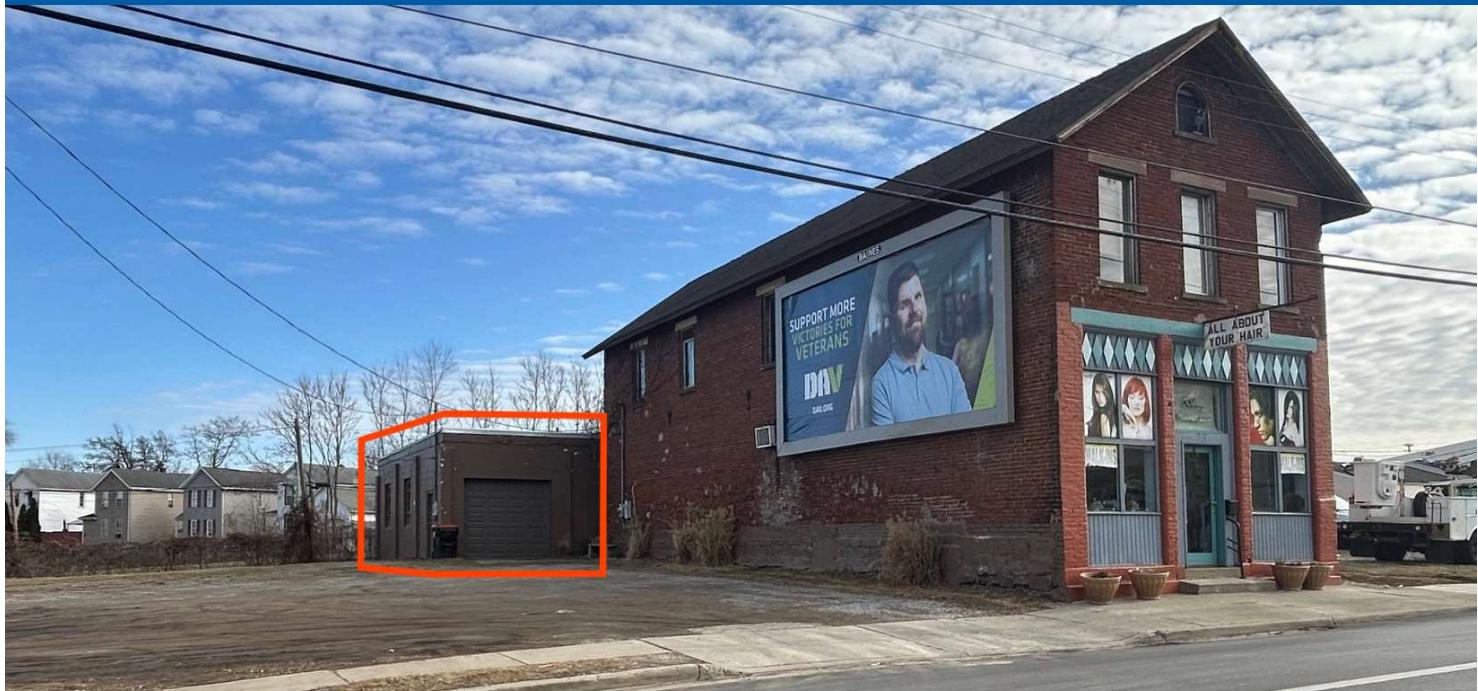




23 Union St (Rear)

Newark, OH 43055



Offering Summary

Lease Rate:	\$1,000.00 per month (Gross)
Building Size:	1,400 SF
Available SF:	1,400 SF
Lot Size:	0.24 Acres
Year Built:	1850
Zoning:	General Commercial
APN:	054-216996-00.000

Property Overview

Don't be deceived by this "blank slate" property—its potential is limitless! The property owner is ready to collaborate with prospective tenants to make necessary updates, ensuring the space meets their needs. Located in Newark, OH, this prime leasing opportunity offers endless possibilities for customization, making it ideal for a variety of businesses.

Situated in the rear building as a standalone structure, the space boasts excellent visibility and a prominent location, attracting a steady stream of potential customers. Shared parking with the front building provides ample convenience for both tenants and clients. Whether you're envisioning a retail store, restaurant, or business office, this versatile property serves as the perfect foundation for success.

Don't miss your chance to establish your business in this thriving location!



SHAI-HESS
COMMERCIAL REAL ESTATE LLC.

