



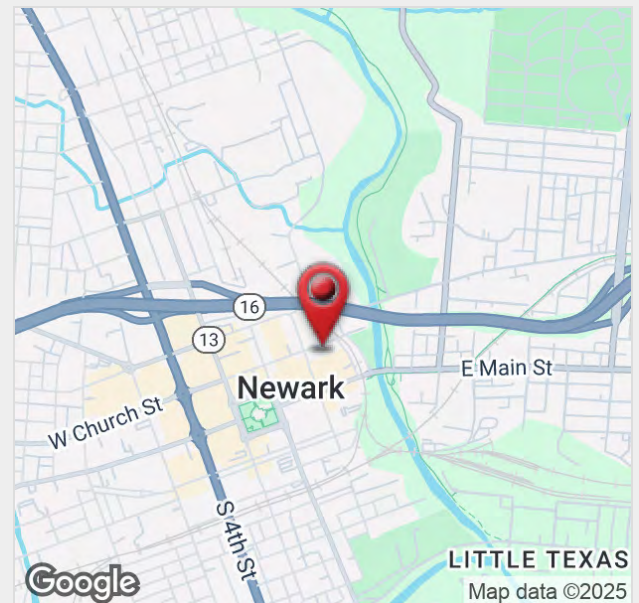
22 N. 1st Street

Newark, Ohio 43055

Property Features

- Located in the Heart of Newark
- ±52,117 SF Two-Story, Office/Warehouse Building
- Office Space: ±20,148 SF
- Warehouse Space: ±31,969 SF
- Three (3) Working Dock Doors (2 - 8'x10'; 1 - 10'x10')
- 19' up to 22' Warehouse Ceiling Height
- Passenger Elevator
- Zoned Downtown Commercial (DC) Allowing for Wide Range of Uses
- Two Parcels Consisting of 2.07 Acres
- 58 On-Site Parking Spaces
- Easy Access to Major Highways

Sale Price: \$1,600,000 (\$30.70/SF)



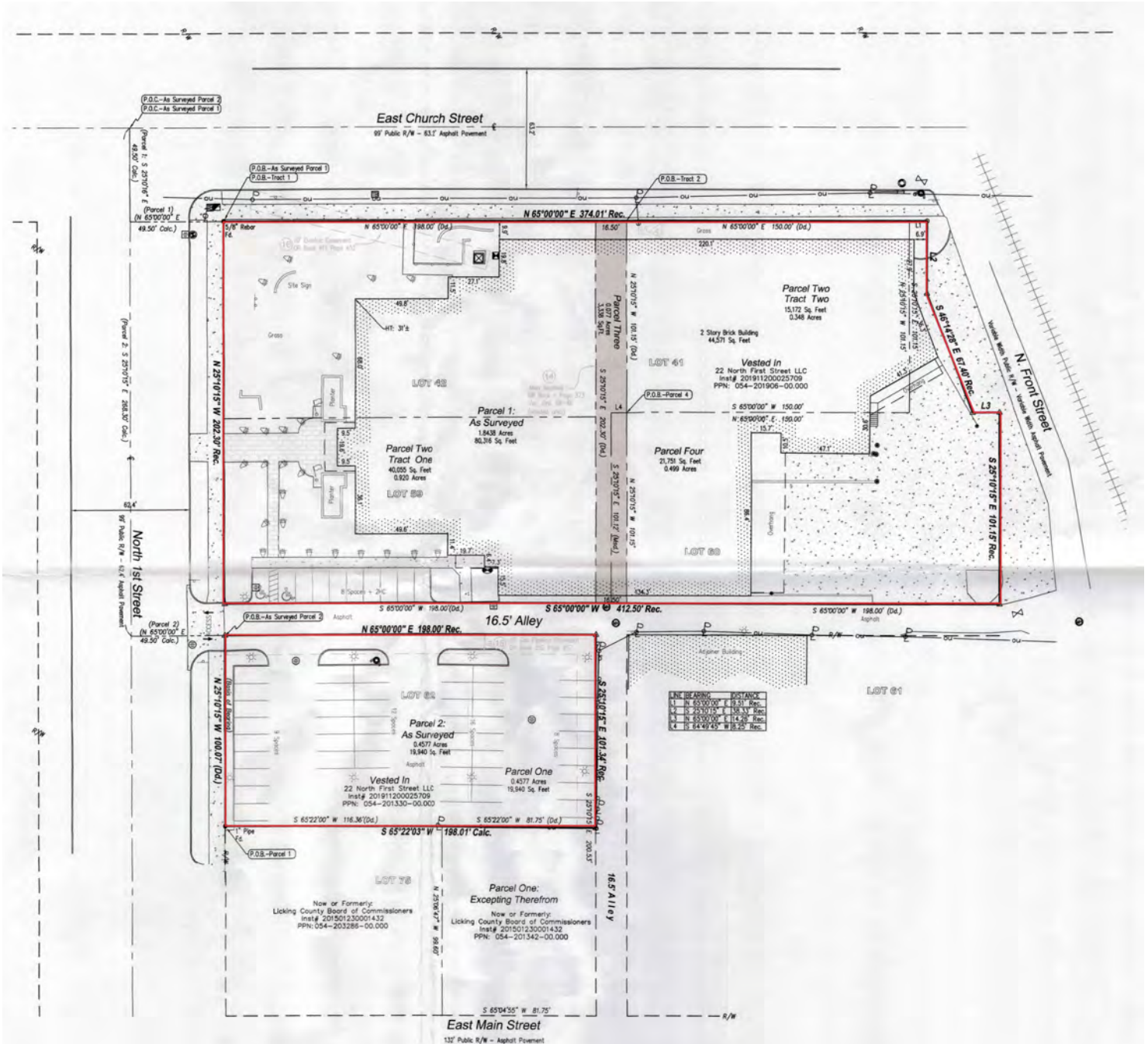
For more information:

