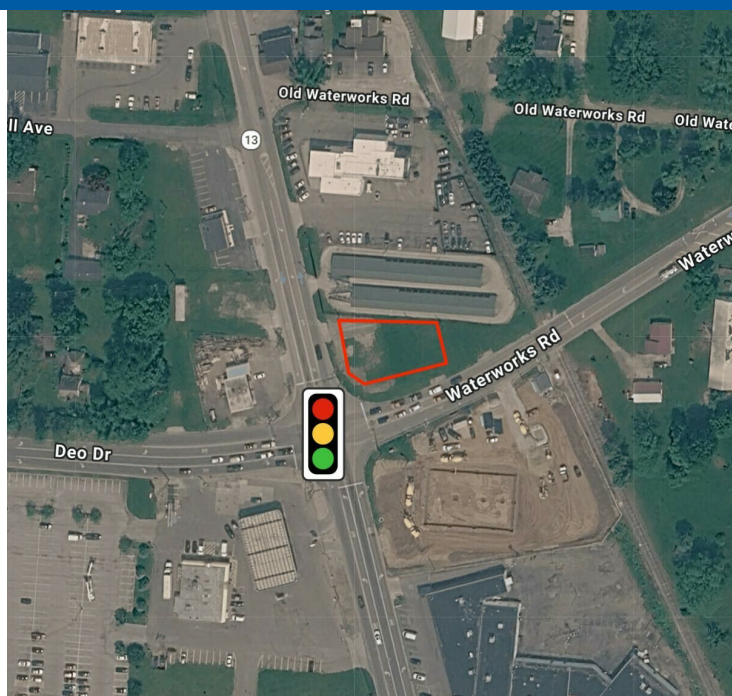




1100 Mount Vernon Rd

Newark, OH 43055



Offering Summary

Sale Price:	Subject To Offer
Lease:	Negotiable
Lot Size:	0.21 Acres
Zoning:	General Commercial
APN:	054-270024-00.000

Property Overview

Introducing a promising investment opportunity in Newark, this 0.21-acre General Commercial property offers standout visibility and strong retail potential. Ideal for quick-service coffee, ice cream, carryout, or restaurant use, the site provides an efficient footprint with excellent exposure for a customer-focused concept. With its commercial zoning and highly visible setting, this property presents a lucrative opportunity to make an impact in the local commercial landscape.

Property Highlights

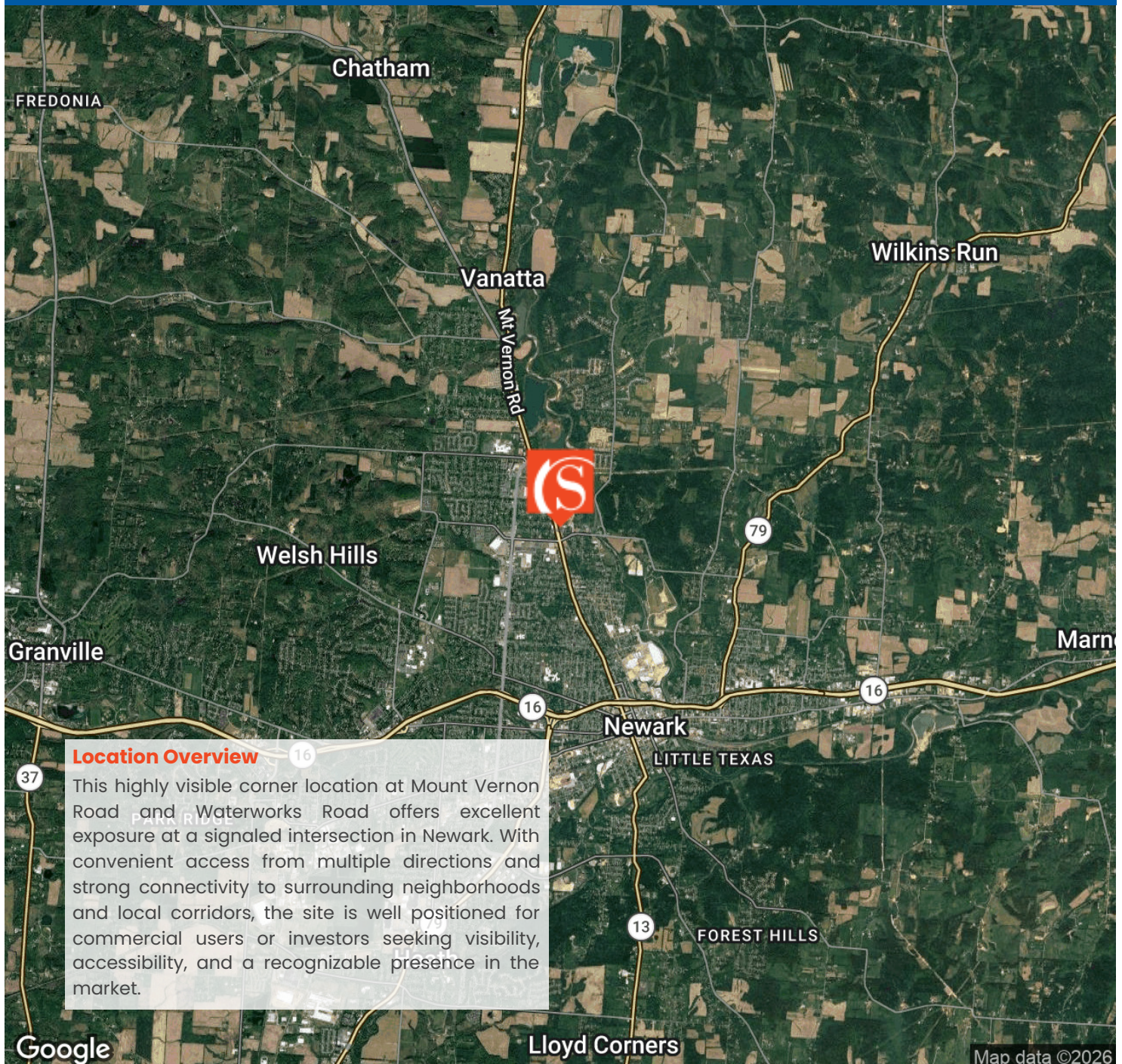
- 0.21-acre commercial site
- Zoned General Commercial
- Highly visible location at a signaled intersection