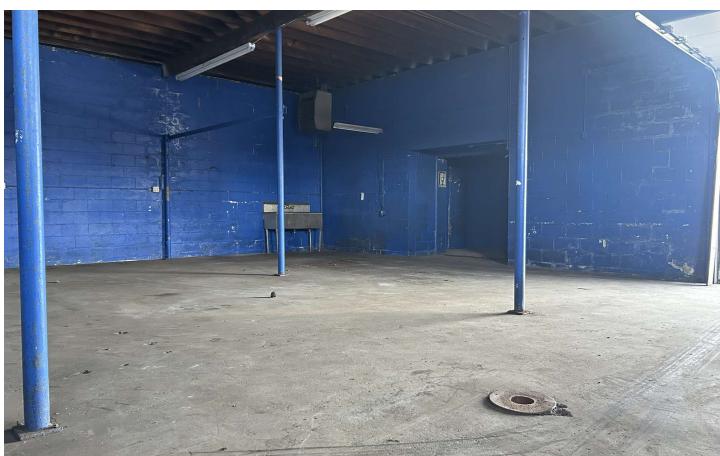
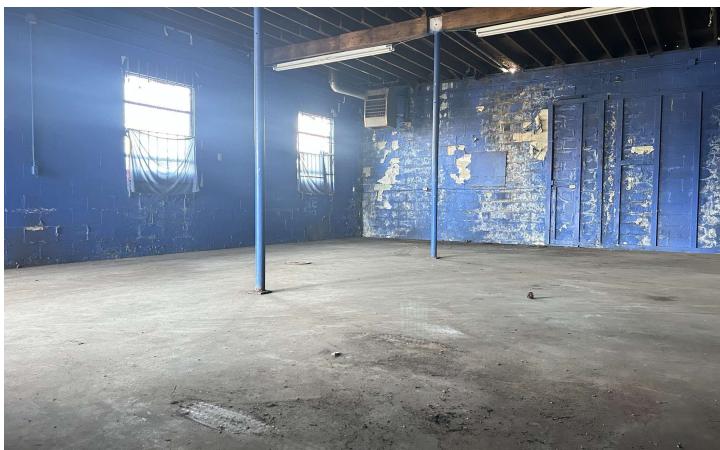
Brokerage, Development, Management
www.shai-hess.com



Photos

23 Union St

Newark, OH 43055



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

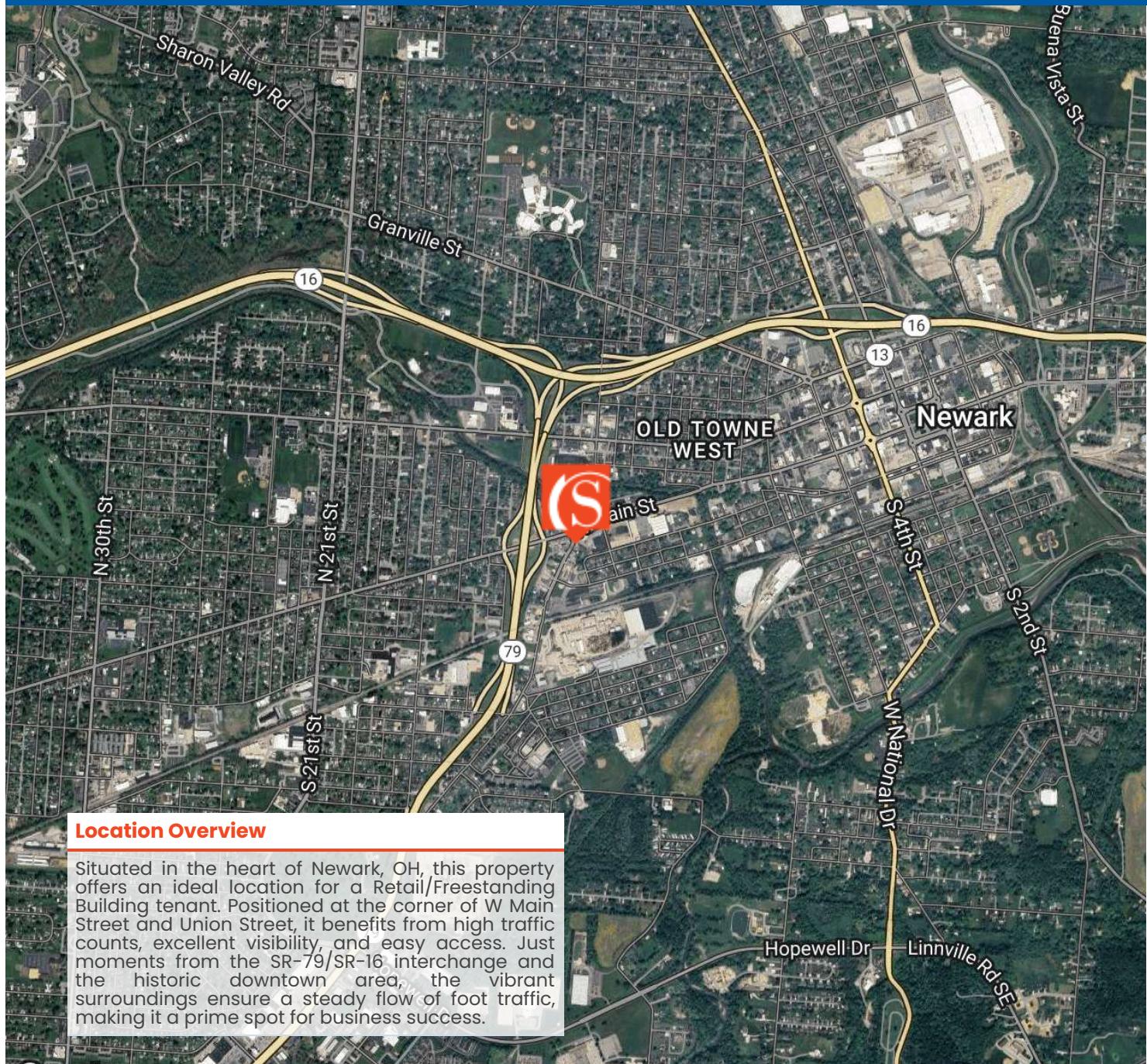
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





