



2028 & 2076 Mount Vernon Rd

Newark, OH 43055



Offering Summary

Sale Price:	Subject to Offer
Lot Size:	51± Acres
Zoning:	General Commercial
APN:	054-283470-00.001 054-283470-00.000 054-283470-00.003

Property Overview

Development potential land with room to think big. This 51± acre property is zoned General Commercial and offers a versatile mix of cleared land and mature tree cover. Utilities are available at or very near the site, supporting future development opportunities. Two rental homes are situated on the southwest corner of the property with long-term tenants in place, providing existing income while investors explore the property's future potential.

Property Highlights

- Strong Development Potential
- 51± Acres
- Zoned General Commercial (GC)
- Utilities At or Near the Site





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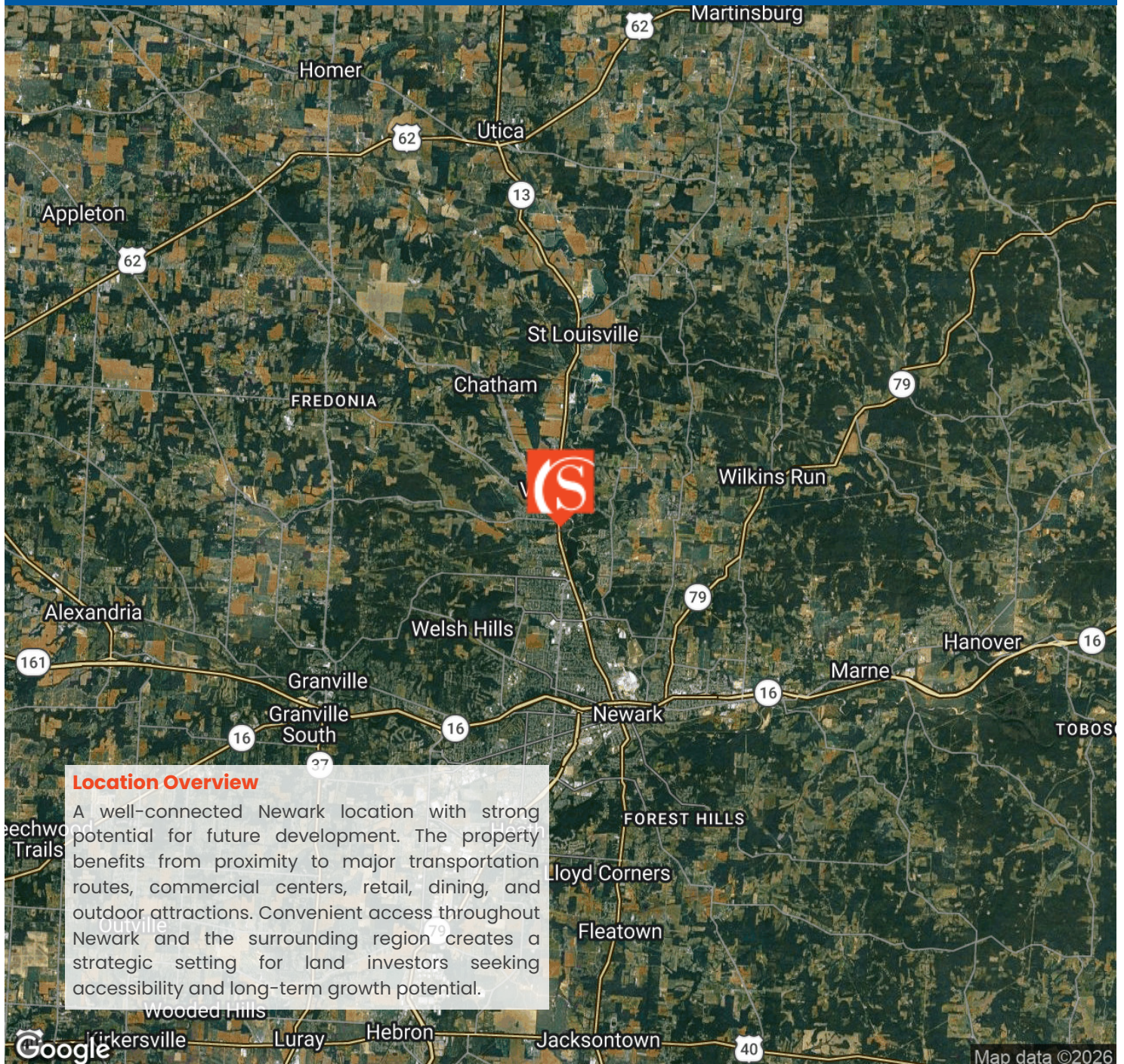
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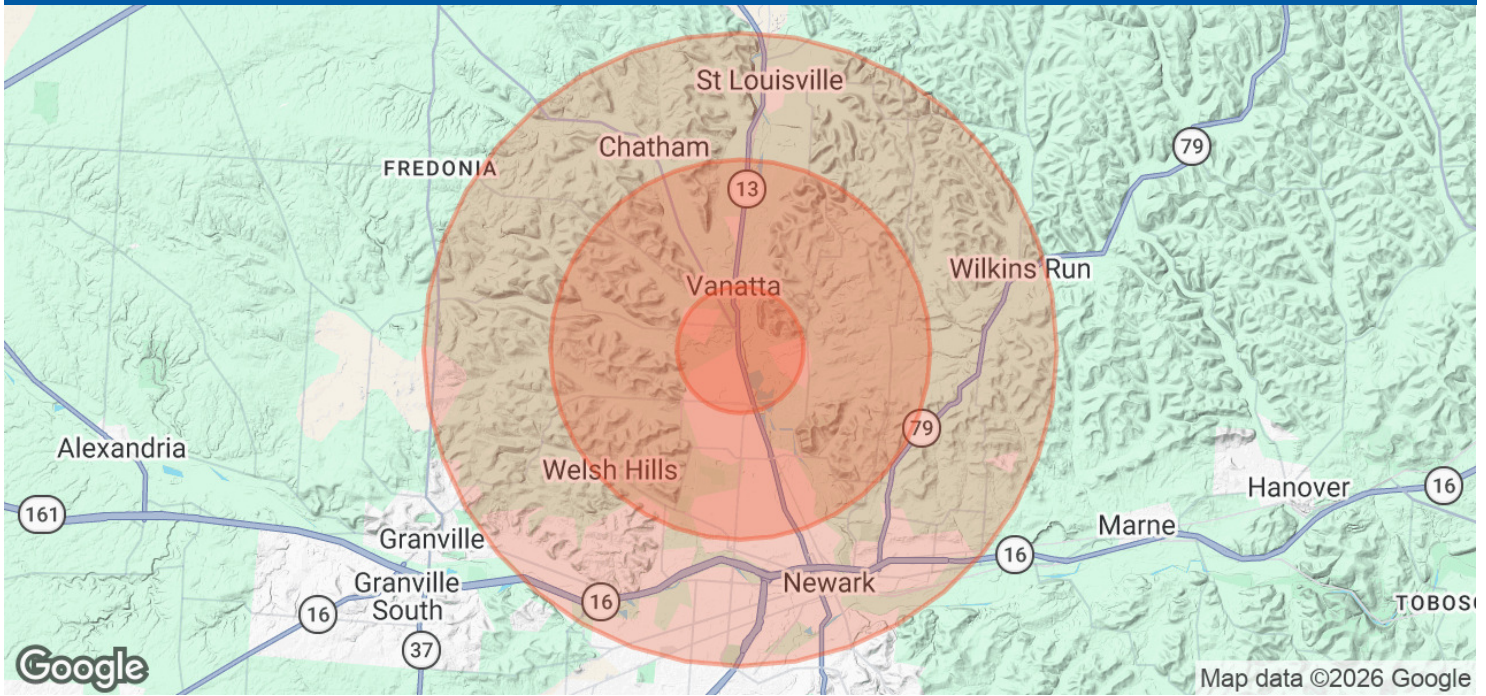
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,469	19,202	56,264
Average Age	40.9	42.1	40.3
Average Age (Male)	41.4	41.9	39.5
Average Age (Female)	40.6	43.4	41.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	561	7,971	22,745
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$89,527	\$82,626	\$83,809
Average House Value	\$226,379	\$217,984	\$222,312

2023 American Community Survey (ACS)