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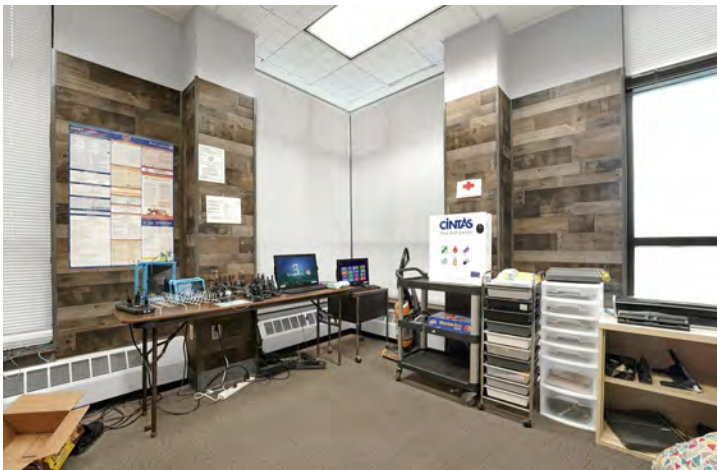
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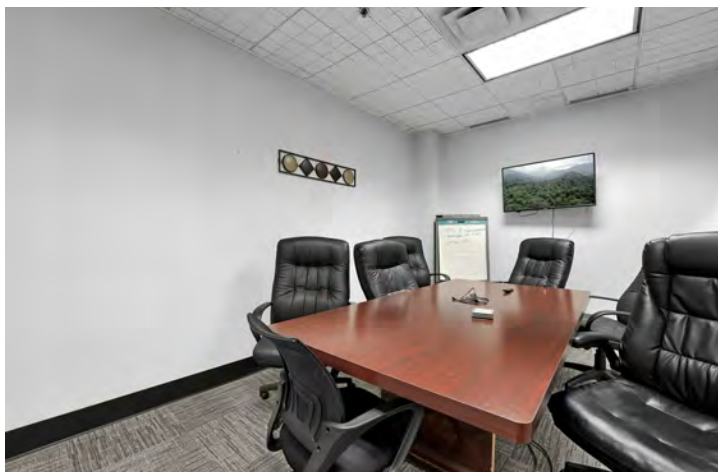
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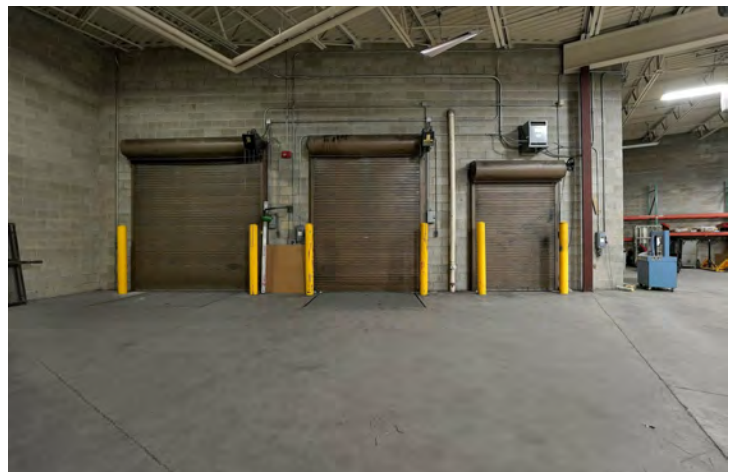
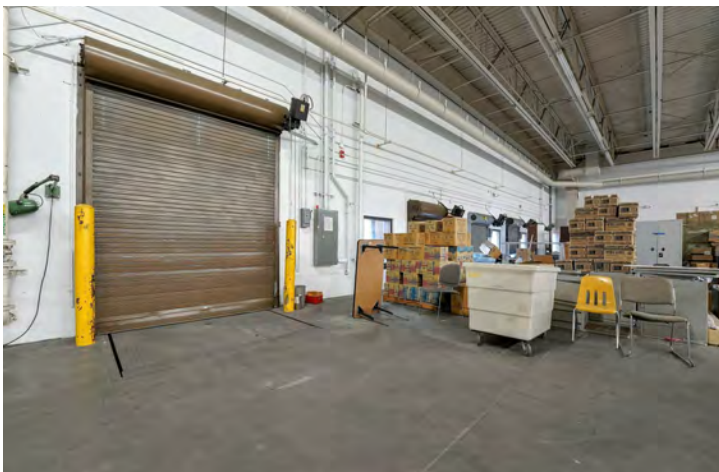
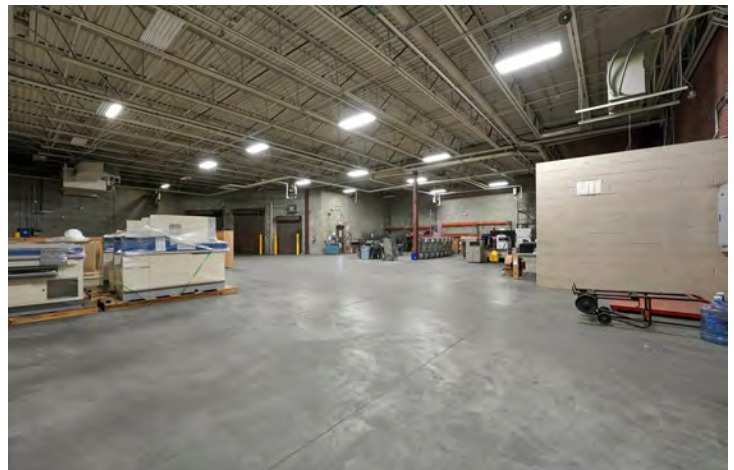


