



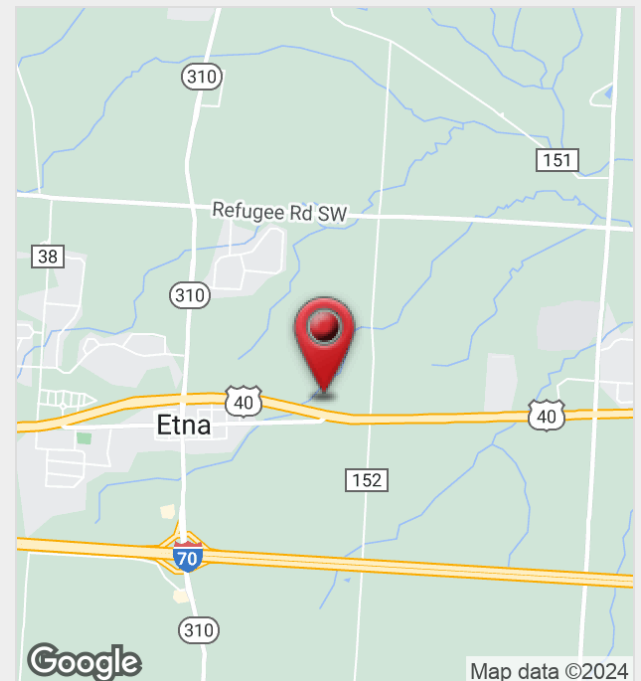
9472 National Road SW

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)

