

# FOR SALE



## 2415 Maple Ave, Zanesville, OH 43701

- 2 parcels for Sale: Car Wash lot and Vacant lot across the street
- Building is a total of +/- 8,966 SF
- Multi-bay detail shop areas
- Upgraded Macneil automatic equipment
- New HVAC systems and roof
- Established high volume and profitable location
- Sale includes real estate, furnishings, fixtures and equipment
- Confidential sale - confidentiality agreement required
- Showing appointment required, please do not disturb tenants
- Cap Rate: 7.4%



**Click Here for Video**

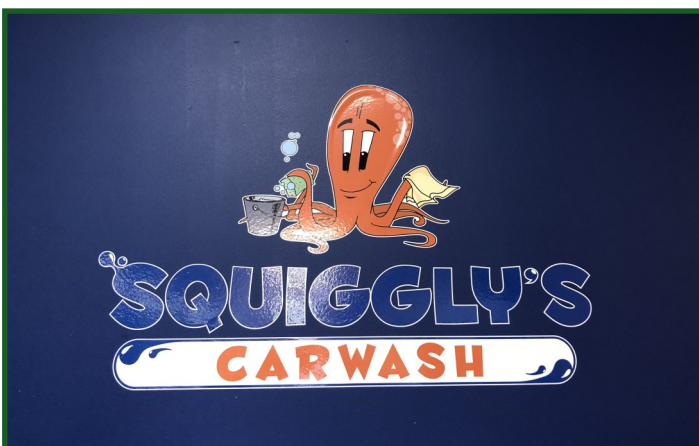
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.



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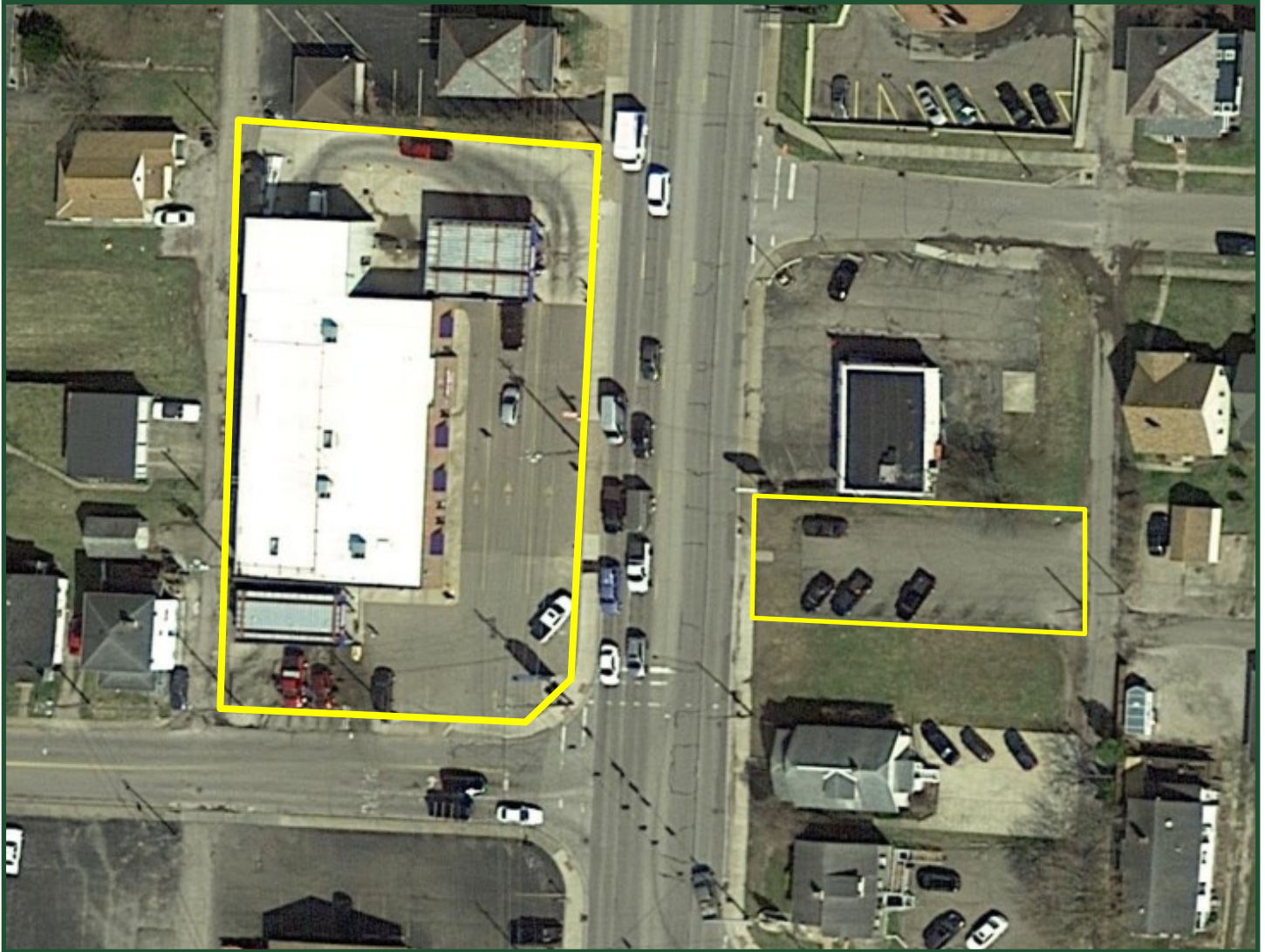


