



Newark Commerce

195 Union Street, Newark, OH 43055



Offering Summary

Sale Price:	\$1,550,000
Building Size:	30,692 SF
Lot Size:	2.083 Acres
Price / SF:	\$50.50
Year Built:	1955
Zoning:	General Office
APN:	054-217740-00.001

Property Overview

An outstanding investment opportunity awaits! This 30,692± SF multi-tenant professional office building presents an attractive proposition for investors. Fully leased and generating consistent income, the property offers strong stability and long-term value. The list price reflects an 9% CAP rate, providing a compelling return profile for qualified buyers. Planned parking lot asphalt improvements are scheduled for summer 2026, further supporting the property's long-term appeal and functionality. Financials and a current rent roll are available upon execution of a signed NDA, offering a complete picture of performance and revenue potential. This well-positioned asset makes a strategic and reliable addition to any investment portfolio.

Location Overview

Located just off the Grant Street exit on SR-79, 195 Union Street offers exceptional accessibility and convenience for office users. This well-positioned location provides quick and easy access to downtown Newark, placing your business just minutes from government offices, financial institutions, dining, and everyday services. Its central setting supports strong connectivity while maintaining a professional and easily reachable address, making it an ideal choice for businesses that value efficiency, visibility, and convenience.





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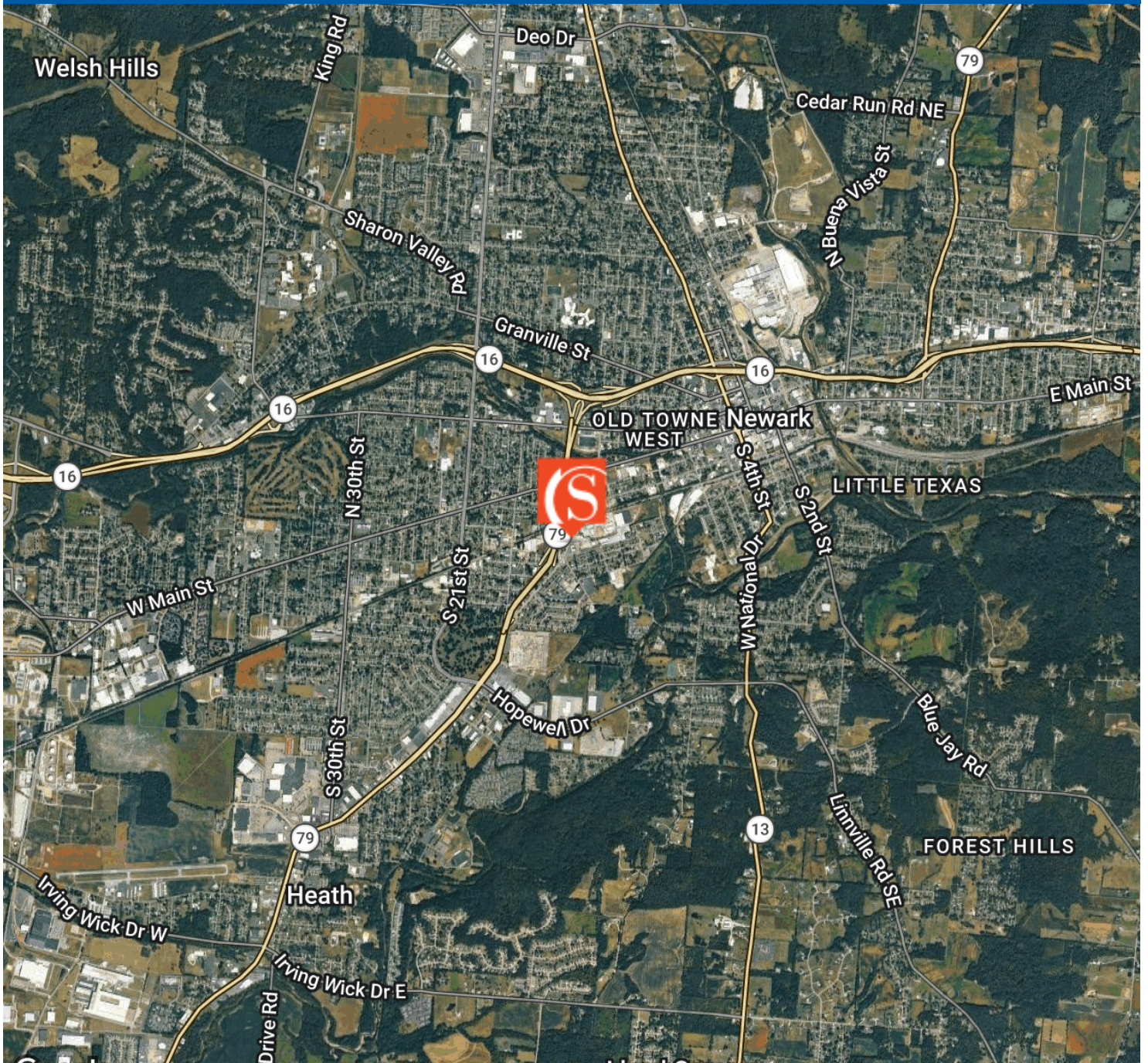
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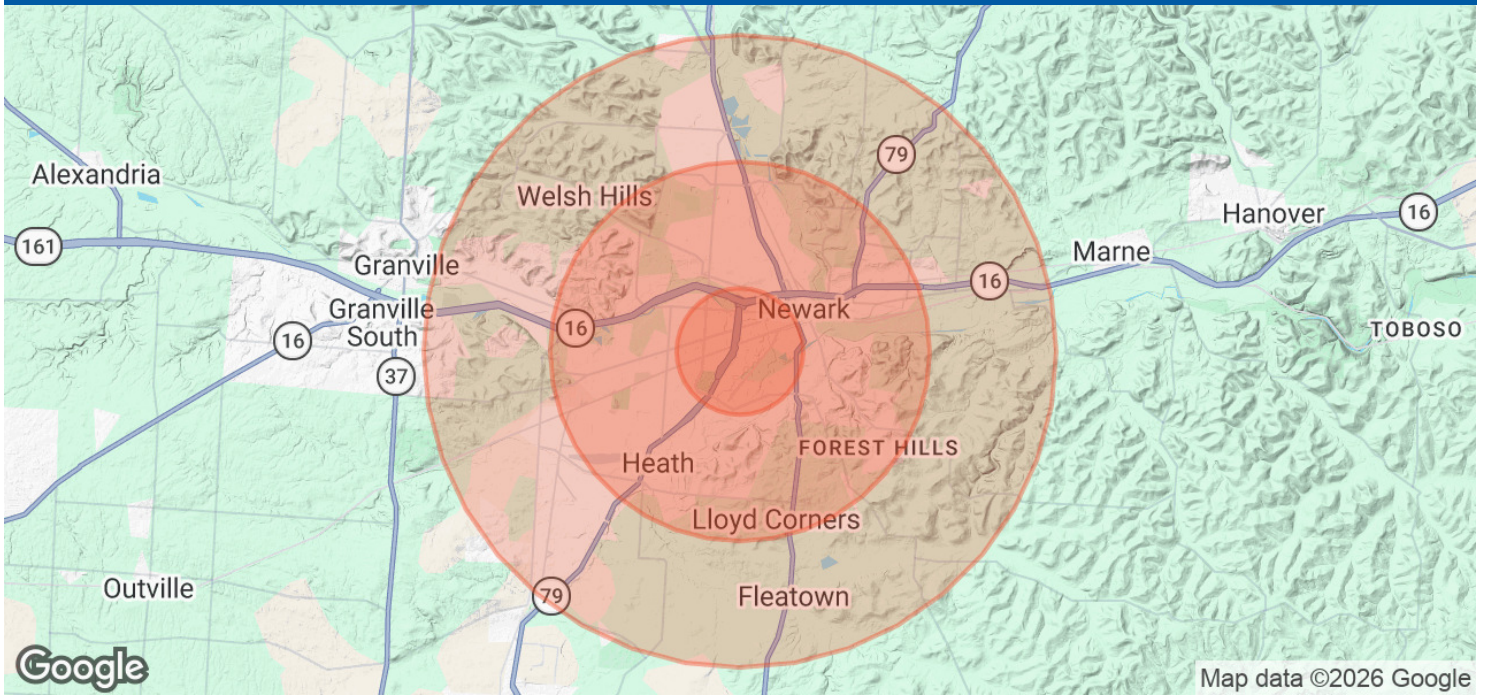
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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,595	40,571	73,707
Average Age	35.5	38.0	39.1
Average Age (Male)	34.9	35.7	36.7
Average Age (Female)	37.5	40.5	41.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,973	17,183	30,908
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$42,349	\$49,814	\$54,352
Average House Value	\$98,905	\$140,705	\$159,530

2020 American Community Survey (ACS)