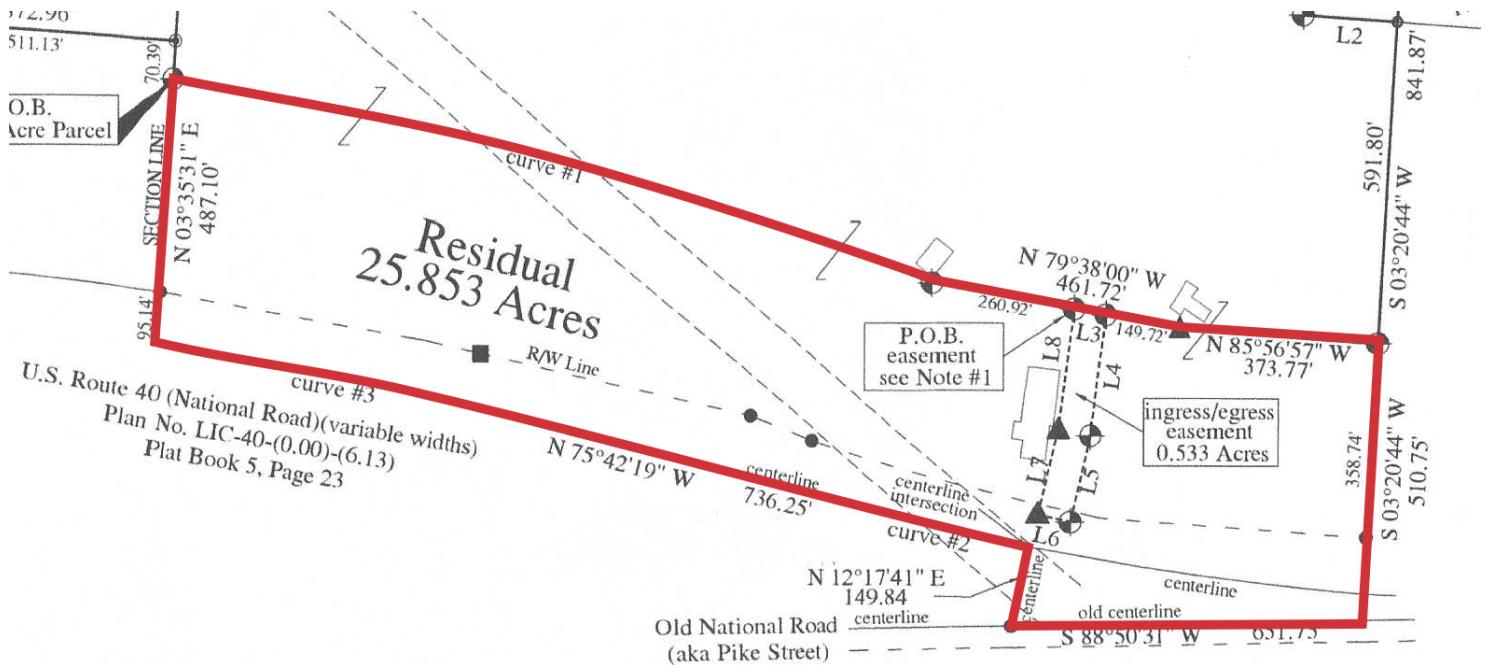
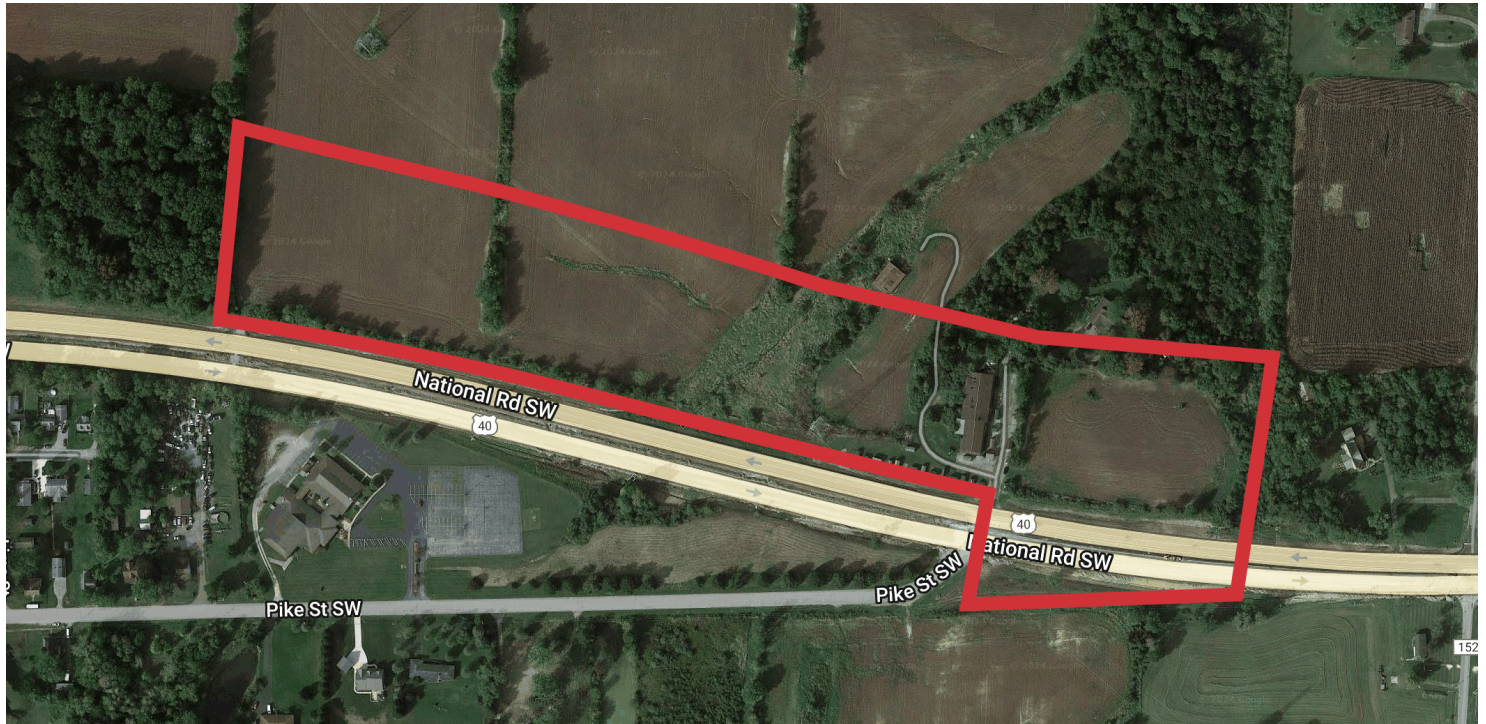
Sale Price: NEGOTIABLE



For more information:

