



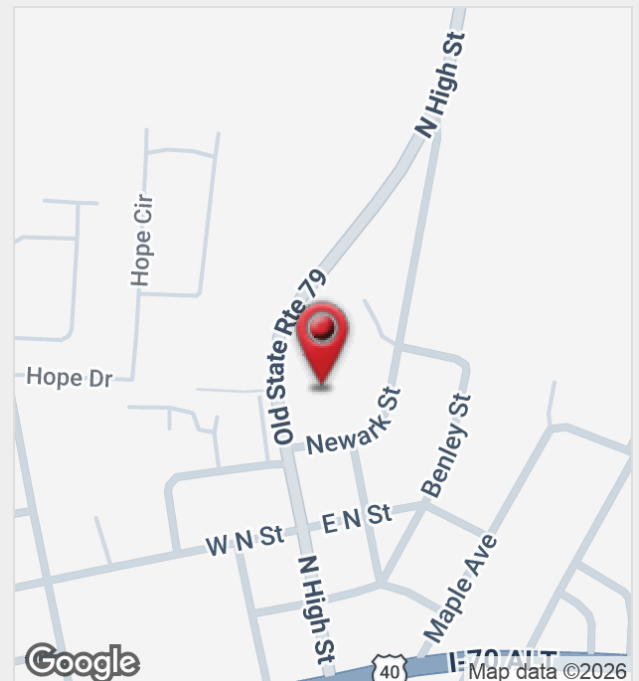
## 85 North High Street

Hebron, Ohio 43025

### Property Features

- 52,741 SF Industrial Buildings Situated on 2.69 Acres
- 18' -21' Clear Height
- Two (2) Dock Doors
- One Drive-In Door
- Ample 3-Phase Power (Manufacturing)
- Wet Sprinkler
- 1 - 1.65 Acres of Outdoor Storage
- Zoning: M-1 Manufacturing

**Sale Price: Negotiable**



For more information:

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#### LOCATION INFORMATION

|                  |                                |
|------------------|--------------------------------|
| Street Address   | 85 North High Street           |
| City, State, Zip | Hebron, OH 43025               |
| County           | Licking                        |
| Market           | Hebron                         |
| Sub-market       | Licking County                 |
| Cross-Streets    | Old State 79 and N High Street |

#### PROPERTY INFORMATION

|                  |                                       |
|------------------|---------------------------------------|
| Property Type    | Industrial                            |
| Property Subtype | Manufacturing                         |
| Lot Size         | 2.69 Acres                            |
| APN #            | 075-345354-00.000 & 075-345366-00.000 |



Red outline is for illustration purposes only.

