

NORTHPOINTE DRIVE & SR 146 ZANESVILLE, OH 43701



PROPERTY DESCRIPTION

Multiple commercial lots available in the City of Zanesville (Falls Township) for development potential! Lot sizes vary with many options available! Excellent locations across from newer assisted living facility and surgical center, along with the intersection of SR 146 & Northpointe Drive. Avoid the traffic along Maple Avenue, and move your business to a new development! All public utilities available, commercial zoning, paved 4 lane road, and various access points. Exact lot sizes to be determined by survey and subject to approval through the City of Zanesville.

HIGHLIGHTS

Public utilities available
 Most Properties Zoned C-4
 Excellent Location on Northpointe Drive
 High Traffic
 Great Visibility

OFFERINGS

- 3.4 Acres M/L \$374,000 Lot C
- 4.0 Acres M/L \$440,000 Lot D
- 4.0 Acres M/L \$550,000 Lot E
- 4.5 Acres M/L \$225,000 Lot F
- 3.3 Acres M/L \$165,000 Lot G
- 5.0 Acres M/L \$125,000 Military Road
- 25 Acres M/L \$500,000 Northpointe Drive
- 3.0 Acres M/L \$600,000 SR 146 & Northpointe Intersection

COMMERCIAL LOTS AVAILABLE



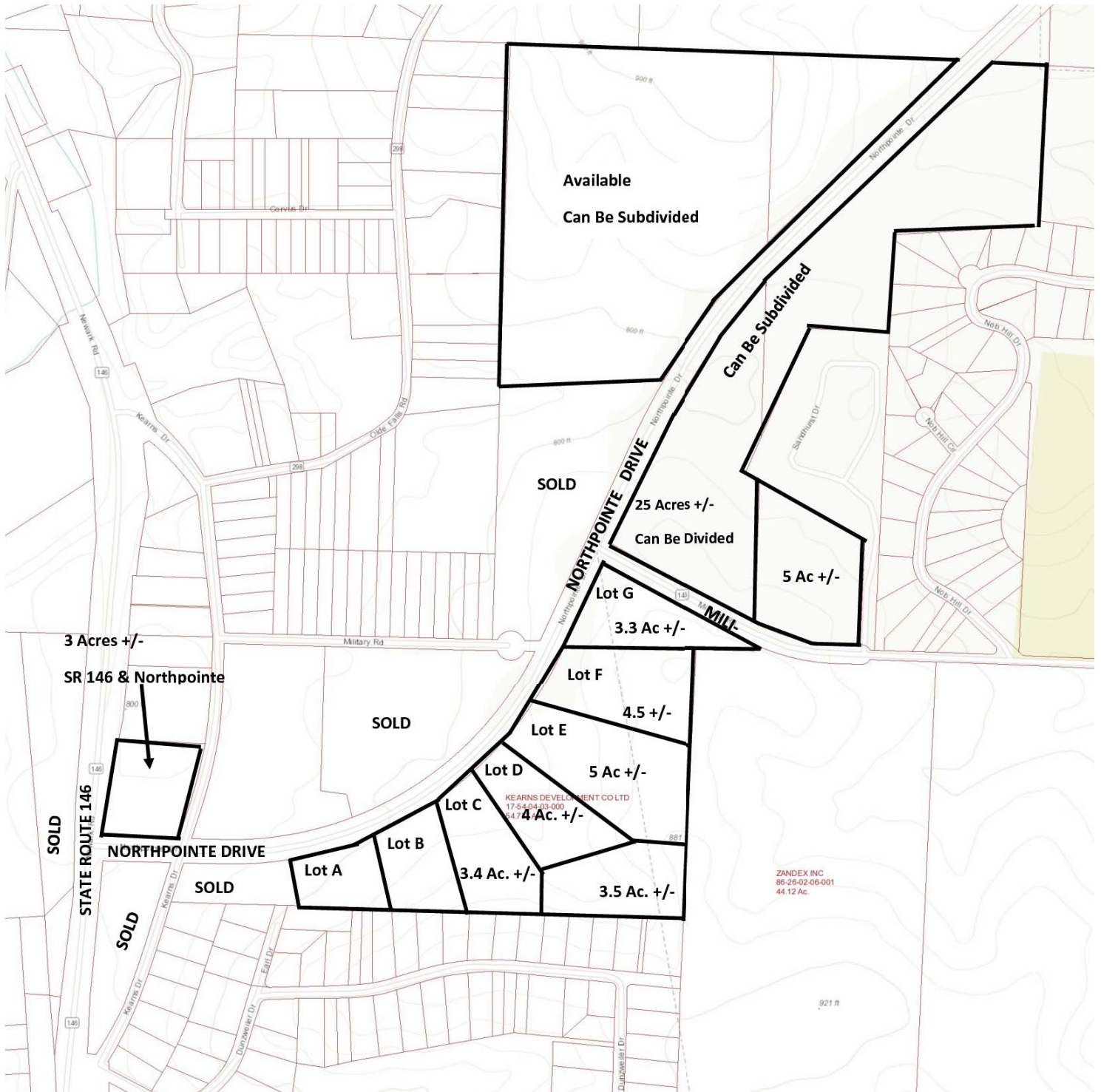
LEPI & ASSOCIATES REAL ESTATE SERVICES
1535 Maple Avenue, Zanesville, OH 43701