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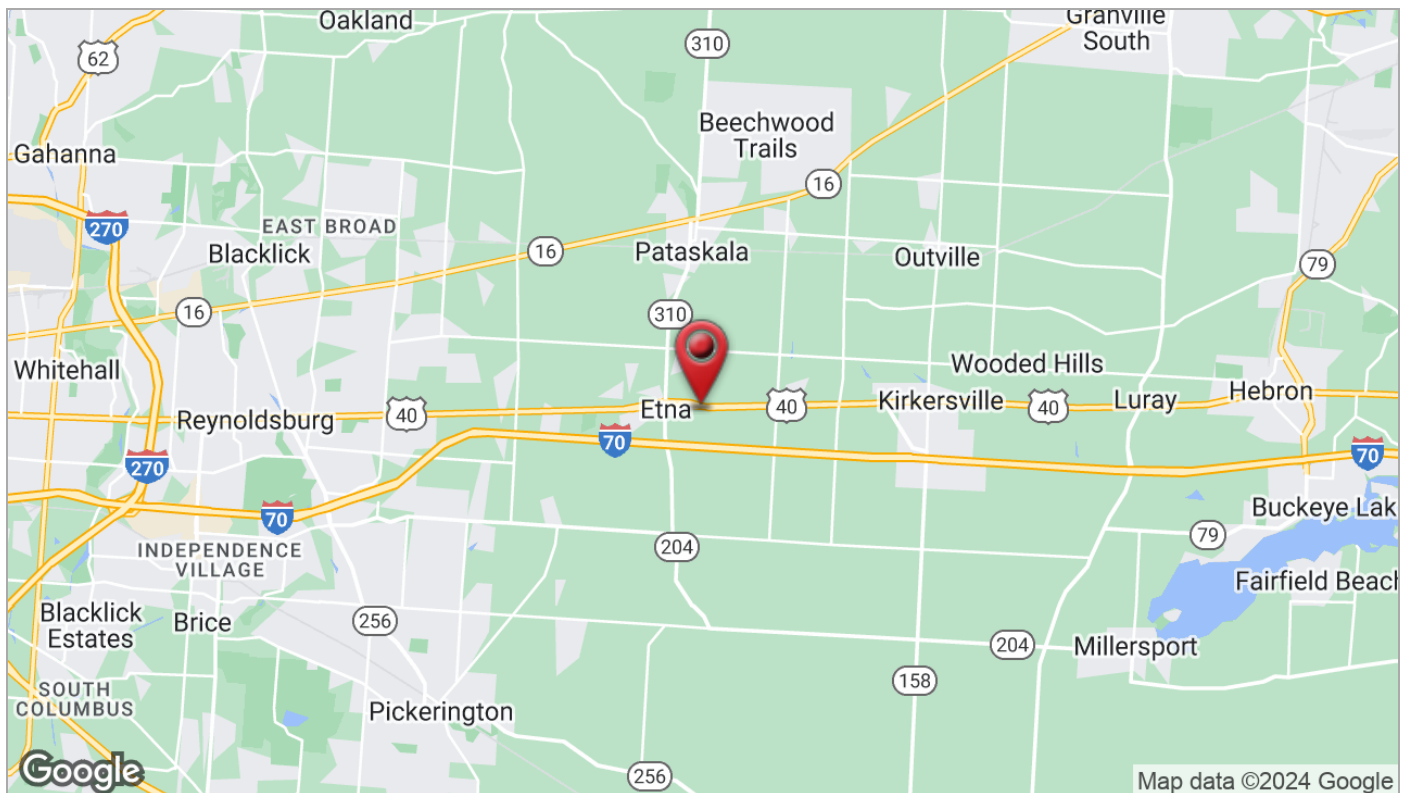
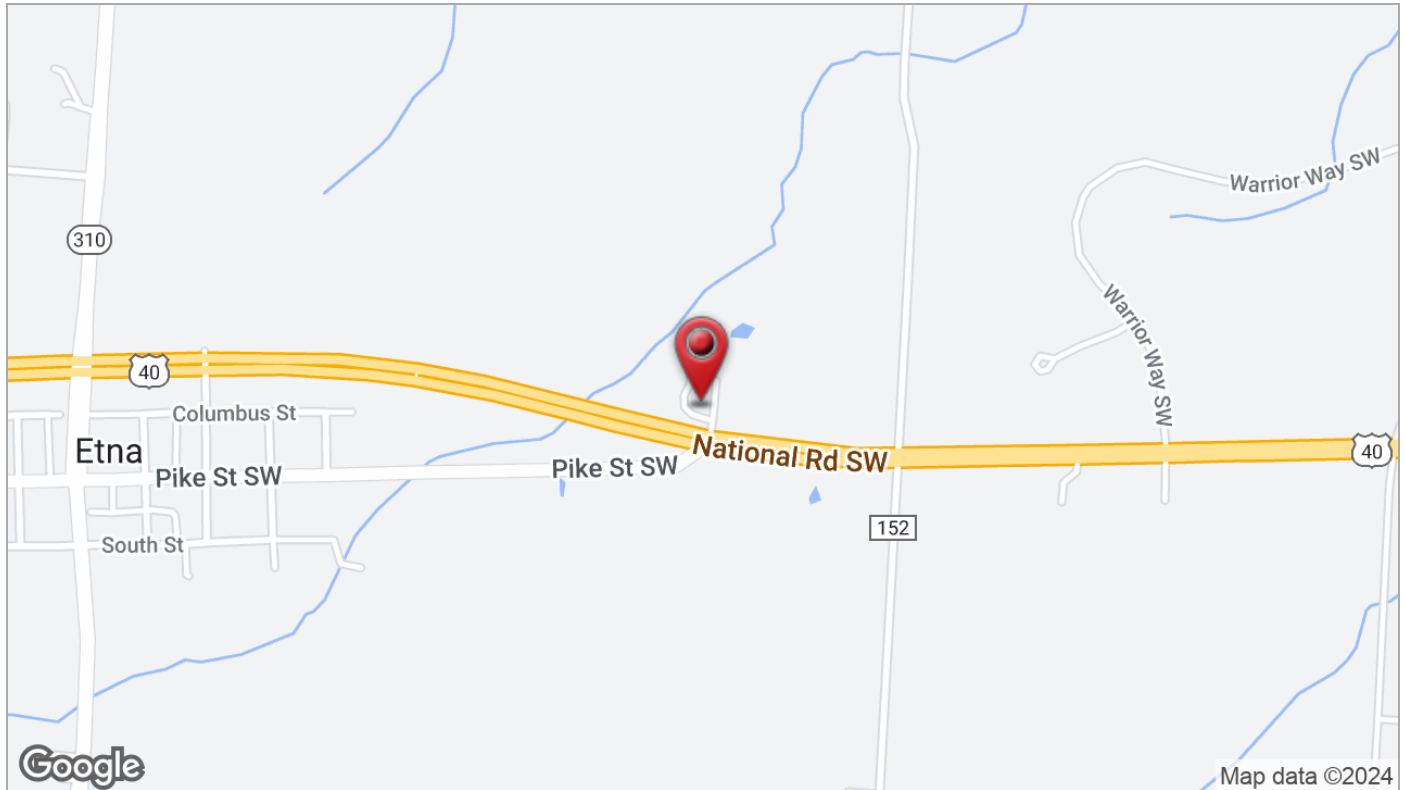


