visibility and infrastructure already in place.

Property Highlights

- 0.393± acre commercial parcel
- Commercial zoning (flexible retail/service potential)
- All utilities available for streamlined development
- Strong daily exposure



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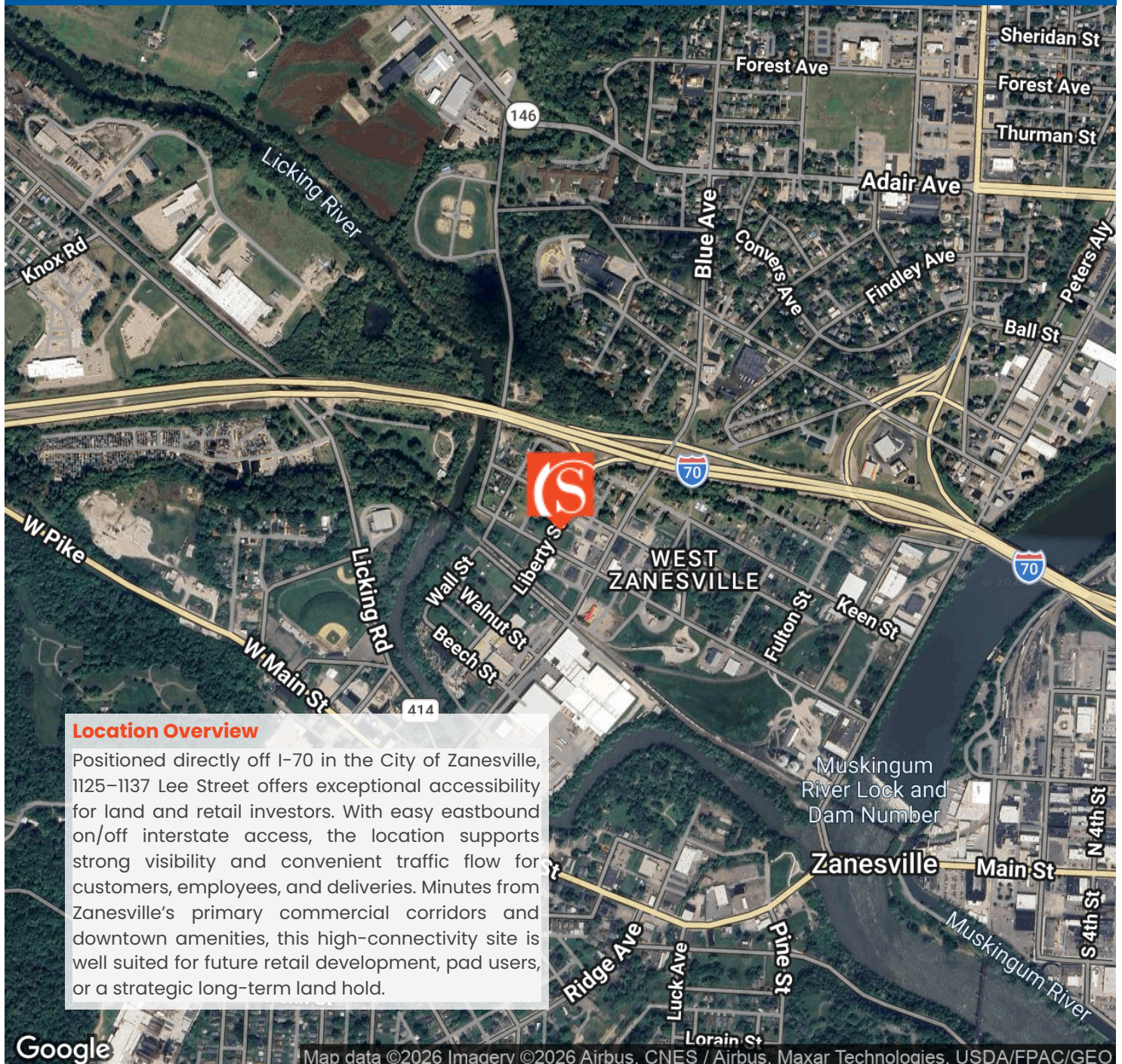
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Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

