



406 N Main St

Utica, OH 43080



Offering Summary

Sale Price:	\$225,000
Building Size:	1,816 SF
Lot Size:	0.12 Acres
Year Built:	1924
Zoning:	GB
APN:	077-353742-00.000

Property Overview

Great opportunity to bring your business to 406 N Main Street in Utica. This 1,816 SF commercial building offers a functional layout in a high-traffic location, with GB zoning supporting a variety of business uses. The property features a main building plus an additional building for storage, providing added flexibility for operations, inventory, or equipment. Ready for your next business venture!

Location Overview

Utica offers a welcoming small-town setting with access to everyday services, local businesses, and community amenities. Positioned in northern Licking County, the village provides a practical market for retail and service-based users seeking local visibility. With a steady residential base and connection to surrounding communities, Utica presents an attractive opportunity to serve both local customers and nearby rural populations.





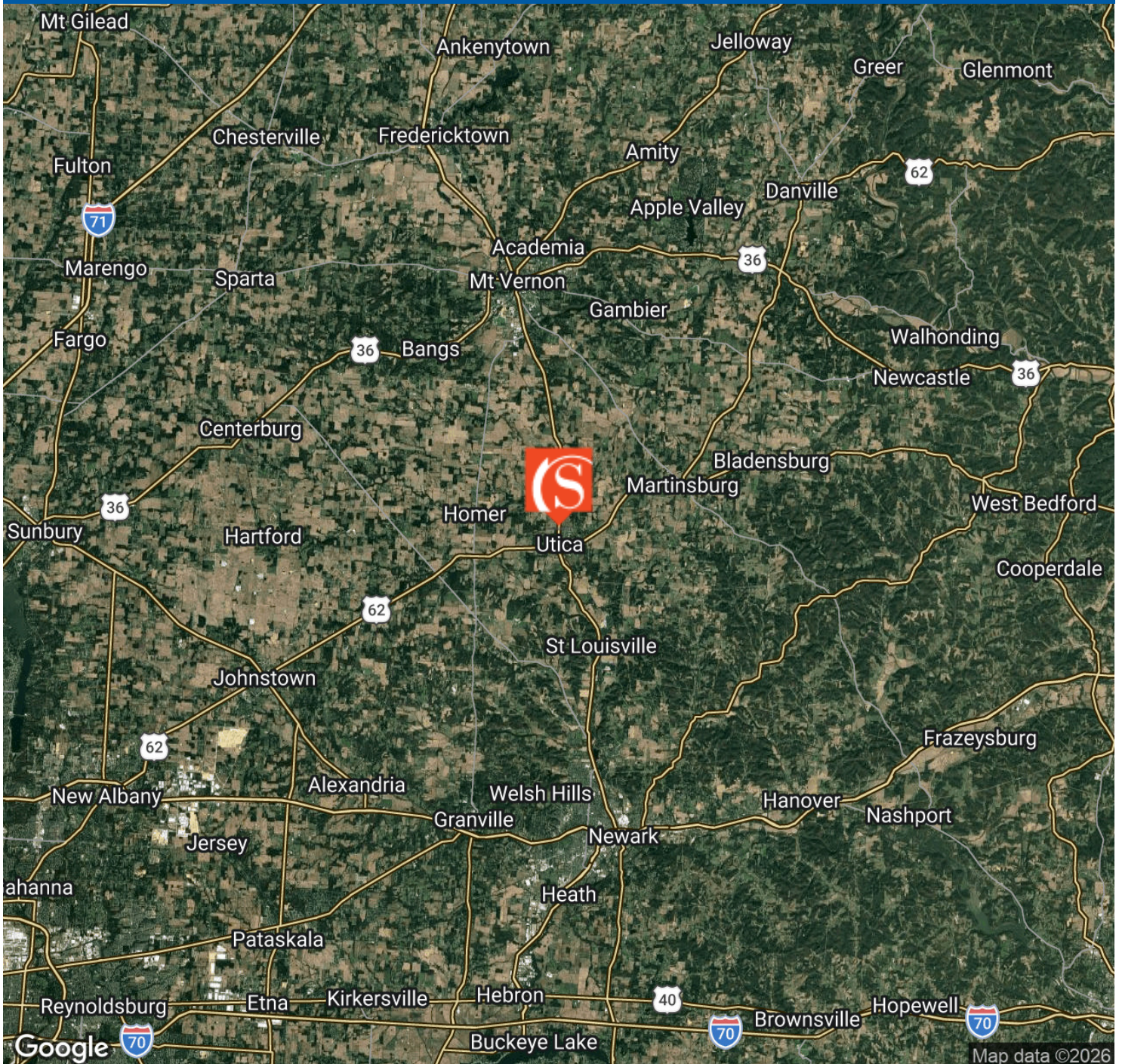
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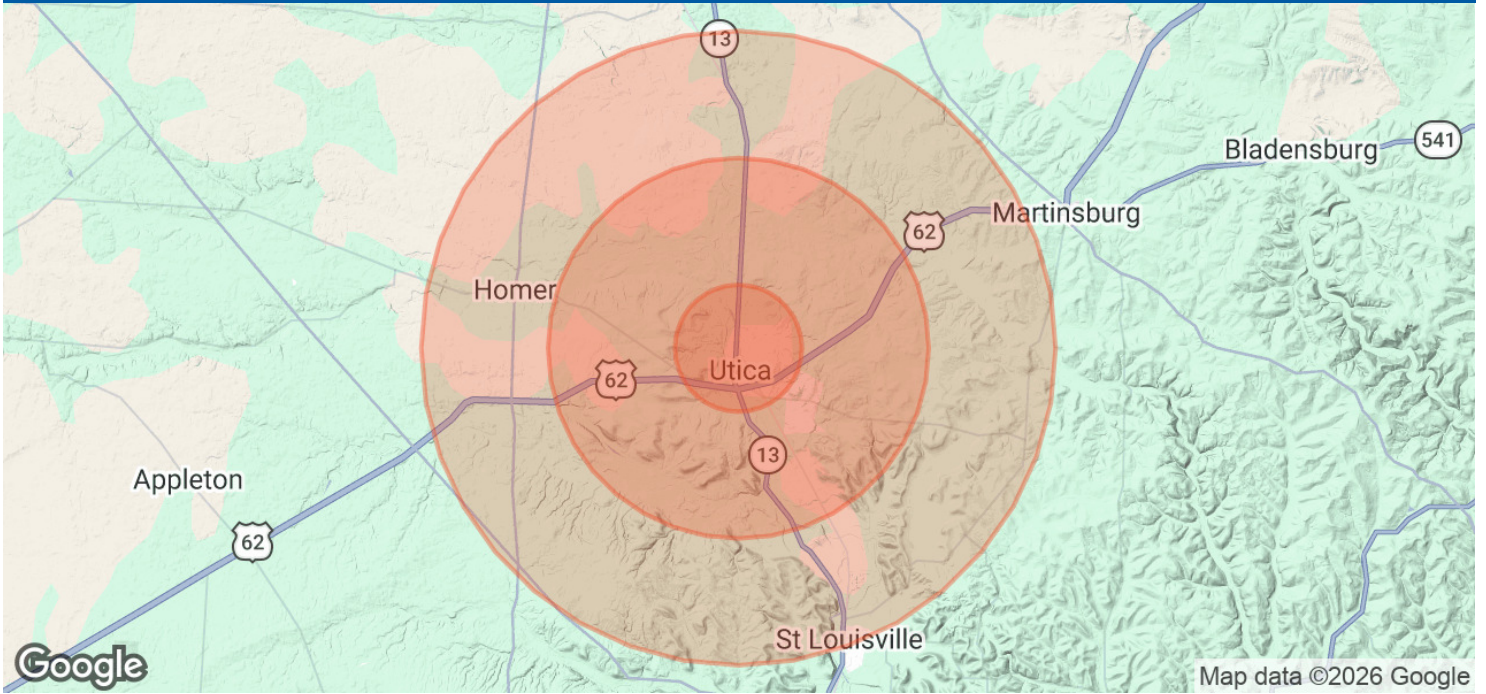
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,833	3,635	6,479
Average Age	33.5	38.0	41.3
Average Age (Male)	30.7	34.4	36.7
Average Age (Female)	37.3	42.2	45.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	670	1,360	2,444
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$86,463	\$99,950	\$113,192
Average House Value	\$171,289	\$215,847	\$245,403

2023 American Community Survey (ACS)