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## Aerial View



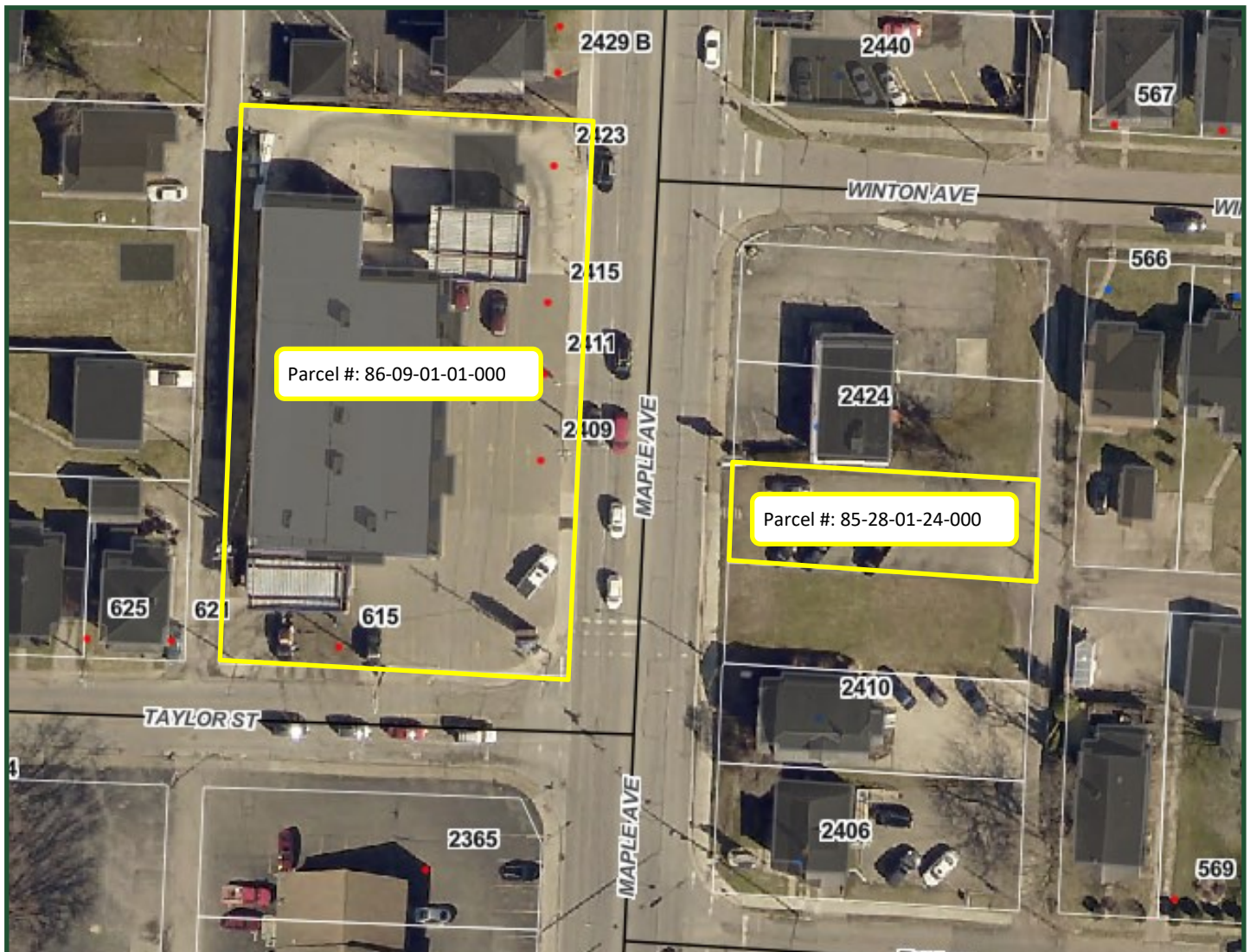
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## Parcel