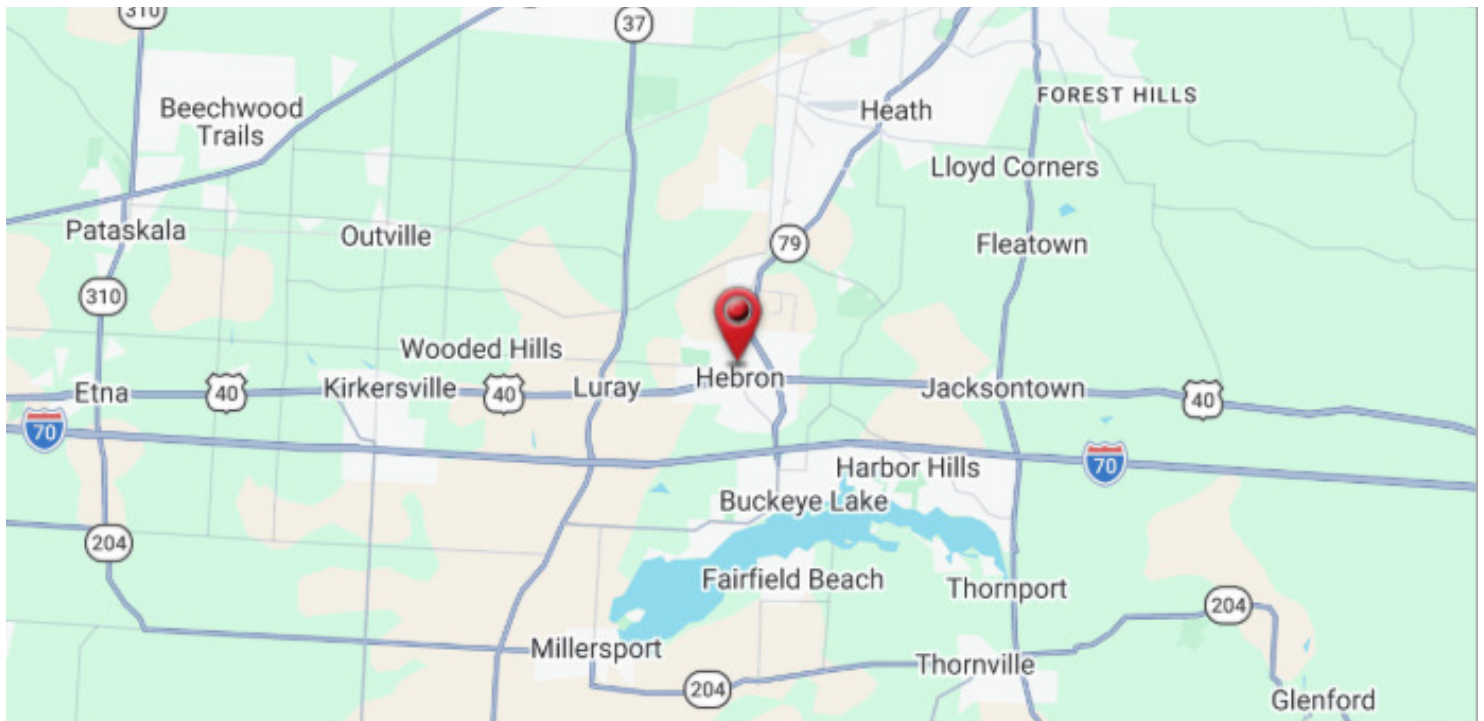


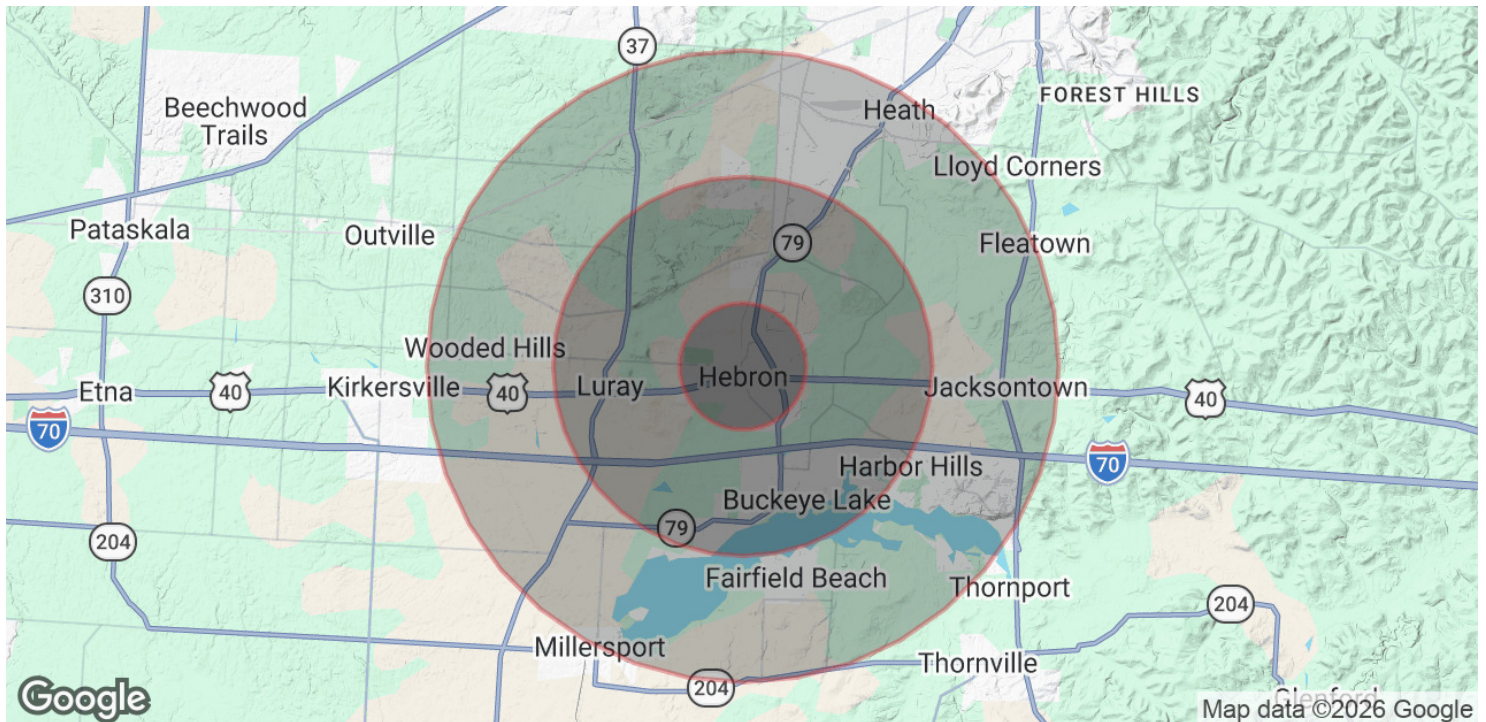
Current condition of the property.



AI-generated and for illustrative purposes only. Not a representation of the property's current condition.

**This material includes AI-modified images and/or conceptual renderings. Any improvements or features depicted, including elements generated or added by AI, are conceptual only, have not received zoning or use approval, and would be subject to applicable zoning, permitting, and use approvals at buyer/tenant's sole cost and expense.**





### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 891    | 7,995   | 19,373  |
| Average Age          | 41.7   | 47.3    | 48.2    |
| Average Age (Male)   | 37.7   | 43.4    | 45.5    |
| Average Age (Female) | 44.6   | 48.5    | 49.1    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 357       | 3,254     | 7,779     |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$77,458  | \$91,077  | \$107,103 |
| Average House Value | \$230,156 | \$205,579 | \$285,856 |

2023 American Community Survey (ACS)



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