



238 Deo Drive

Newark, OH 43055



Offering Summary

Sale Price:	\$2,750,000
Building Size:	42,101 SF
Lot Size:	5.52 Acres
Price / SF:	\$65.32
Year Built:	1979
Zoning:	General Intensity Business District
APN:	054-270264-05.000

Property Overview

Indian Valley Plaza presents an outstanding investment or owner-user opportunity in the heart of Newark's thriving retail corridor. This established retail center comprises 17 individual units within a well-maintained strip plaza, offering flexible tenancy options and steady income potential. The property encompasses approximately 5.5± acres (contingent on lot split), with an additional 0.7± acre outlot available for separate negotiation—ideal for future development or expansion.

The plaza features a recently re-sealed parking lot and a layout designed for excellent accessibility and visibility. With strong tenant mix potential and financials available upon execution of a signed NDA, Indian Valley Plaza is well-suited for investors seeking stable returns or for a retail user looking to occupy space while benefiting from rental income.





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



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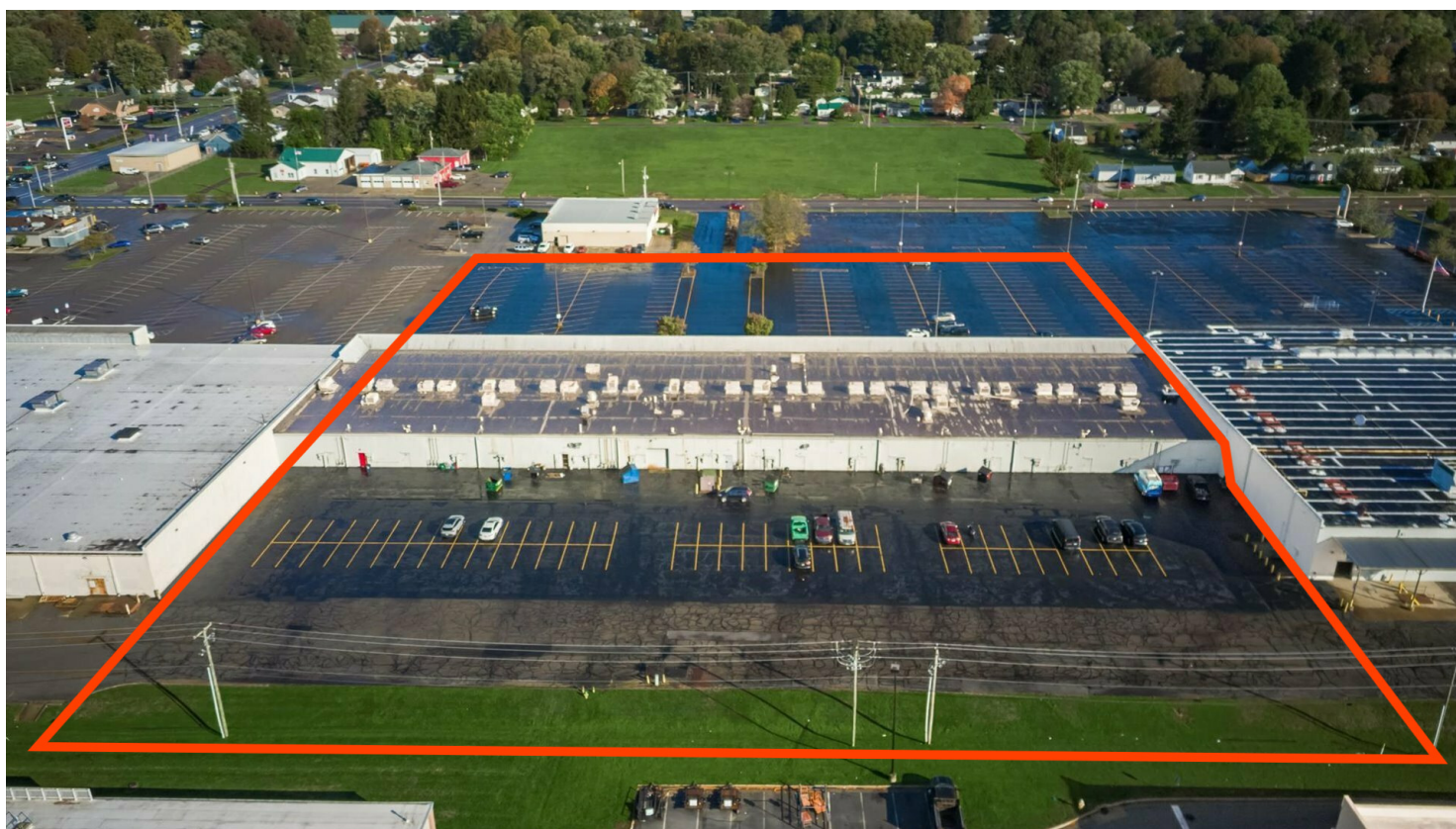
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Property Outline

