



For Sale or Lease **Retail Available** 18,600 SF For Lease



## 1747 Maysville Ave

Zanesville, Ohio 43701

### **Property Features**

- 29,710 SF strip center
- 18,600 SF available for lease
- 3 docks and 1 drive-in
- Two tenant property
- Co-tenancy with Family Dollar
- New facade and LED lights in parking lot
- Outparcel approved for proposed 5,450 SF building

### Asking Price: \$1,750,000 Lease Rate: \$4.75 SF/Yr (NNN)



## For more information:

#### Kim Benincasa

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#### Durbin Dunzweiler

740 452 2787 • dunzprop@rrohio.com

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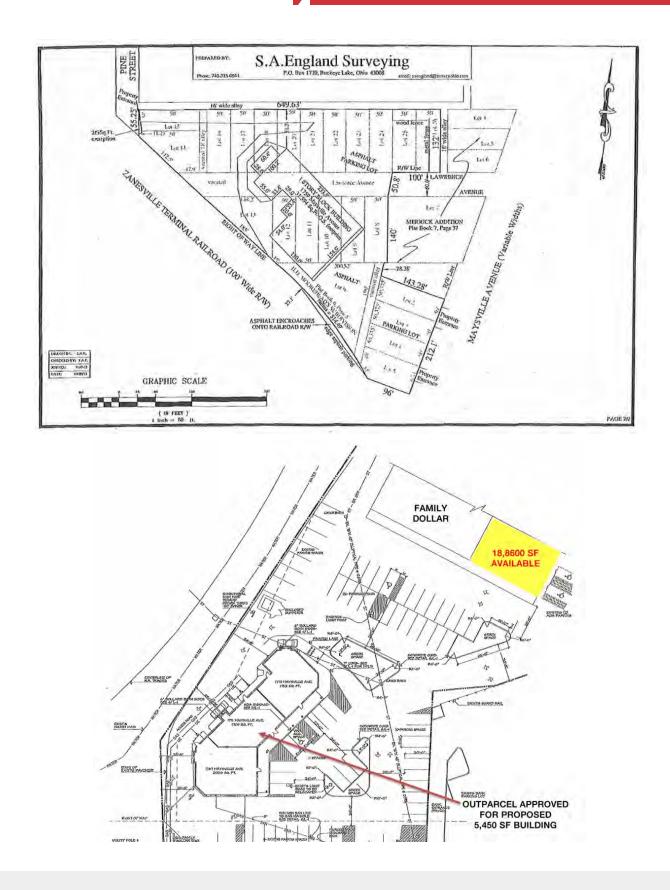
For Sale or Lease: 1747 Maysville Ave Floor Plan





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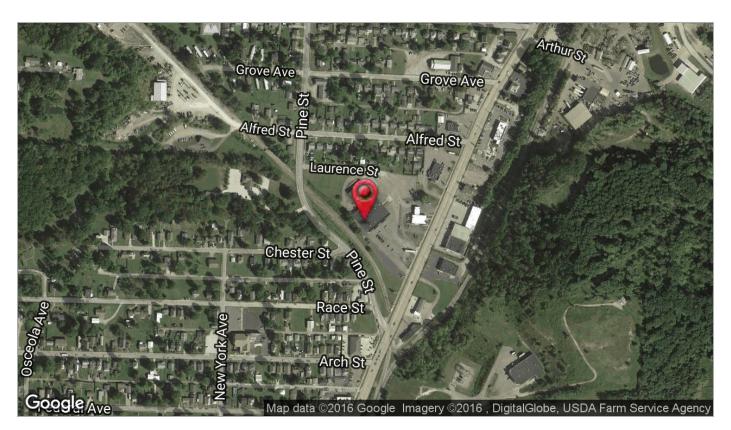
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## For Sale or Lease: 1747 Maysville Ave

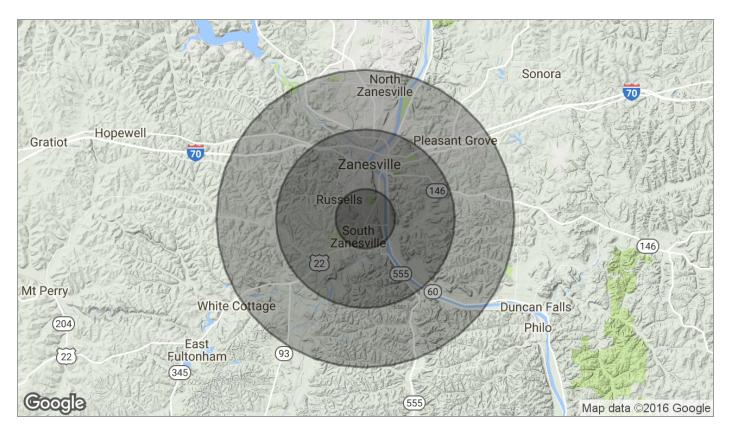




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# For Sale or Lease: 1747 Maysville Ave Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,405	26,550	47,241
MEDIAN AGE	34.8	36.1	38.1
MEDIAN AGE (MALE)	32.3	33.6	36.2
MEDIAN AGE (FEMALE)	39.2	39.4	40.4
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 2,567	3 Miles 10,653	5 Miles 19,210
TOTAL HOUSEHOLDS	2,567	10,653	19,210

\* Demographic data derived from 2010 US Census

For Sale or Lease: 1747 Maysville Ave Traffic Counts



## Traffic Count Map - Close Up

1747 Maysville Ave, Zanesville, Ohio, 43701 2 1747 Maysville Ave, Zanesville, Ohio, 43701 Rings: 1, 3, 5 mile radii

#### Prepared by Esri

Latitude: 39.91392 Longitude: -82.01441