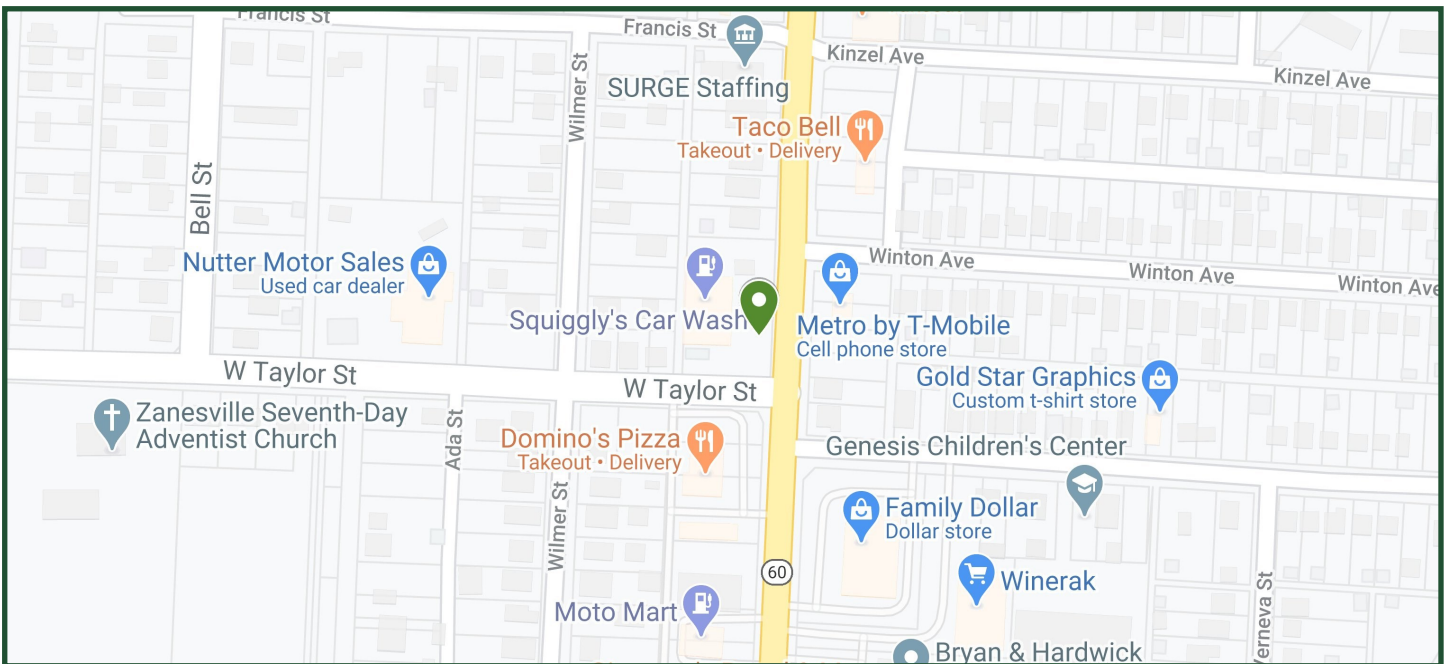
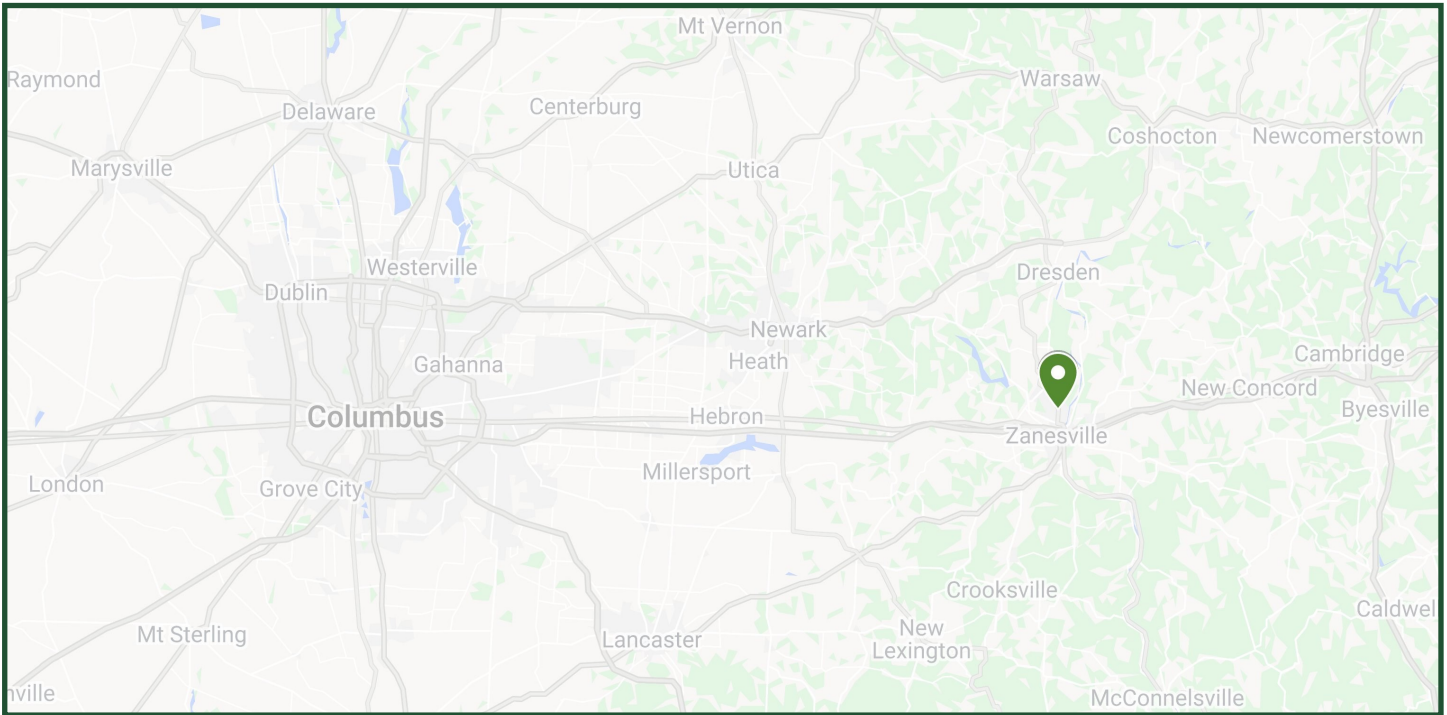
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## Traffic Count Profile