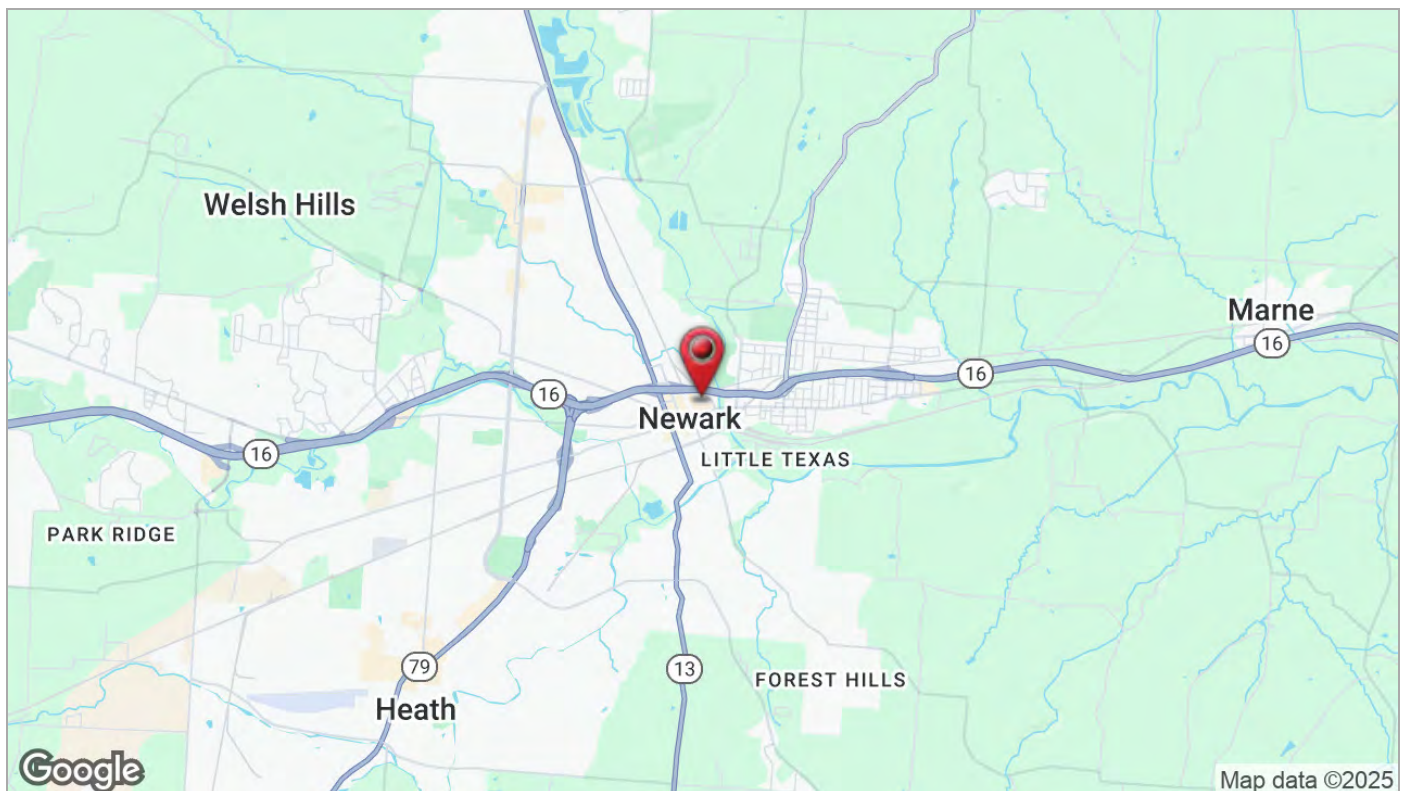
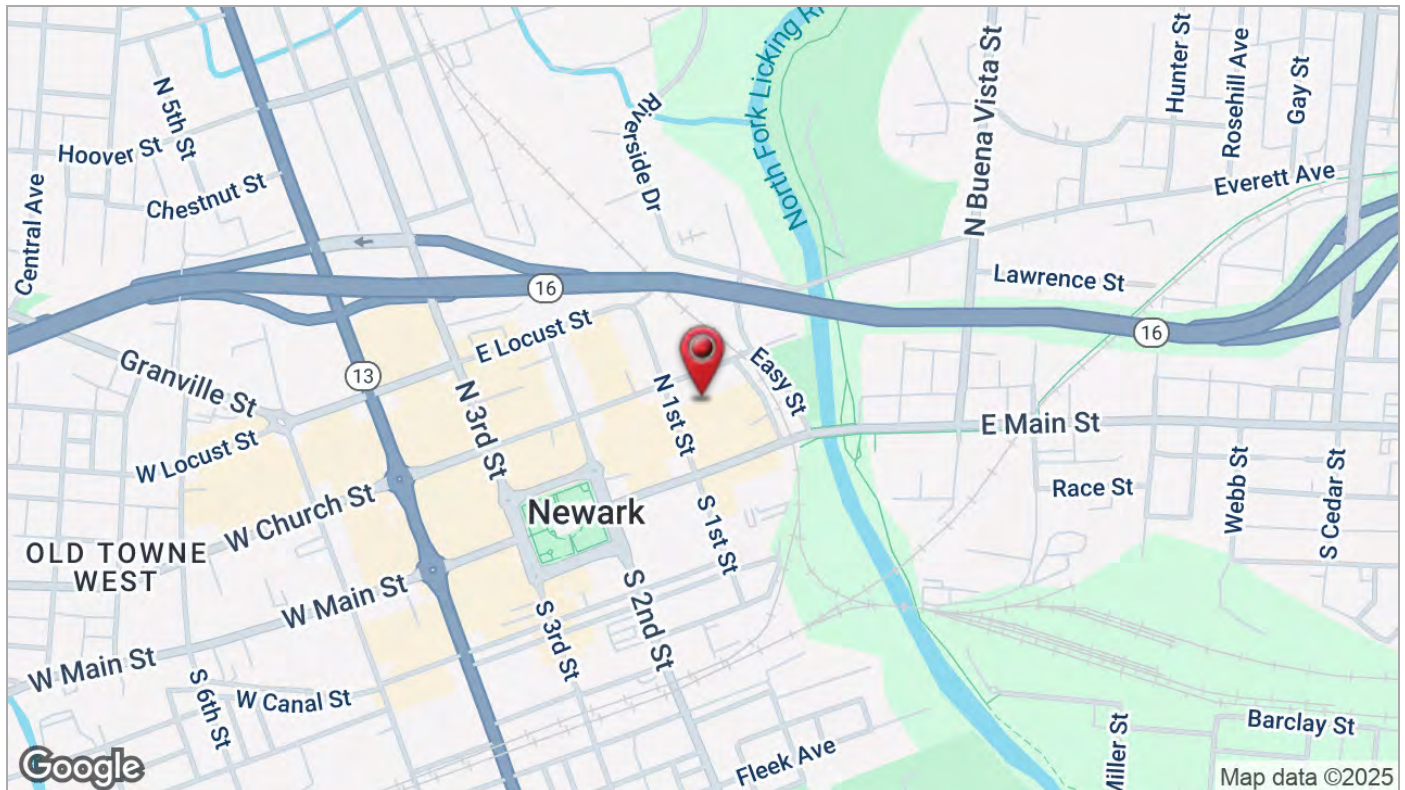
Red Outline is for Illustration Purposes Only