23 Union St

Newark, OH 43055



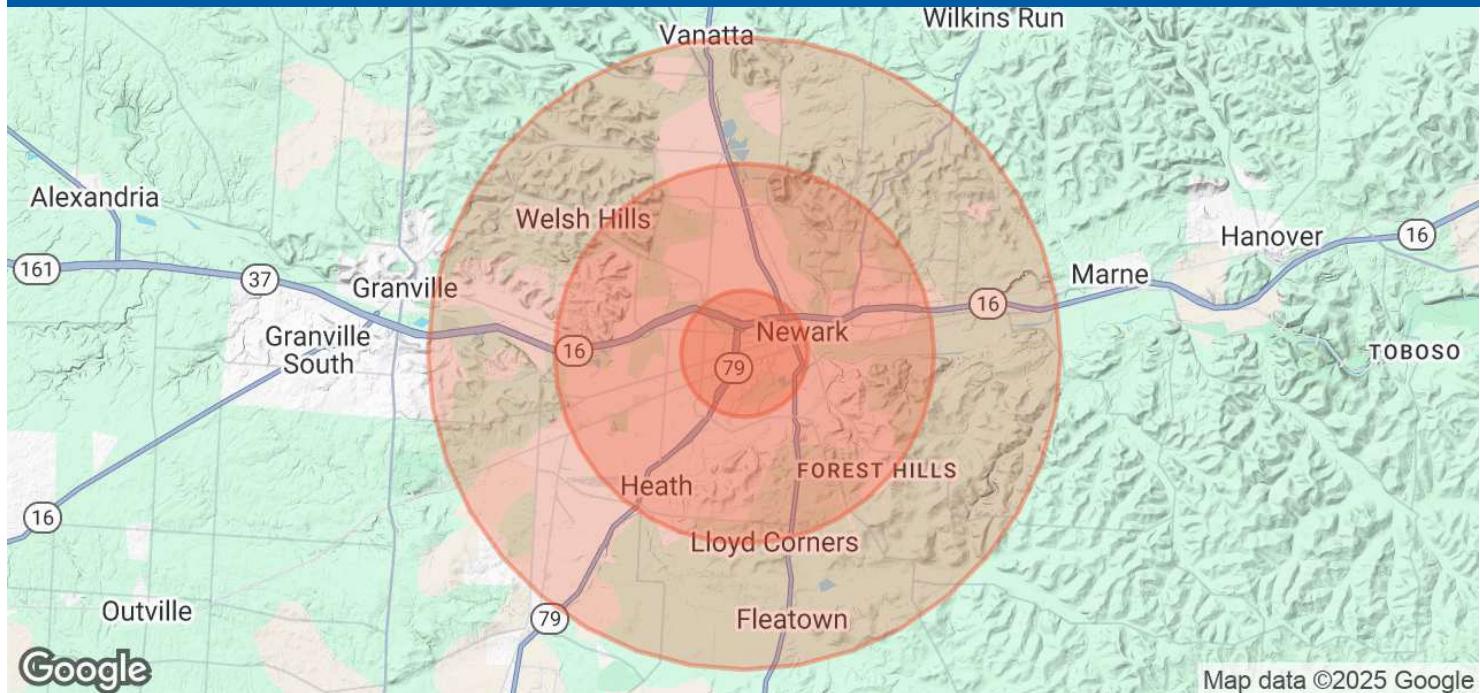
Location Overview

Situated in the heart of Newark, OH, this property offers an ideal location for a Retail/Freestanding Building tenant. Positioned at the corner of W Main Street and Union Street, it benefits from high traffic counts, excellent visibility, and easy access. Just moments from the SR-79/SR-16 interchange and the historic downtown area, the vibrant surroundings ensure a steady flow of foot traffic, making it a prime spot for business success.



23 Union St

Newark, OH 43055



Population	1 Mile	3 Miles	5 Miles
Total Population	11,633	54,189	71,260
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,892	22,925	29,369
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,995	\$77,287	\$86,412
Average House Value	\$141,945	\$193,305	\$215,535

Demographics data derived from AlphaMap