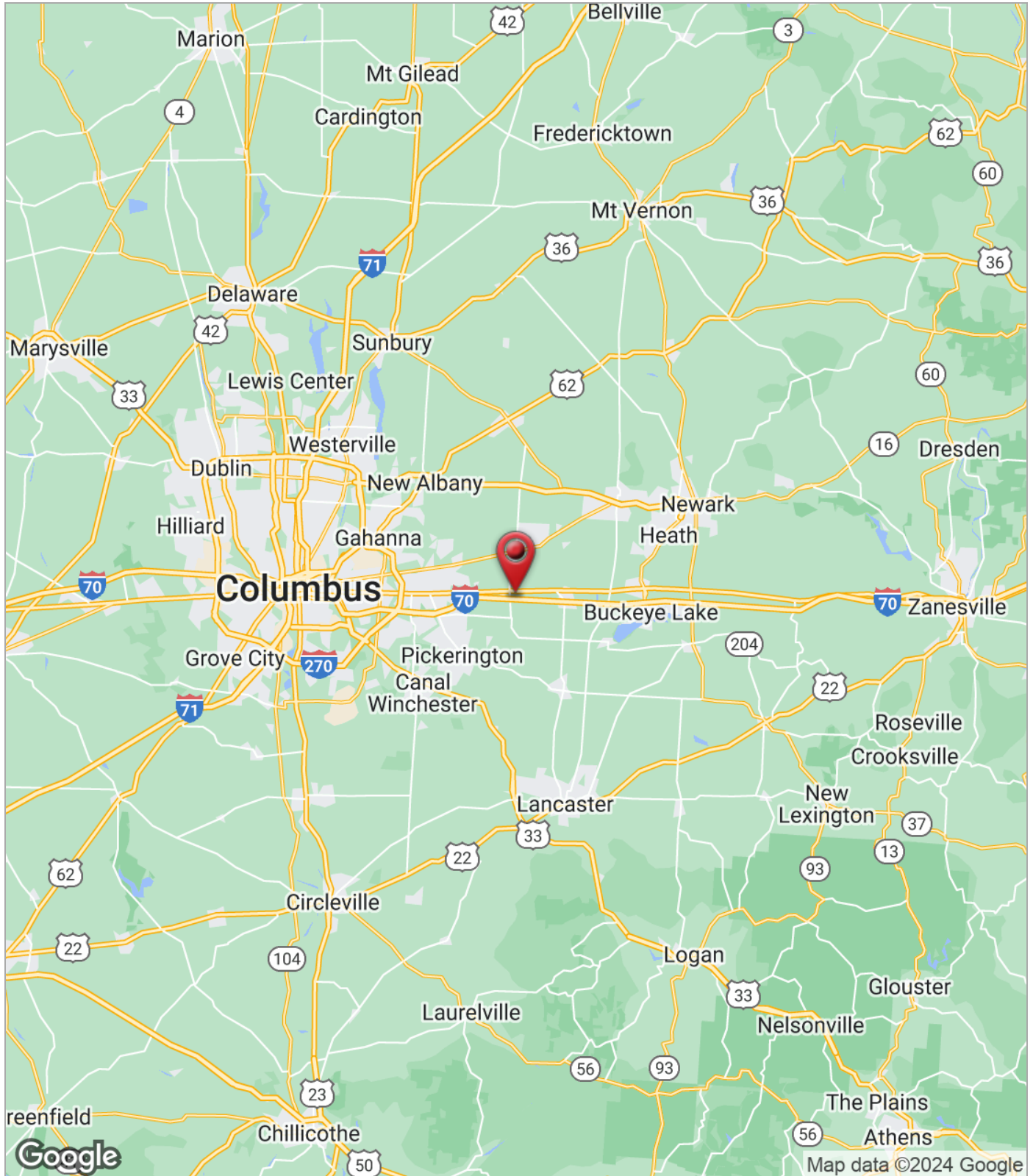


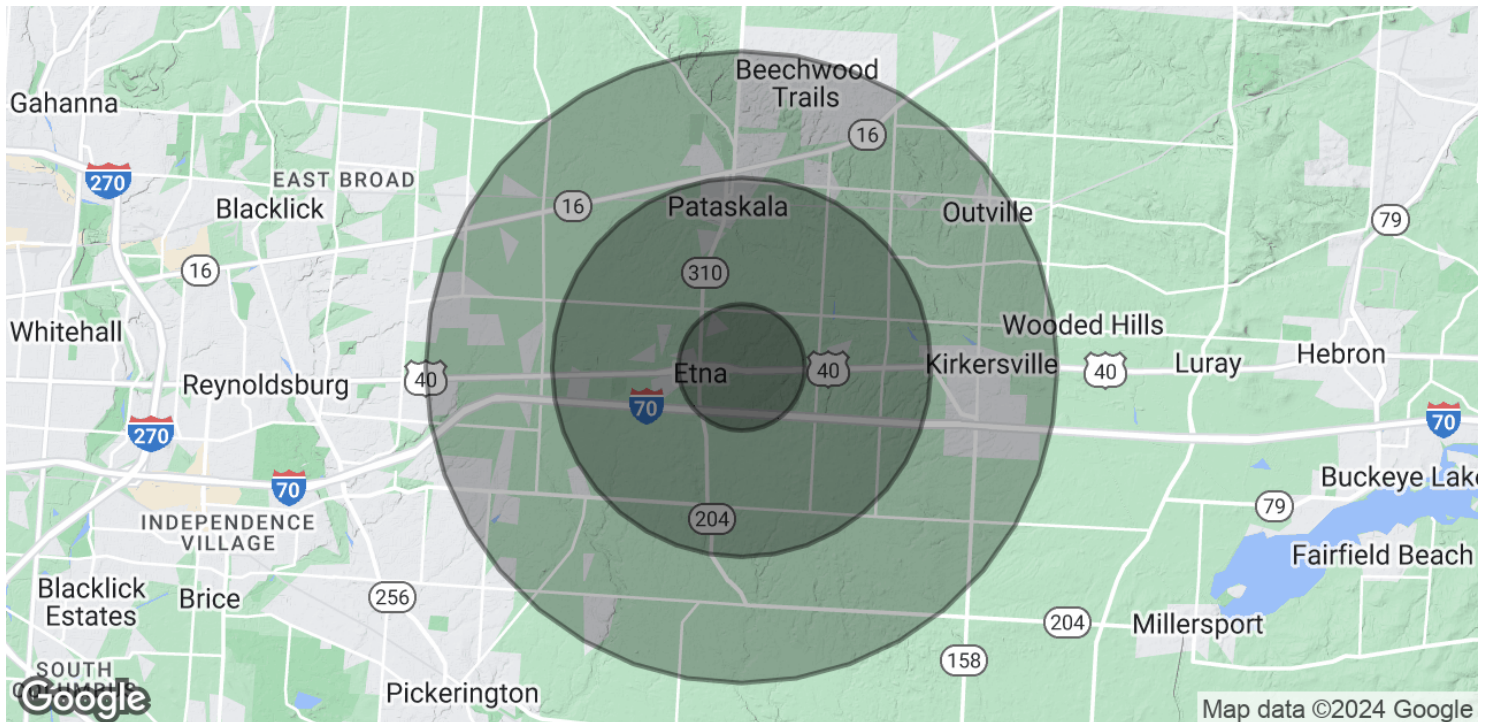
DEVELOPMENT SITE

- ▶ 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









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
Total Households	870	4,212	12,526
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$94,708	\$87,761	\$101,737
Average House Value	\$223,408	\$212,830	\$224,763

2020 American Community Survey (ACS)