



1234 W Main St

Newark, OH 43055



Offering Summary

| | |
|------------------|--------------------------|
| Lease Rate: | \$24.00 SF/yr (Gross) |
| Building Size: | 3,218 SF |
| Available SF: | 544 SF |
| Lot Size: | 0.46 Acres |
| Number of Units: | 13 |
| Year Built: | 1974 |
| Zoning: | General Office |
| APN: | 054-241458-00.000 |

Property Overview

This 544 SF lower-level office suite offers a private and professional workspace with its own dedicated entrance, providing added convenience and independence for tenants. The space is well suited for small businesses or individual professionals seeking an efficient office layout. An additional 1,008 SF of storage space is available for lease, offering flexible options for expanded needs, with lease terms to be discussed if included. Space for signage is available at the front of the building, allowing for clear business identification. A minimum two-year lease is required, making this an ideal opportunity for tenants seeking stability and functionality.

Property Highlights

- 544 SF lower-level office suite with a private entrance
- Additional 1,008 SF of storage space available for lease
- Space available for building signage



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COMMERCIAL REAL ESTATE LLC.

Brokerage, Development, Management
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Additional Photos

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

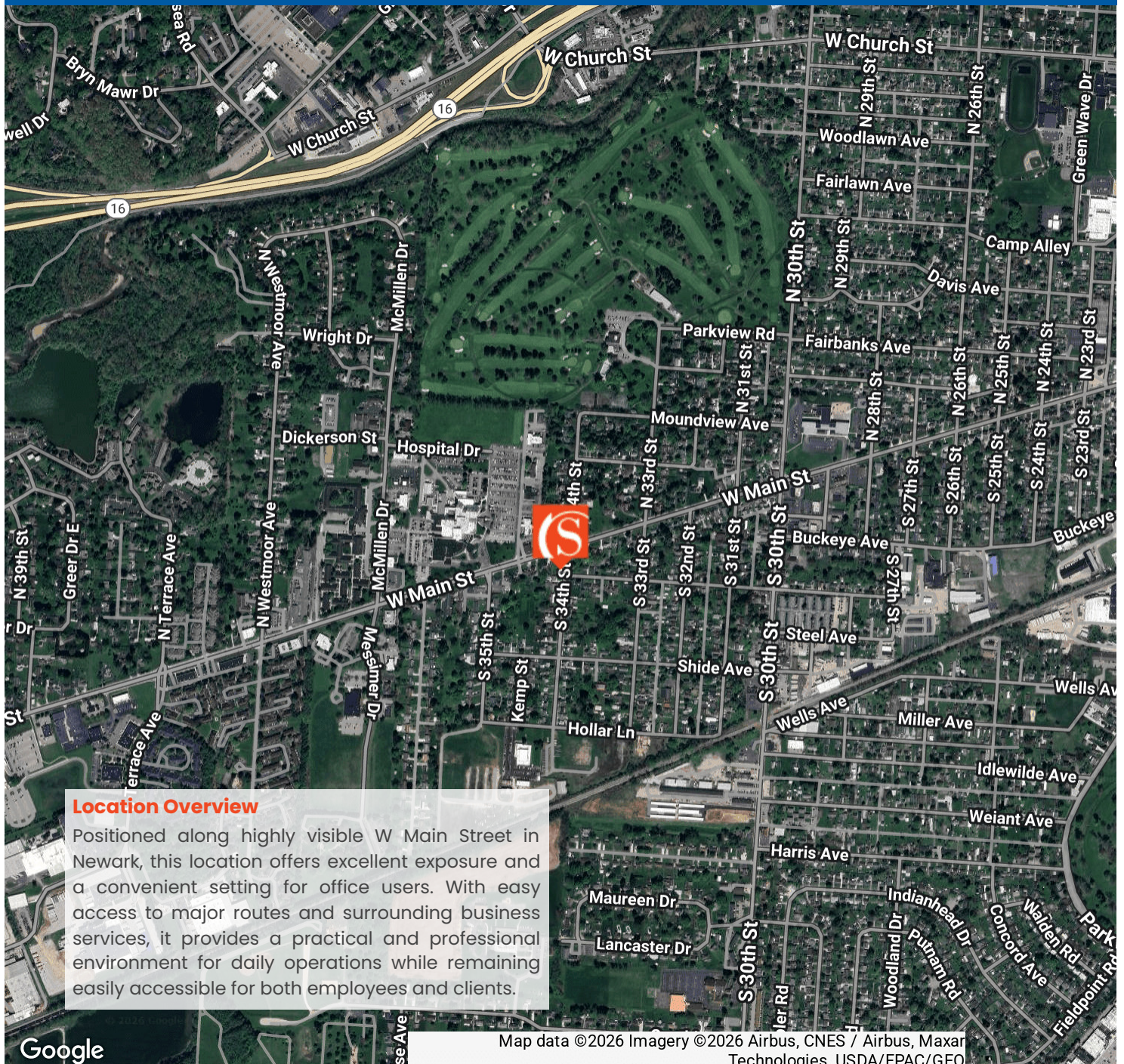
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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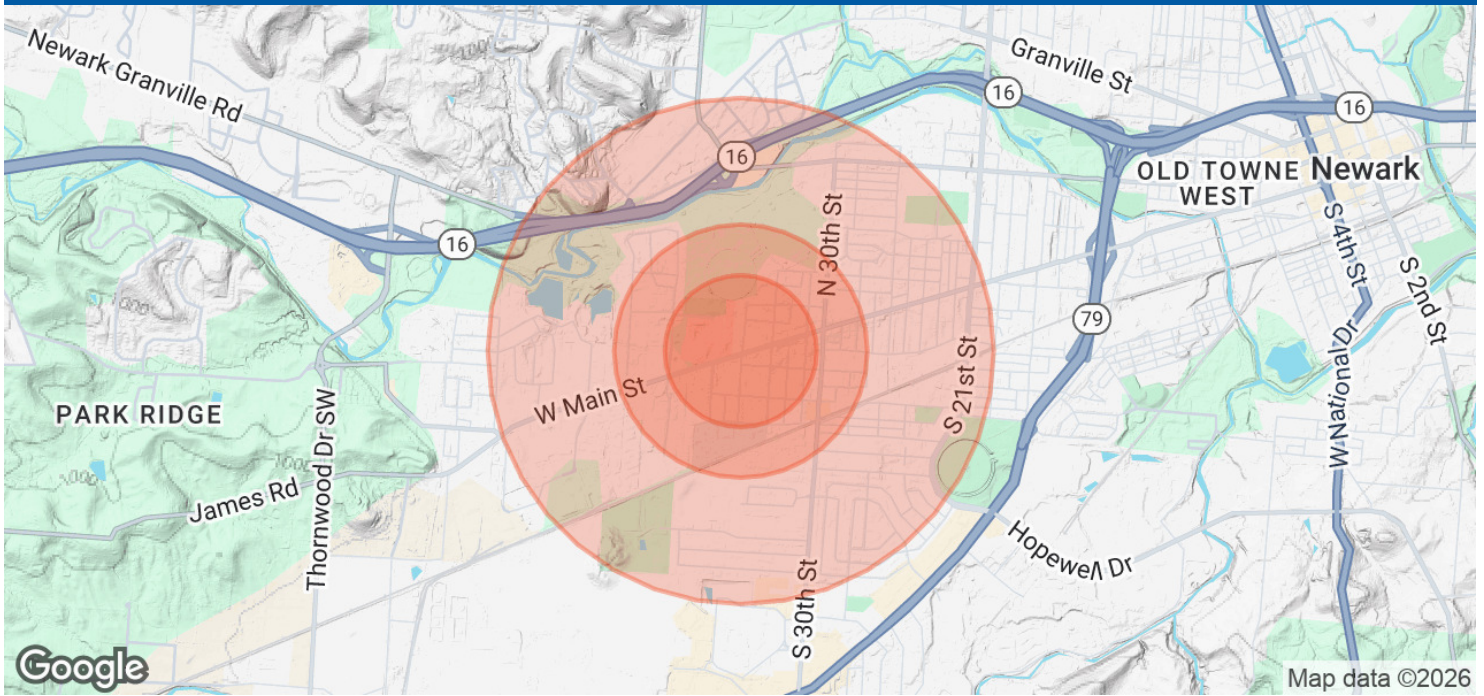
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Population

0.3 Miles

0.5 Miles

1 Mile

| | | | |
|----------------------|-----|-------|-------|
| Total Population | 457 | 2,552 | 9,306 |
| Average Age | 43 | 44 | 42 |
| Average Age (Male) | 40 | 41 | 40 |
| Average Age (Female) | 45 | 47 | 44 |

Households & Income

0.3 Miles

0.5 Miles

1 Mile

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 187 | 1,058 | 3,964 |
| # of Persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH Income | \$72,493 | \$77,264 | \$78,713 |
| Average House Value | \$195,934 | \$213,342 | \$202,624 |

Demographics data derived from AlphaMap

