



# 1134 Hebron Rd

Heath, OH 43056



## Offering Summary

Sale Price:	\$725,000
Building Size:	2,100 SF
Lot Size:	0.76 Acres
Year Built:	1991
Zoning:	B-3
Traffic Count:	28,744
APN:	030-097578-00.000

## Property Overview

Presenting a versatile 2,100 SF freestanding retail building zoned B-3 and currently configured as two restaurant spaces—ideal for an investor or owner-user. One suite will be available soon, creating an excellent opportunity to occupy space while maintaining income from the remaining tenant. The current owner-operator can sell and lease back their space, or vacate if needed, providing flexible repositioning options. Features include a drive-thru, building and road signage, and separate entrance/exit points to SR-79 (Hebron Road) for efficient access and circulation.

## Location Overview

High-visibility location on Hebron Road with strong traffic counts and excellent exposure. 1134 Hebron Rd offers prominent frontage and easy access, making it an ideal location for a retail user or investor seeking consistent daily visibility.





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1134 Hebron Rd  
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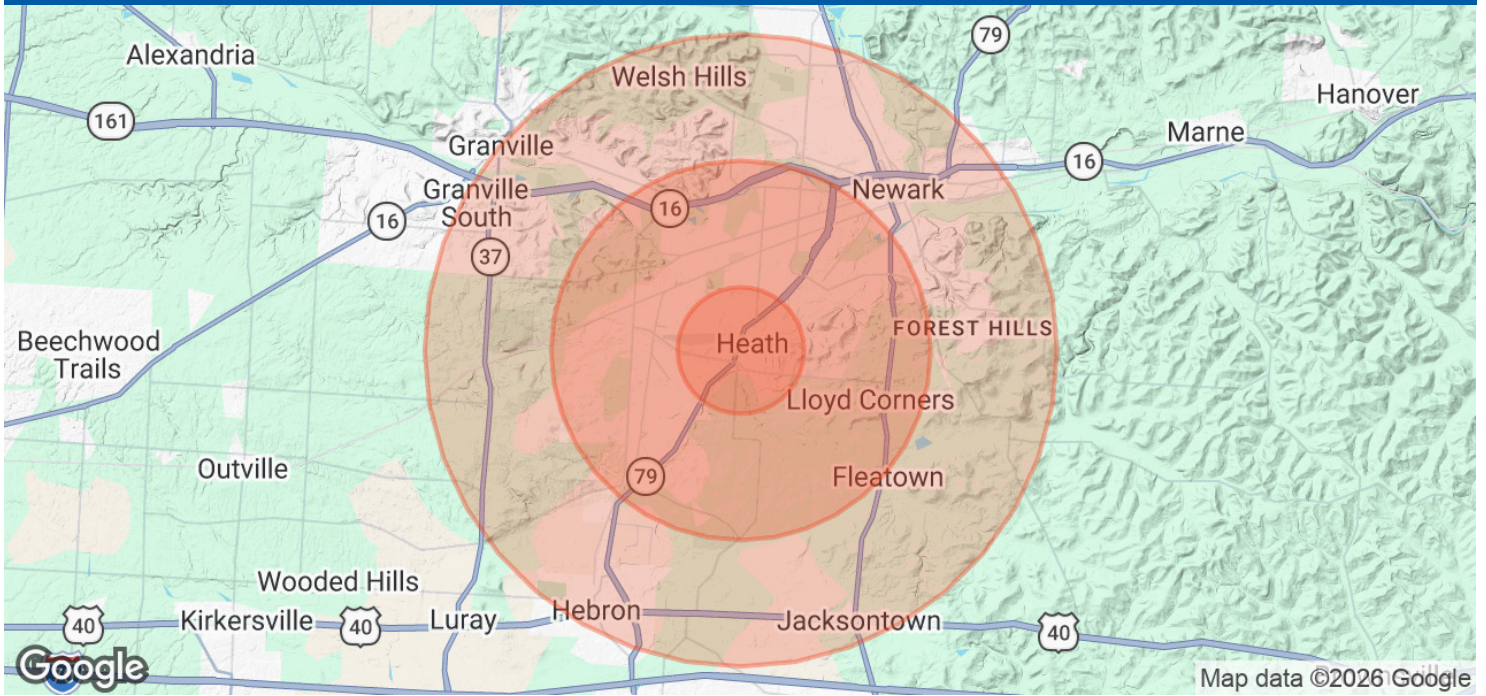


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**1134 Hebron Rd**  
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**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	3,054	28,458	68,818
Average Age	46	42	41
Average Age (Male)	44	40	40
Average Age (Female)	47	43	42

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,353	11,980	28,019
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$94,607	\$85,572	\$91,080
Average House Value	\$208,052	\$208,647	\$237,263

Demographics data derived from AlphaMap

