



# Mound Center

225 - 235 South 21st Street, Newark, OH 43055



## Offering Summary

Sale Price:	\$1,600,000
Building Size:	21,300 SF
Lot Size:	1.88 Acres
Zoning:	General Commercial
APN:	054-217044-00.000

## Property Overview

Income-producing retail investment with strong in-place tenancy. 225-235 South 21st Street offers a 21,300 SF strip center positioned on approximately 1.88 acres, providing investors with a stabilized commercial asset and established tenant mix. Zoned General Commercial, the property is currently occupied by 10 tenants and offers a 10%+ cap rate, making it a compelling opportunity for a retail or strip center investor seeking immediate income. The building's multi-tenant configuration supports diversified rent streams, while the site layout allows for convenient access, parking, and visibility for individual users. 2025 and YTD 2026 financials are available with a signed NDA. Sale is subject to the seller splitting off 1 acre of the parcel.

## Location Overview

Explore the vibrant neighborhood surrounding this prime Newark. Located on South 21st Street, this highly visible Newark corner lot is positioned across from Ohio's first UNESCO World Heritage Site, Hopewell Ceremonial Earthworks. Surrounded by residential neighborhoods, nearby dining, and retail options, the site offers strong exposure, steady activity, and convenient access within a dynamic local market.





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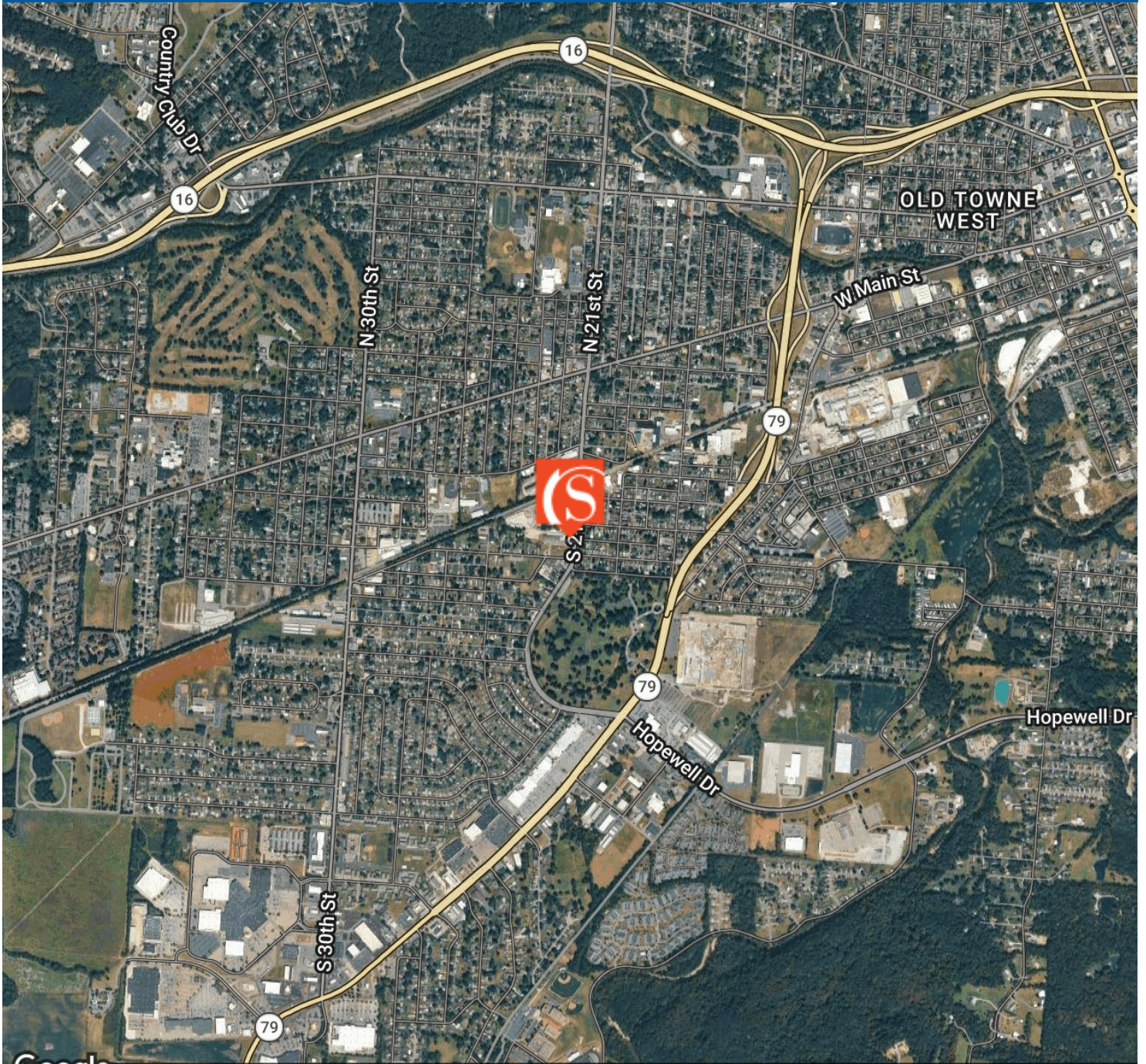
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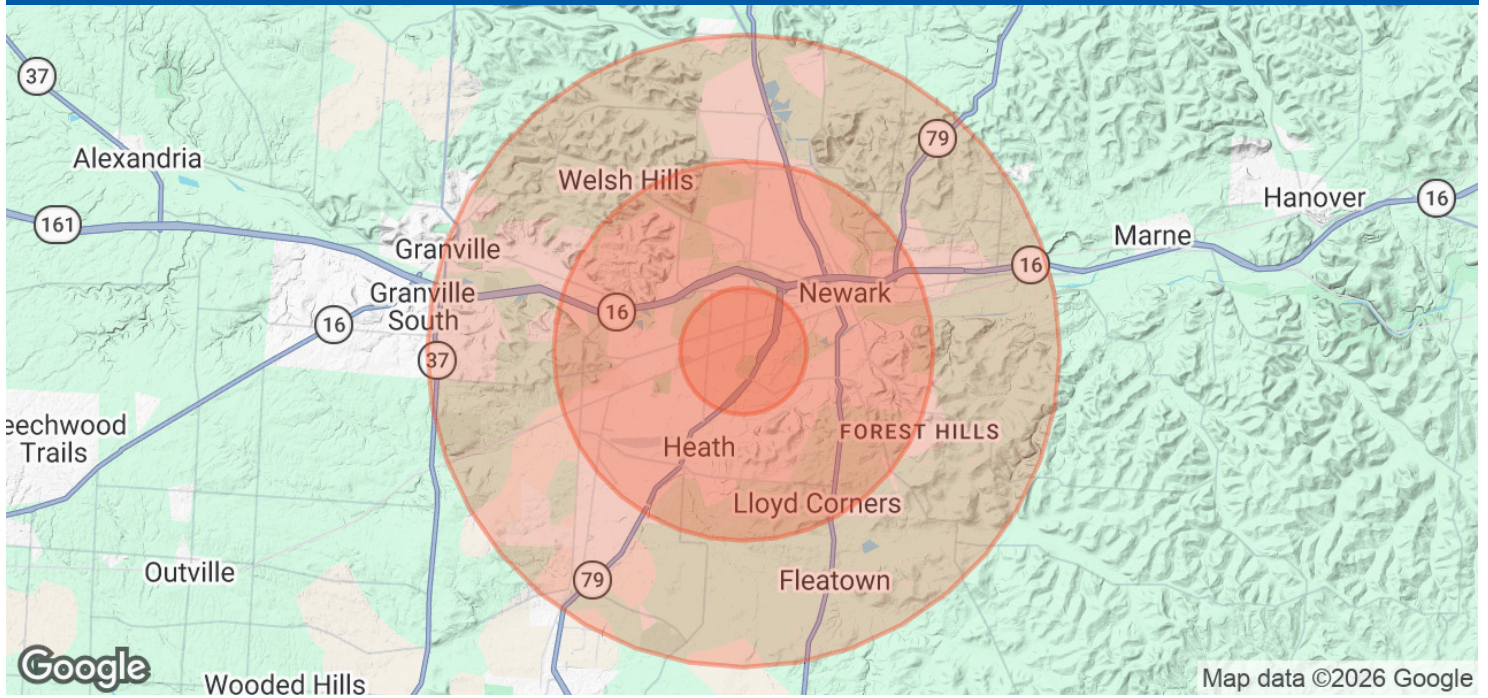
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**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	9,314	47,220	70,684
Average Age	41.2	40.0	40.1
Average Age (Male)	41.8	39.7	39.2
Average Age (Female)	41.0	41.0	41.2

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,009	19,608	28,282
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$66,911	\$77,836	\$87,382
Average House Value	\$158,166	\$198,991	\$234,174

2023 American Community Survey (ACS)