2415 Maple Ave, Zanesville, Ohio, 43701  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.96780  
Longitude: -82.00999

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.15	Taylor Street	Verneva St (0.01 miles E)	2019	4,142
0.16	Taylor Street	Bell St (0.01 miles W)	2019	3,927
0.33	Dresden Road	Yale Ave (0.0 miles SW)	2019	4,360
0.47	Dresden Road	Martin Rd (0.06 miles N)	2019	4,945
0.50	Taylor Street	Geneva Dr (0.02 miles W)	2019	3,228
0.58	Taylor Street	Vinsel St (0.01 miles E)	2019	3,168
0.58	Tileston Avenue	Hoge Ave (0.02 miles SE)	2019	233
0.61	Maple Ave	St Louis Ave (0.03 miles N)	2003	43,360
0.61	Blue Avenue	Brown St (0.06 miles E)	2019	8,751
0.65	Mc Connell Avenue	Caleb Dr (0.03 miles NW)	2019	1,780
0.71	Treehouse Lane	E Newman St (0.01 miles E)	2019	254
0.71	Linden Avenue	Orange St (0.02 miles SW)	2019	8,819
0.74	Maple Avenue	Webster St (0.01 miles S)	2019	24,784
0.80	Military Road	Dale Rd (0.07 miles E)	2019	901
0.80	Delaware Avenue	May St (0.04 miles NW)	2019	76
0.84	East Military Road	Norcross Rd (0.06 miles NW)	2019	1,251
0.87	Adams Lane	Adams Cir (0.07 miles N)	2019	5,524
0.88	Fairway Drive	Greenpointe Way (0.02 miles N)	2019	882
0.92	Beverly Avenue	Pfeifer Dr (0.06 miles N)	2019	1,580
0.95	Laurel Avenue	Myrtle Ave (0.03 miles E)	2018	449
1.01	Adair Ave	Maple Ave (0.04 miles E)	2003	12,400
1.01	Adair Avenue	Euclid Ave (0.06 miles E)	2019	14,711
1.03	Adair Avenue	Hazel Ave (0.02 miles W)	2019	8,823
1.06	Adair Avenue	Central Ave (0.01 miles SE)	2019	19,117
1.08	Maple Avenue	Abbey Pl (0.02 miles S)	2019	16,663
1.09	Newark Road	Old Newark Rd (0.1 miles SE)	2019	10,736
1.10	Grandview Drive	Circle Ct (0.05 miles SW)	2019	388
1.11	Newark Rd	Adair Ave (0.03 miles E)	2003	11,400
1.12	Newark Rd	Bussemer Ln (0.08 miles NW)	2003	11,400
1.14	North River Road	Neil Ave (0.18000001 miles NE)	2019	1,005

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 60% of the counts were taken between 2010 and 2019 and over 87% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2020 Kalibrate Technologies (Q2 2020).

August 13, 2020



## Demographic and Income Profile

2415 Maple Ave, Zanesville, Ohio, 43701  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 39.96780  
Longitude: -82.00999

