For Sale

23.7 Acres Development Land



9472 National Road SW

9472 National Road SW, Pataskala, Ohio 43062

Property Features

- 23.7 Acres of Development Land
- Zoned General Business District (GB1) in Etna Township
- All Utilities On Site or Nearby
- Zoning Allows for Multiple Uses Including Retail, Service Stations, Office, Self-Storage & More
- Over 2200' of Frontage on National Road/US-40
- Less 1.5 Miles to I-70/OH-310 Interchange
- Close to the New Watkins Memorial High School Campus & Millions of SF of Distribution Centers (Amazon, FedEx, Ashley Furniture, Kohls and More)



For more information:

John Mally

614 629 5254 • jmally@ohioequities.com

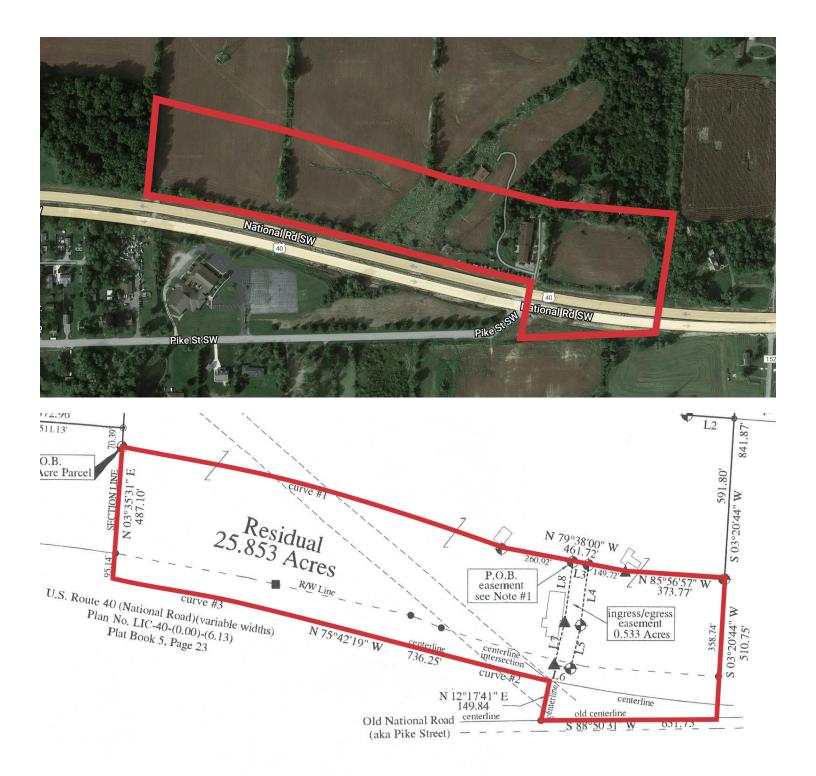
Sale Price: NEGOTIABLE

N/IOhio Equities

NAI Ohio Equities | 605 S Front Street Suite 200, Columbus, OH 43215 | +1 614 224 2400 ohioequities.com

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DEVELOPMENT SITE

- ▶ 6.5± Acre Development Site
- Great Opportunity for Retail Development
- Approximately 800' of Frontage on US-40/National Road
- Zoned General Business District (GB1) in Etna Township
- Allows For Many Uses, Including But Not Limited To: Retail, Service Stations, Office, and Self-Storage



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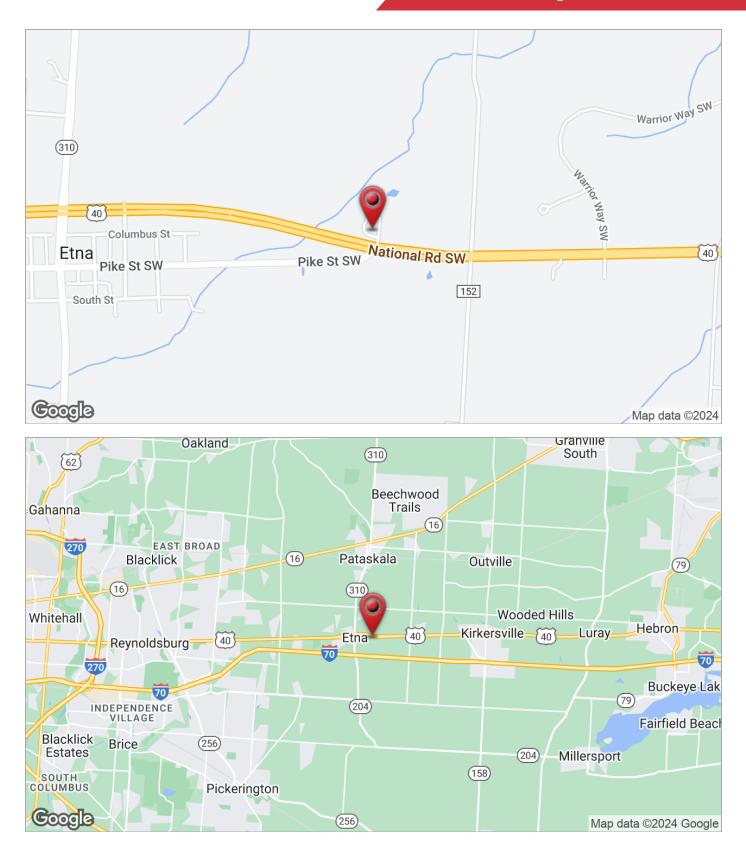


