



10830 Beaver Road Northwest

Johnstown, OH 43031



Offering Summary

Sale Price:	\$75,000 / acre
Building SF:	5,000 SF
Lot Size:	46.69 Acres
Year Built:	2022
Zoning:	Innovation Employment
APN:	036-110292-00.000 036-110448-00.003

Property Overview

Presenting an exceptional opportunity! This expansive 46.69-acre property features a 5,000 square foot building designed to meet the diverse needs of industrial and commercial ventures. The building showcases 3 pull-through style bays with 14' doors, providing unparalleled accessibility and functionality. Additionally, the property includes finished office space, offering a seamless blend of operational and administrative areas. With an Innovation Employment zoning, this property is perfectly suited for a wide range of industrial and flex space activities. Its strategic location near SR-161 enhances its accessibility and convenience.

Location Overview

Situated between SR-310 and Mink Street, Beaver Road provides convenient access to SR-161, making it an ideal location for businesses seeking proximity to the Intel Site in New Albany, the Columbus area, and beyond. With easy accessibility from multiple exits, this strategic positioning offers seamless travel to Granville and the eastern regions. The property's location on Beaver Road presents a prime opportunity for businesses looking to capitalize on the central connectivity and accessibility to major business hubs.





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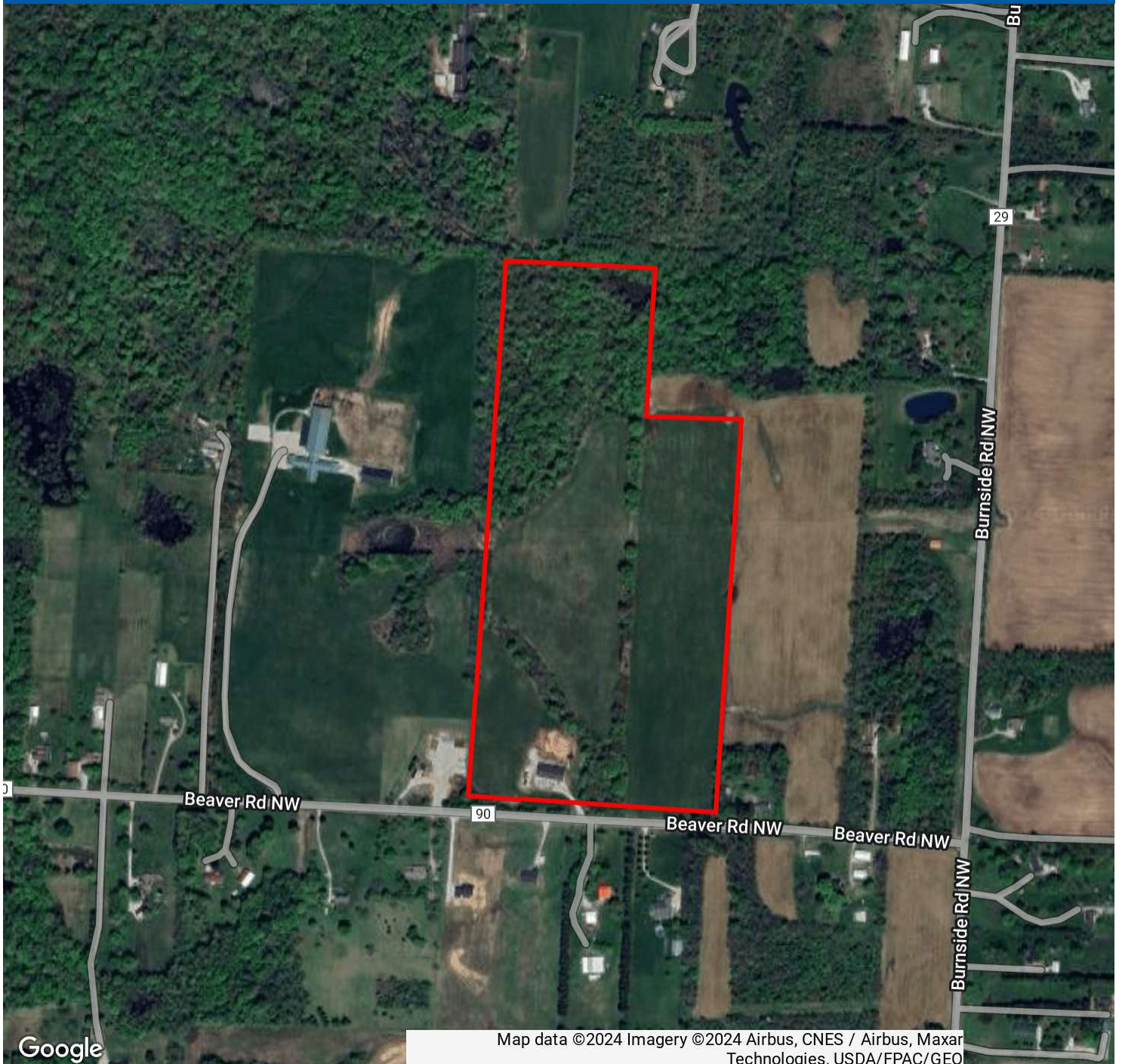
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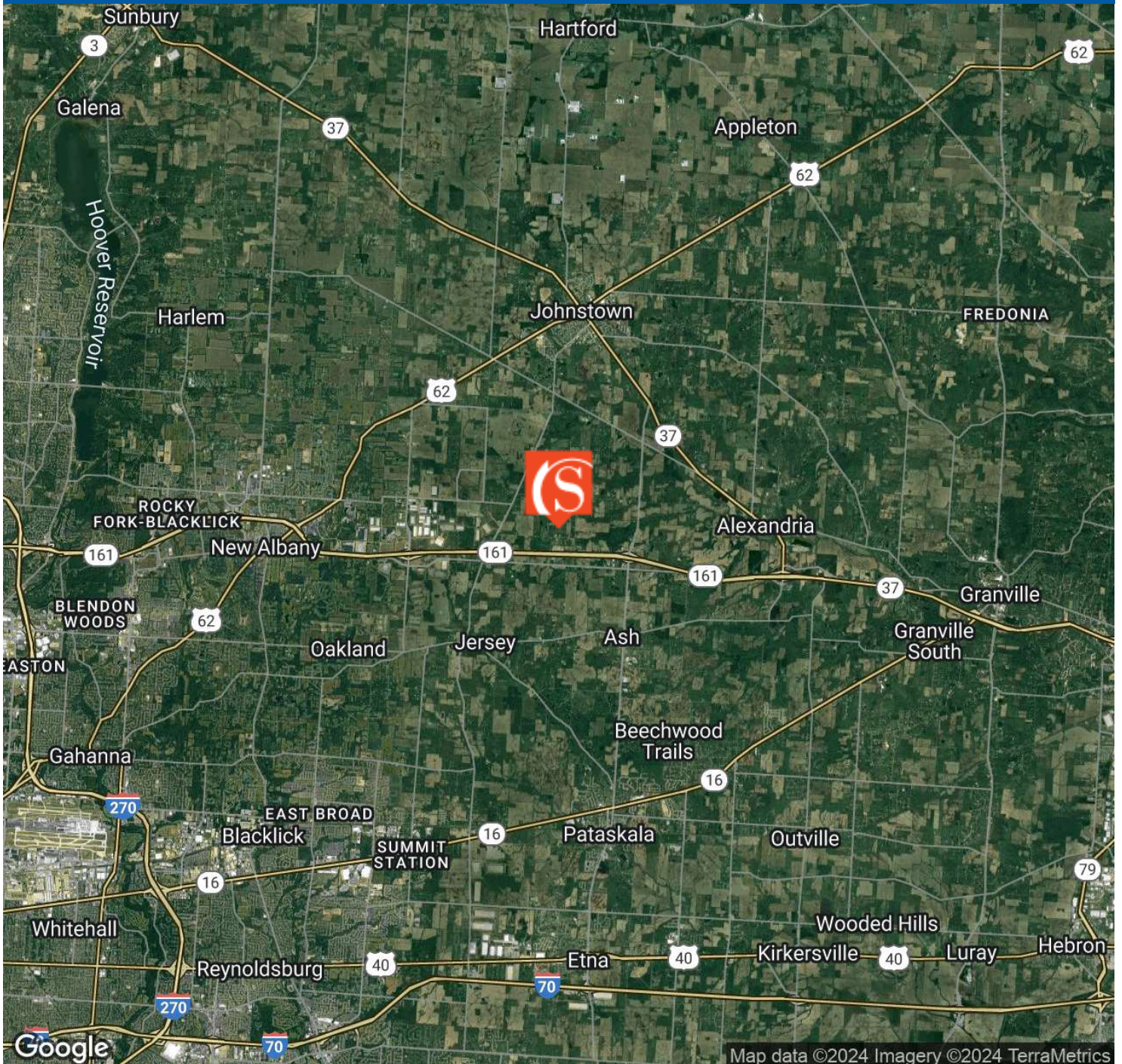
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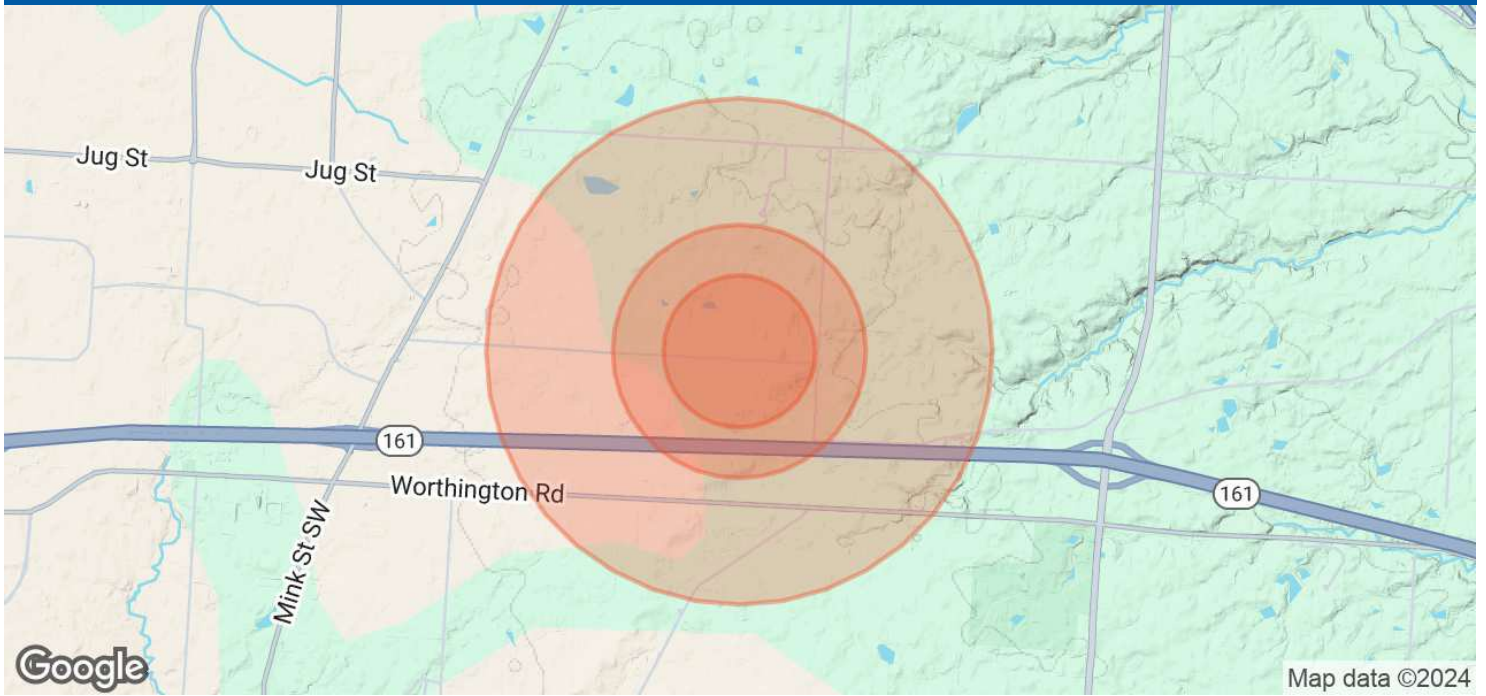
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	14	58	249
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	46	46

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	22	96
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$154,705	\$154,705	\$149,522
Average House Value	\$446,351	\$446,351	\$451,081

Demographics data derived from AlphaMap