NORTHPOINTE/SR 146 DEVELOPMENT LAND

ROBERTA (BOBBI) LEPI
740.455.3730
bobbilepi@lepirealestate.com



ROAD IMAGE OF OFFERINGS



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AERIAL IMAGE OF OFFERINGS

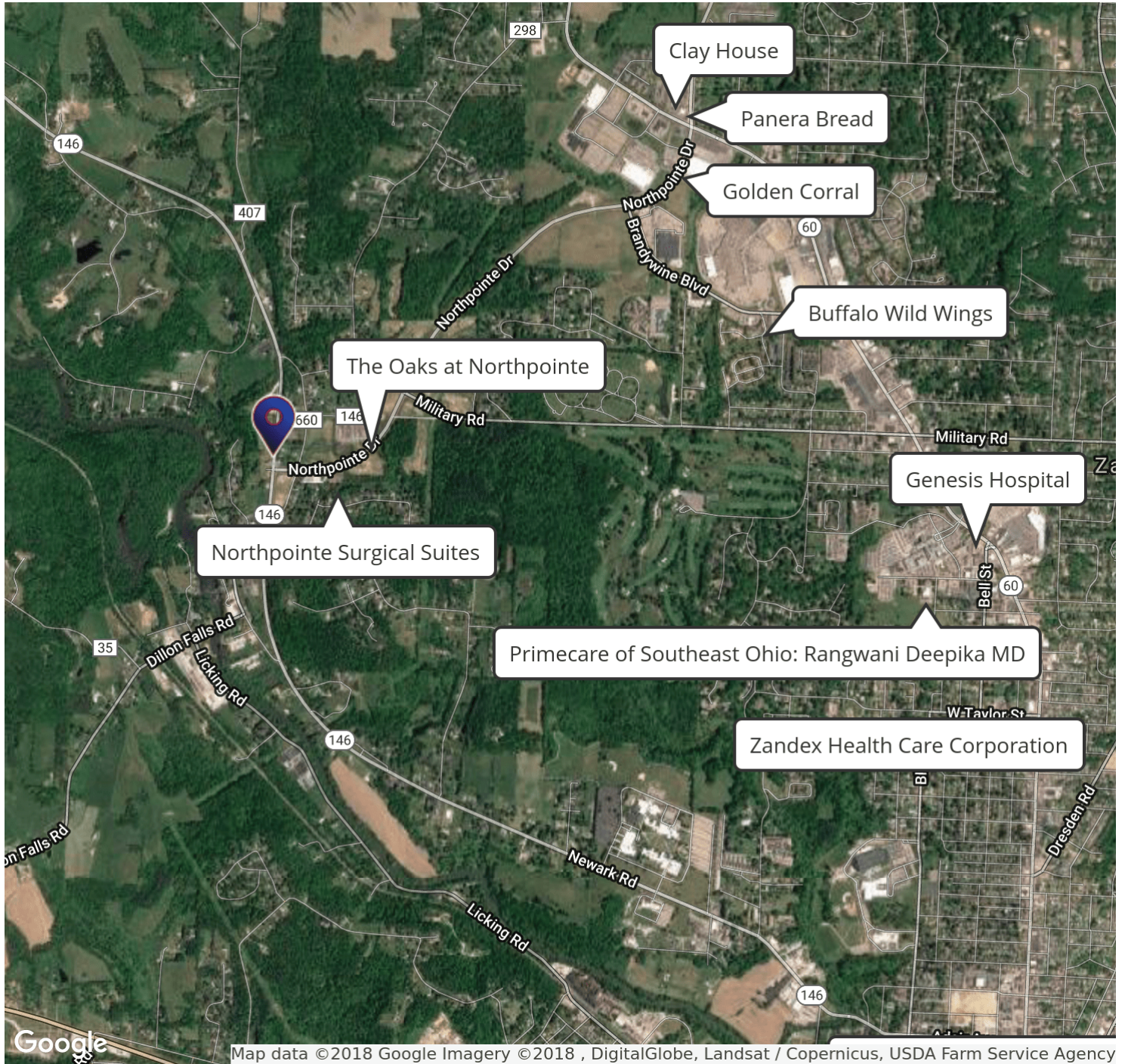


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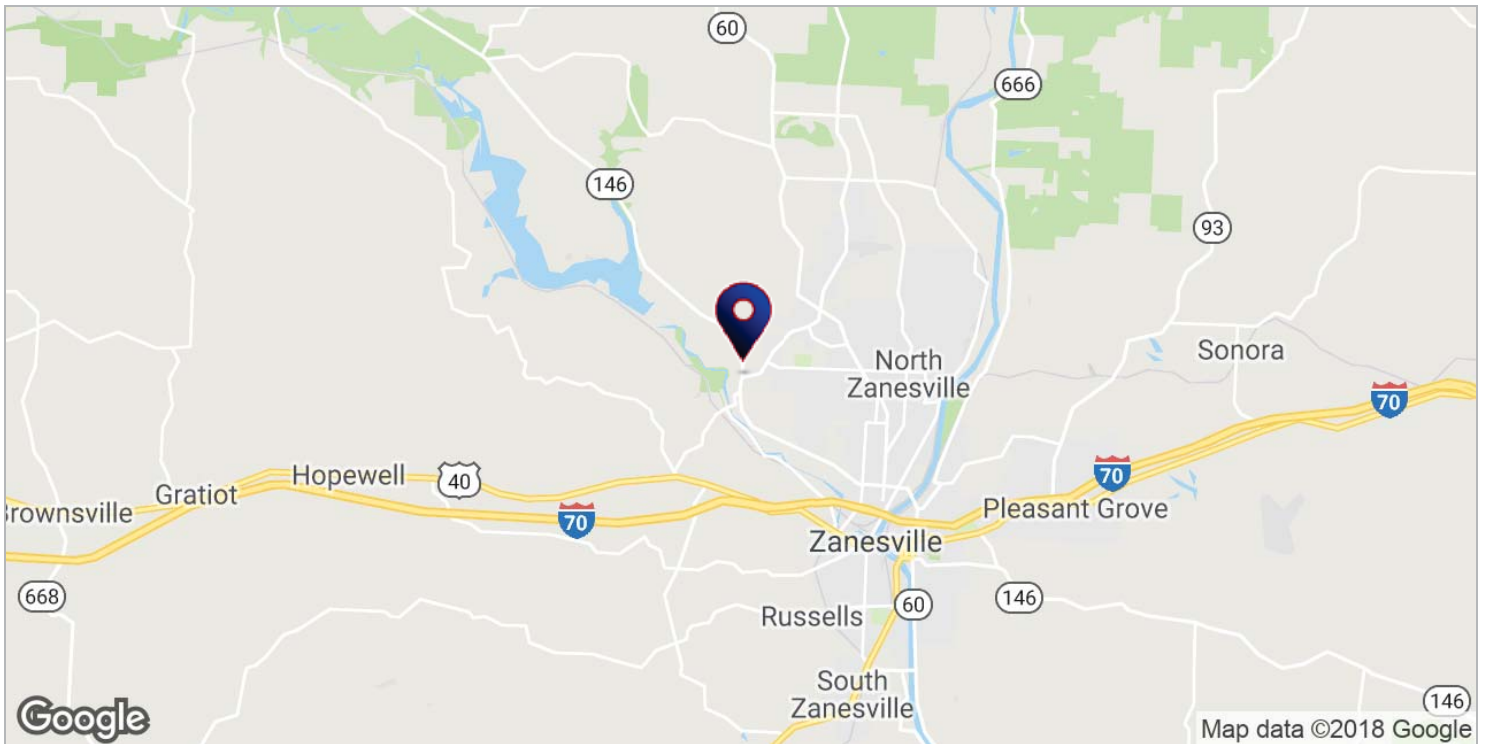
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total population | 1,291 | 43,061 | 78,758 |
| Median age | 44.4 | 39.9 | 39.6 |
| Median age (Male) | 42.6 | 38.1 | 37.9 |
| Median age (Female) | 45.7 | 41.7 | 41.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total households | 574 | 17,980 | 32,163 |
| # of persons per HH | 2.2 | 2.4 | 2.4 |
| Average HH income | \$46,617 | \$46,424 | \$48,579 |
| Average house value | \$164,911 | \$120,012 | \$117,795 |

** Demographic data derived from 2010 US Census*