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Additional Photos

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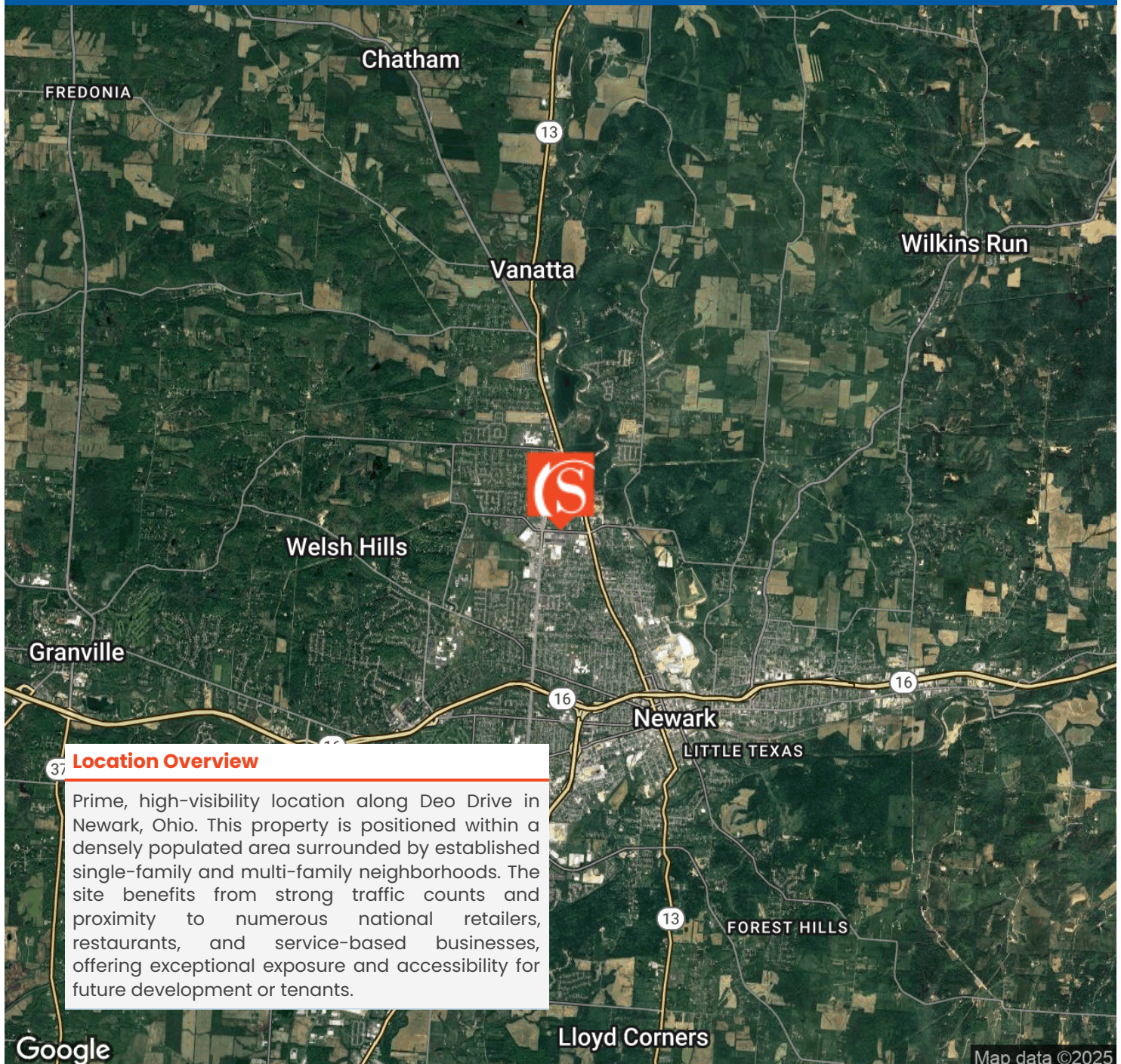
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Location Overview

Prime, high-visibility location along Deo Drive in Newark, Ohio. This property is positioned within a densely populated area surrounded by established single-family and multi-family neighborhoods. The site benefits from strong traffic counts and proximity to numerous national retailers, restaurants, and service-based businesses, offering exceptional exposure and accessibility for future development or tenants.