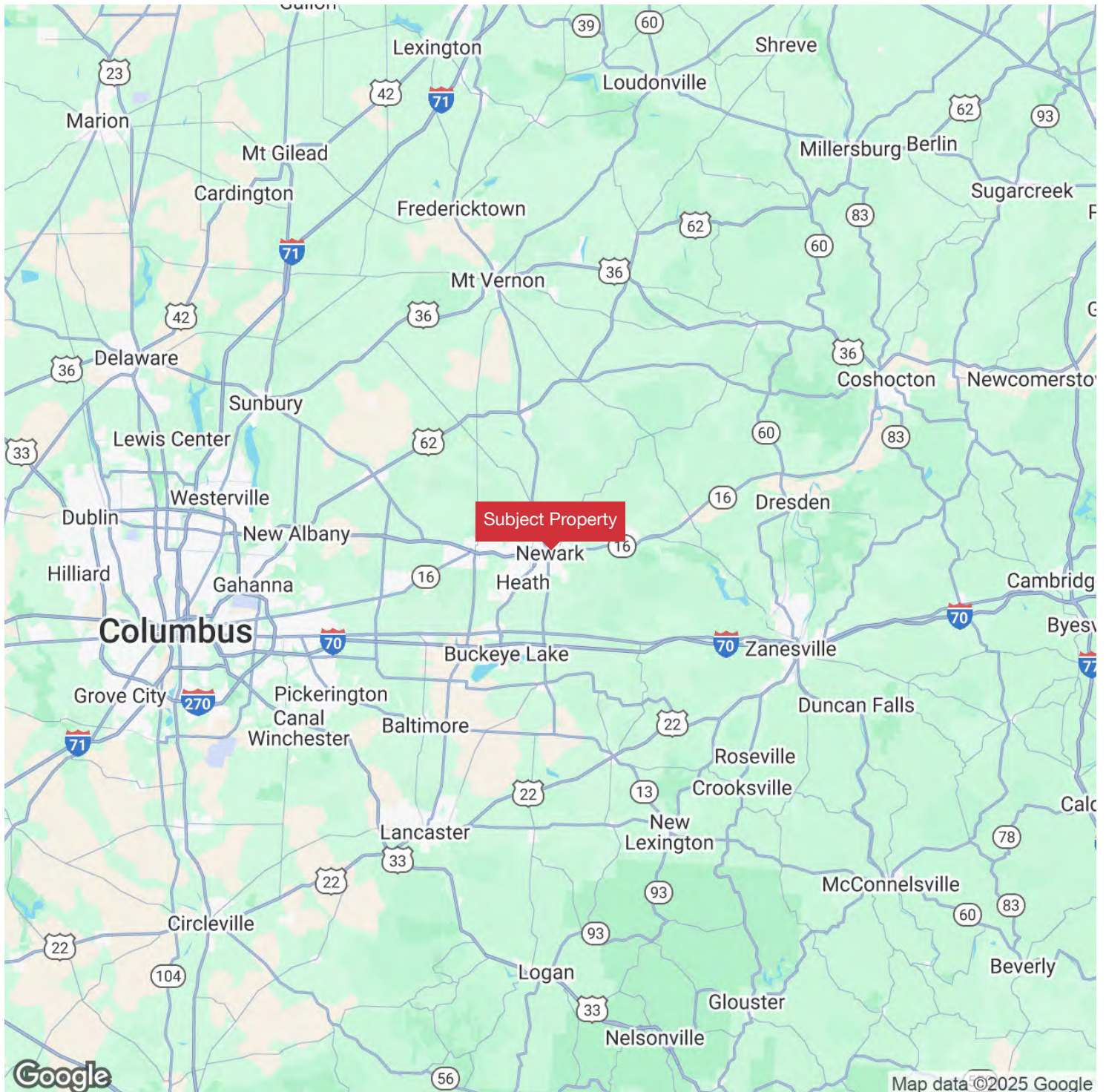


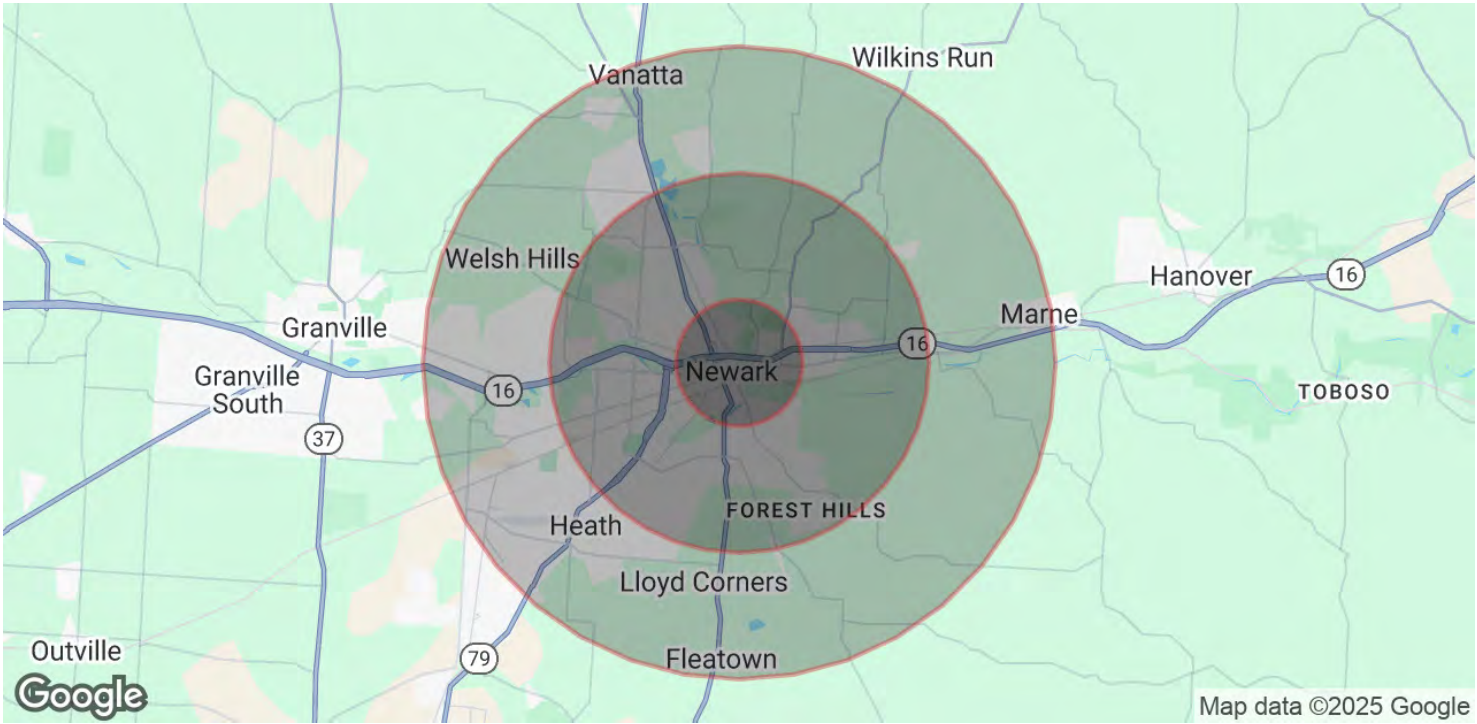












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,179	46,499	69,370
Average Age	37	41	41
Average Age (Male)	36	39	40
Average Age (Female)	38	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,478	19,420	28,766
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$51,378	\$73,078	\$84,013
Average House Value	\$124,542	\$182,849	\$210,367

Demographics data derived from AlphaMap