



## 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

Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | [shai-hess.com](http://shai-hess.com)

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





Additional Photos

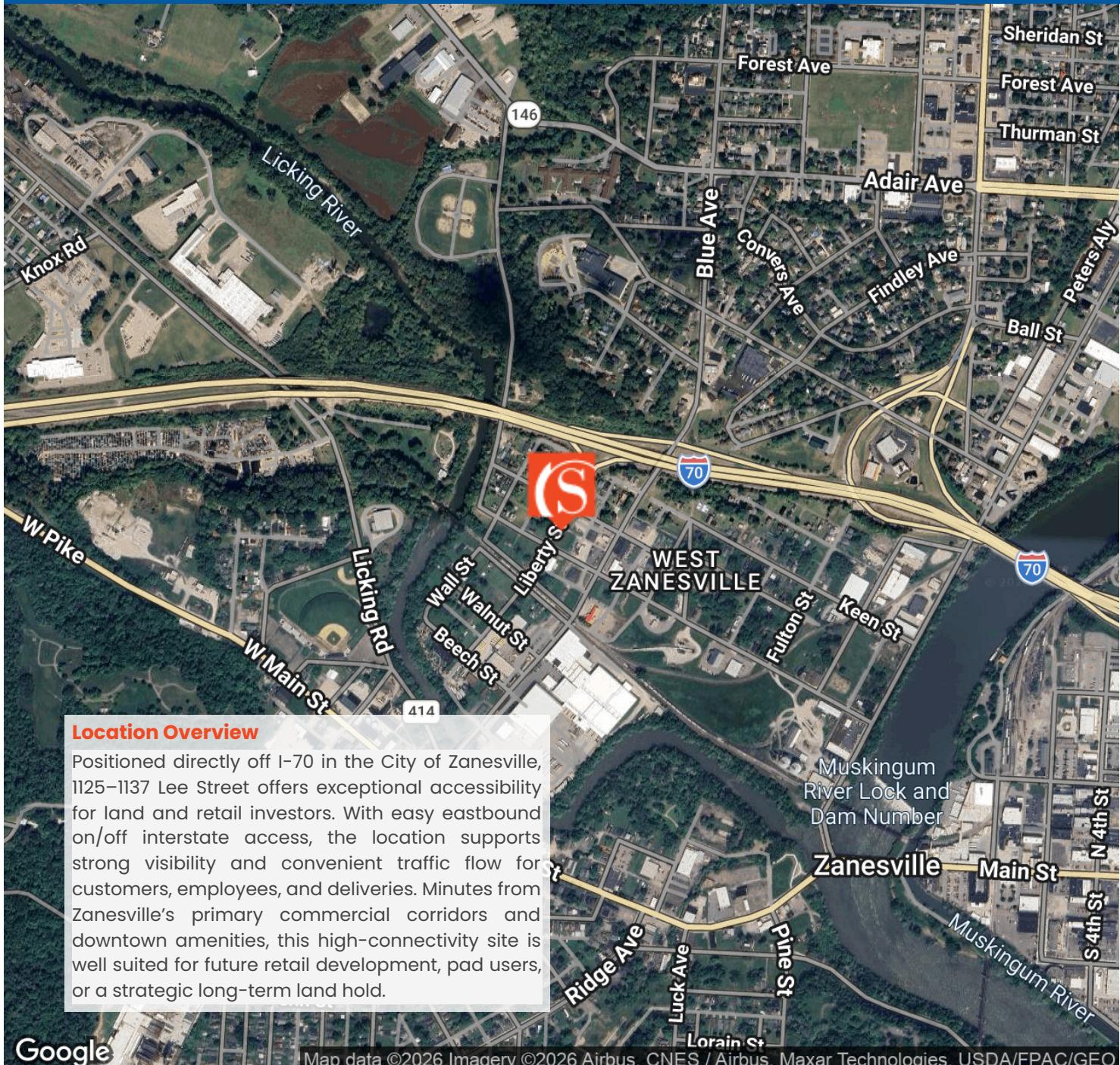
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Google

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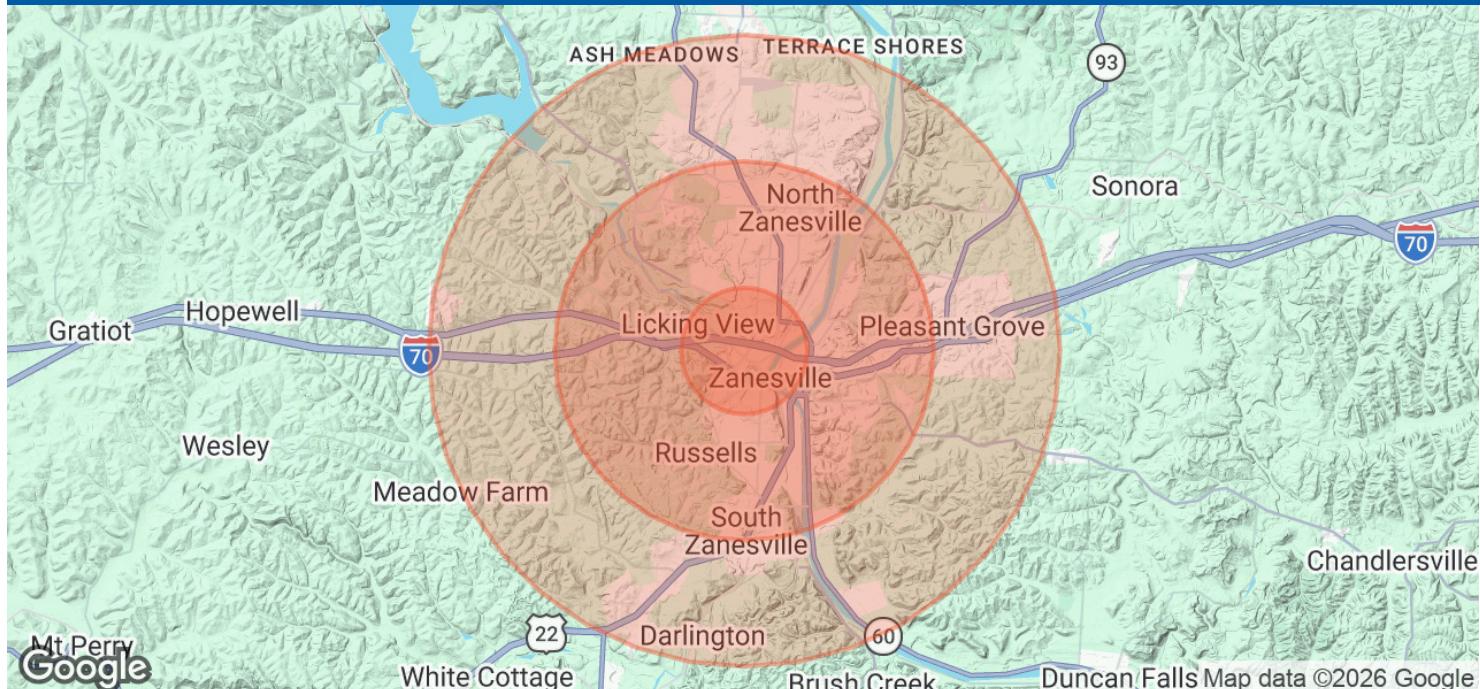
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,154	32,504	45,549
Average Age	39	41	42
Average Age (Male)	38	39	41
Average Age (Female)	41	42	43

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



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