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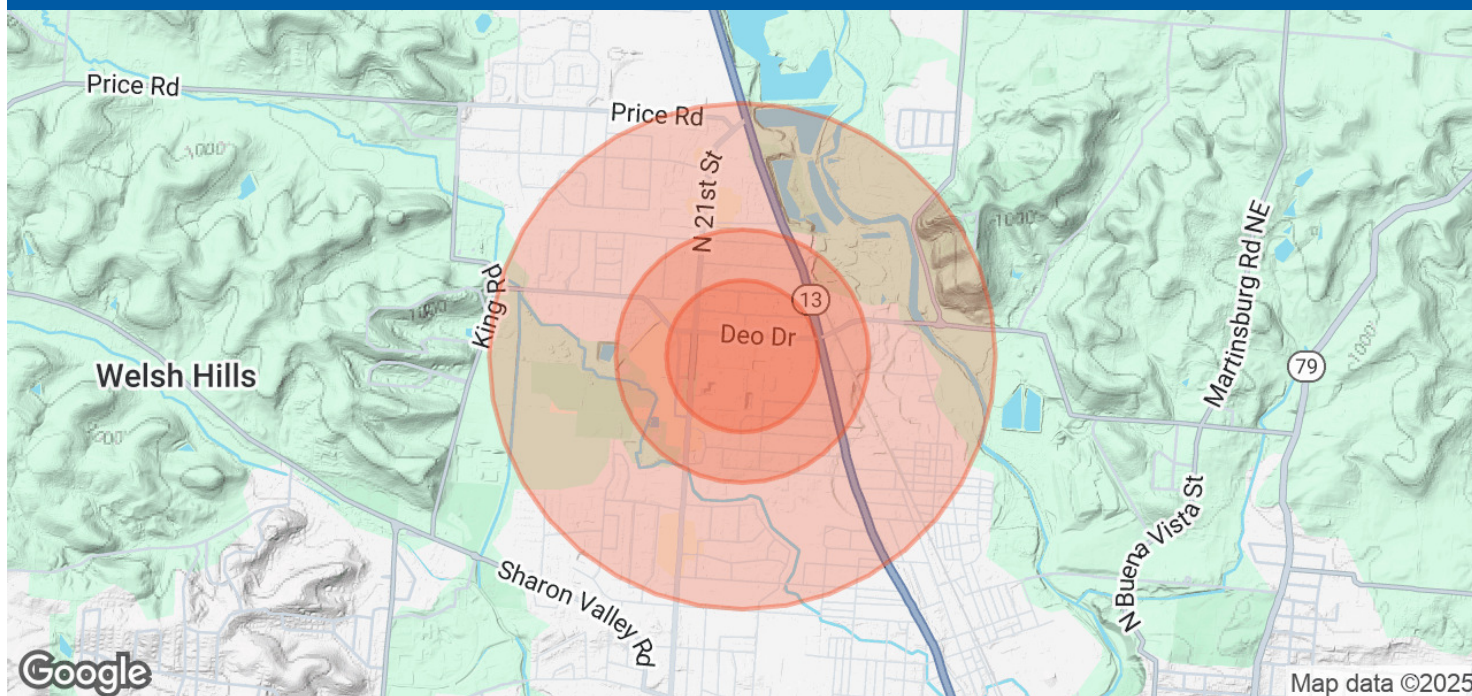
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	671	2,120	8,480
Average Age	42	44	44
Average Age (Male)	40	41	42
Average Age (Female)	44	46	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	328	1,041	3,923
# of Persons per HH	2	2	2.2
Average HH Income	\$70,948	\$70,555	\$73,897
Average House Value	\$179,409	\$184,916	\$191,357

Demographics data derived from AlphaMap