Summary	Census 2010	2020	2025				
Population	7,966	7,804	7,777				
Households	3,516	3,502	3,501				
Families	1,965	1,892	1,873				
Average Household Size	2.18	2.15	2.15				
Owner Occupied Housing Units	2,151	2,276	2,276				
Renter Occupied Housing Units	1,365	1,226	1,225				
Median Age	43.6	45.0	45.4				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	-0.07%	0.23%	0.72%				
Households	-0.01%	0.26%	0.72%				
Families	-0.20%	0.11%	0.64%				
Owner HHs	0.00%	0.23%	0.72%				
Median Household Income	1.68%	1.30%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
	<\$15,000	636	18.2%	591	16.9%		
	\$15,000 - \$24,999	426	12.2%	393	11.2%		
	\$25,000 - \$34,999	333	9.5%	315	9.0%		
	\$35,000 - \$49,999	451	12.9%	450	12.9%		
	\$50,000 - \$74,999	605	17.3%	620	17.7%		
	\$75,000 - \$99,999	455	13.0%	484	13.8%		
	\$100,000 - \$149,999	397	11.3%	442	12.6%		
	\$150,000 - \$199,999	92	2.6%	104	3.0%		
\$200,000+	108	3.1%	103	2.9%			
Median Household Income	\$46,055		\$50,053				
Average Household Income	\$62,926		\$67,612				
Per Capita Income	\$29,035		\$31,279				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	469	5.9%	418	5.4%	416	5.3%
	5 - 9	426	5.3%	428	5.5%	419	5.4%
	10 - 14	473	5.9%	421	5.4%	430	5.5%
	15 - 19	422	5.3%	396	5.1%	402	5.2%
	20 - 24	427	5.4%	405	5.2%	394	5.1%
	25 - 34	972	12.2%	924	11.8%	866	11.1%
	35 - 44	932	11.7%	911	11.7%	925	11.9%
	45 - 54	1,070	13.4%	906	11.6%	872	11.2%
	55 - 64	1,077	13.5%	1,092	14.0%	990	12.7%
	65 - 74	753	9.5%	976	12.5%	1,055	13.6%
	75 - 84	625	7.8%	580	7.4%	685	8.8%
	85+	320	4.0%	346	4.4%	323	4.2%
	Race and Ethnicity	Census 2010		2020		2025	
Number		Percent	Number	Percent	Number	Percent	
White Alone		7,374	92.6%	7,100	91.0%	7,000	90.0%
Black Alone		309	3.9%	310	4.0%	310	4.0%
American Indian Alone		28	0.4%	34	0.4%	37	0.5%
Asian Alone		44	0.6%	84	1.1%	107	1.4%
Pacific Islander Alone		2	0.0%	4	0.1%	4	0.1%
Some Other Race Alone		32	0.4%	41	0.5%	49	0.6%
Two or More Races		177	2.2%	230	2.9%	270	3.5%
Hispanic Origin (Any Race)		73	0.9%	124	1.6%	156	2.0%

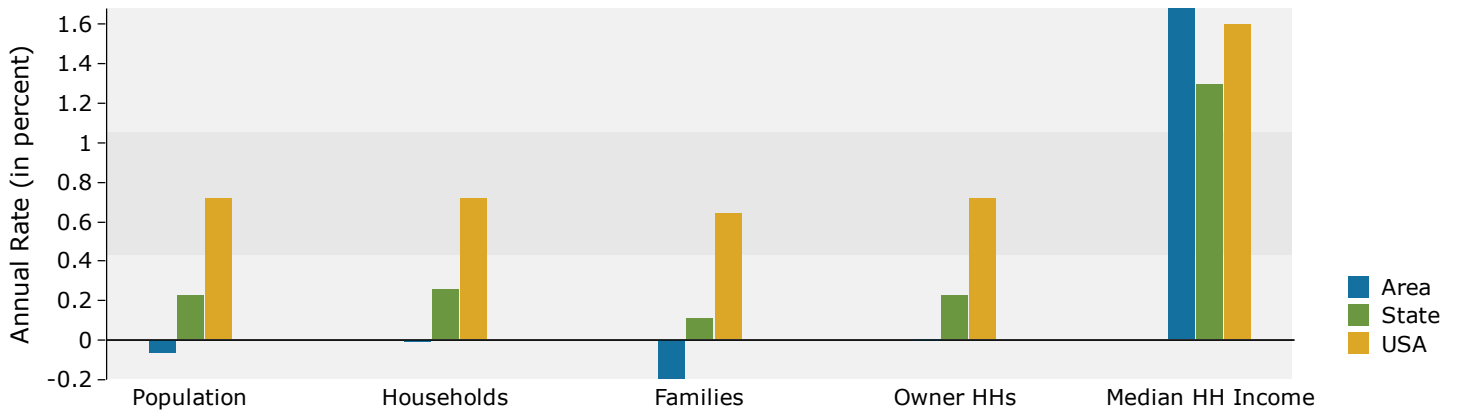
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