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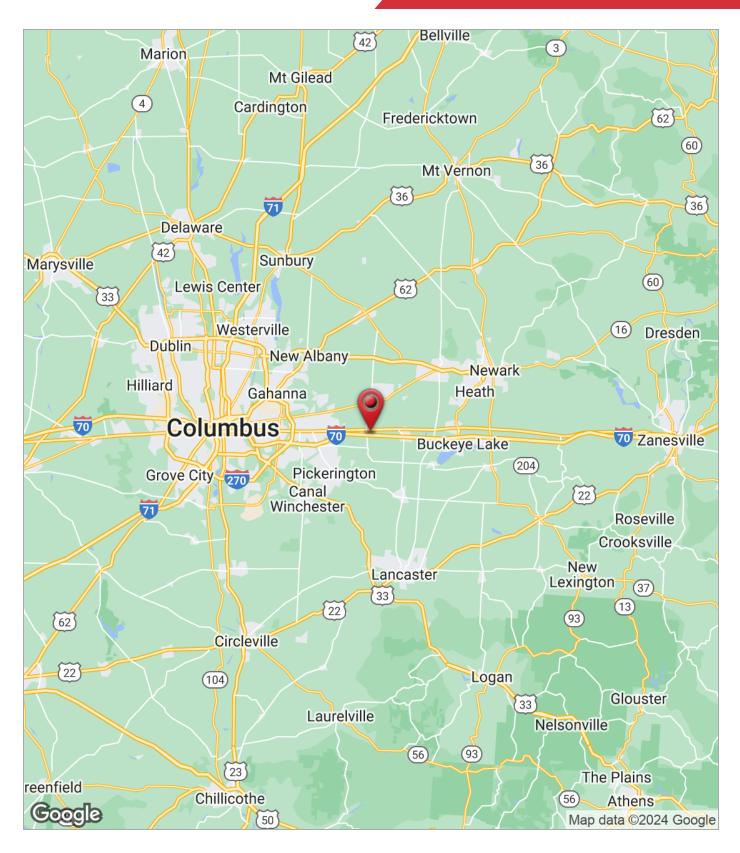




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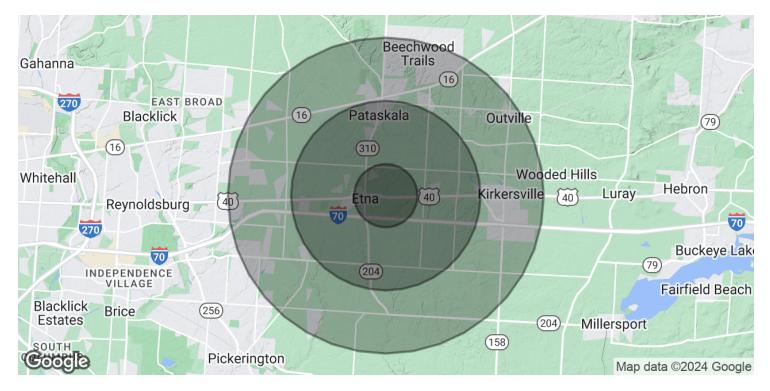


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,371	11,206	33,539
Average Age	34.4	37.9	40.1
Average Age (Male)	34.6	37.7	38.2
Average Age (Female)	34.9	38.4	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 870	3 MILES 4,212	5 MILES 12,526
Total Households	870	4,212	12,526
Total Households # of Persons per HH	870 2.7	4,212 2.7	12,526 2.7



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