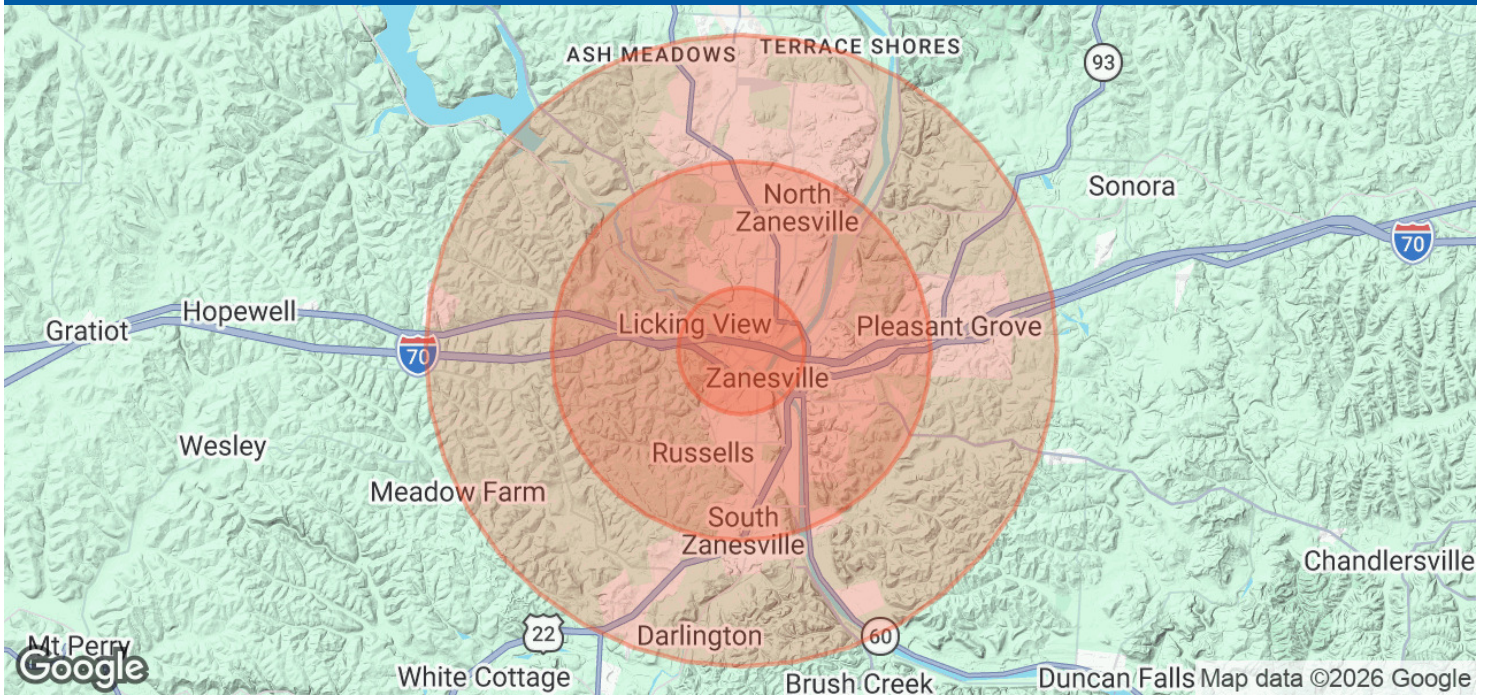
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 6,154 | 32,504 | 45,549 |
| Average Age | 39 | 41 | 42 |
| Average Age (Male) | 38 | 39 | 41 |
| Average Age (Female) | 41 | 42 | 43 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,512 | 13,787 | 19,484 |
| # of Persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH Income | \$56,717 | \$59,336 | \$65,319 |
| Average House Value | \$155,403 | \$157,077 | \$169,095 |

Demographics data derived from AlphaMap