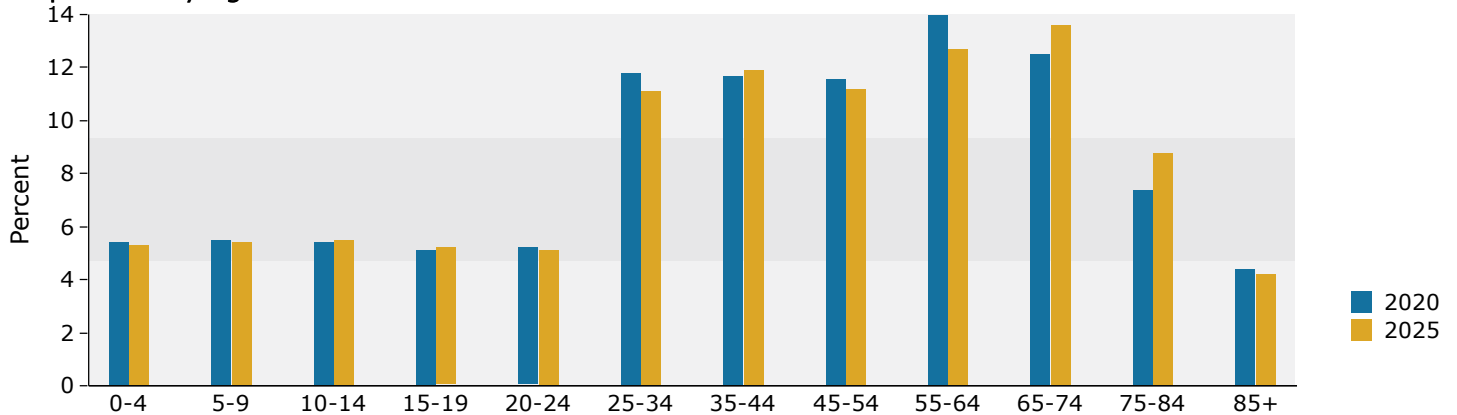
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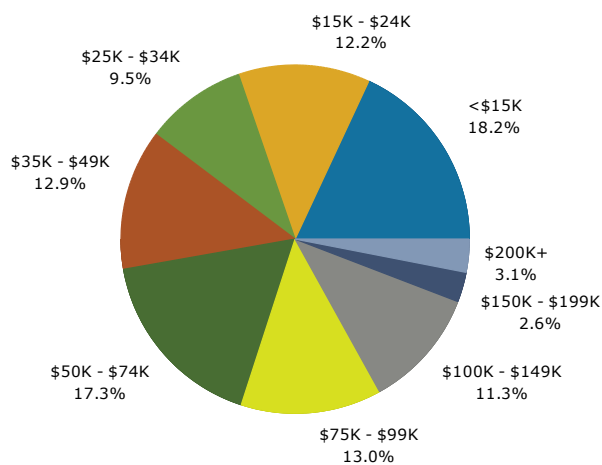
## Trends 2020-2025



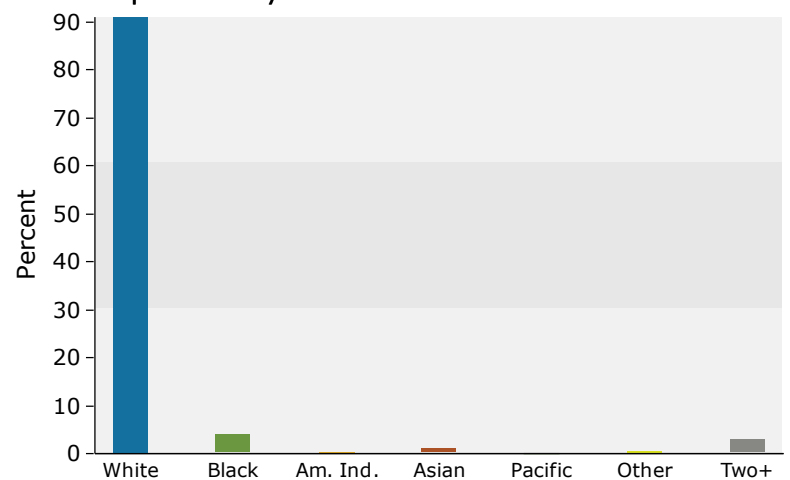
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 1.6%

## **Disclaimer And Confidentiality Agreement**

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By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.



Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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