1100 Mount Vernon Rd

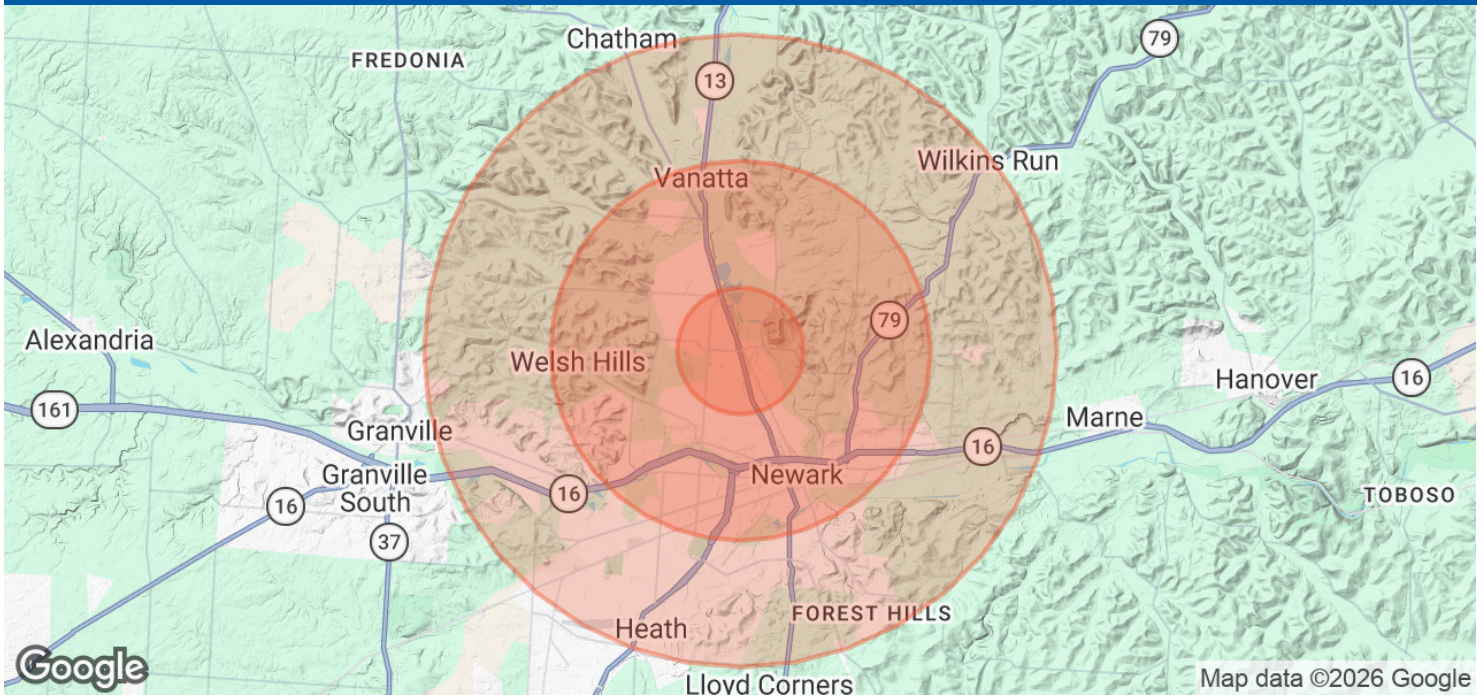
Newark, OH 43055





1100 Mount Vernon Rd

Newark, OH 43055



Population

	1 Mile	3 Miles	5 Miles
Total Population	6,807	41,442	68,797
Average Age	42.1	40.8	39.6
Average Age (Male)	42.0	40.2	38.8
Average Age (Female)	44.4	42.1	40.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,020	17,154	27,486
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$73,182	\$73,757	\$85,258
Average House Value	\$188,669	\$185,311	\$228,582

2023 American Community Survey (ACS)

