

95 Wildflower Dr

FOR SALE | 3.54 ACRE



Property Highlights

EXCEPTIONAL REDEVELOPMENT OPPORTUNITY
IMMEDIATELY OFF INTERSTATE 70 IN NEW CON-
CORD, OHIO.

Site is ideally positioned for restaurant, QSR, convenience store, or gas station uses serving both local traffic and steady interstate travelers.

The property benefits from excellent highway access, strong visibility, and adjacency to established commercial uses. B-3 zoning allows a wide range of highway-oriented retail and service uses, making this site a flexible and shovel-ready option for national, regional, or local operators seeking an I-70 presence in east-central Ohio.

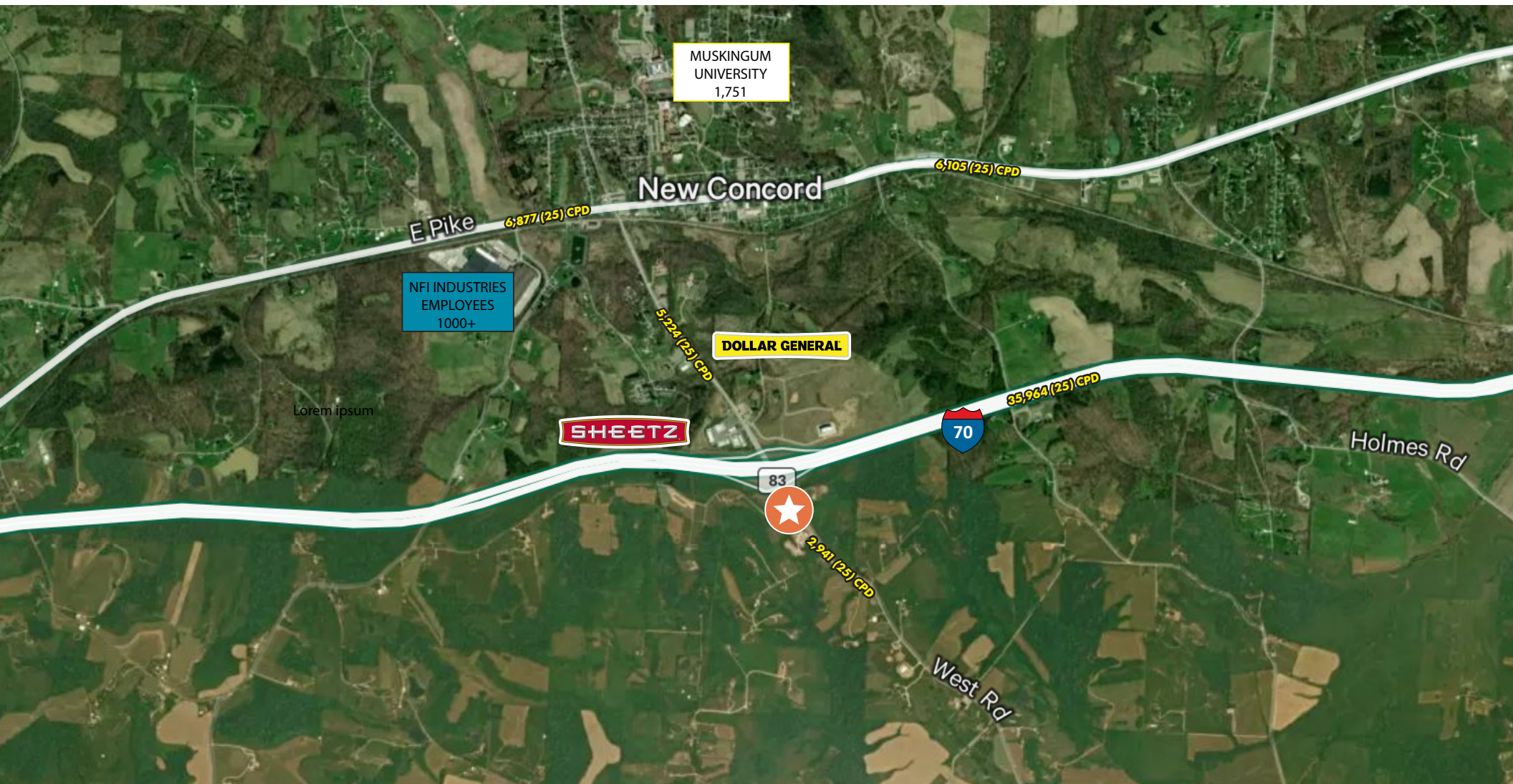
- 3.54 acres of developable land
- Immediate access to I-70 with strong daily traffic exposure
- B-3 Highway Business zoning – ideal for gas station, QSR, or restaurant
- Excellent visibility from interstate and local road network
- Serves both interstate travelers and Muskingum County trade area
- Growing corridor with limited competing highway retail pads
- Scalable footprint suitable for drive-thru and fuel canopy layouts

— Asking Price : \$1,062,000

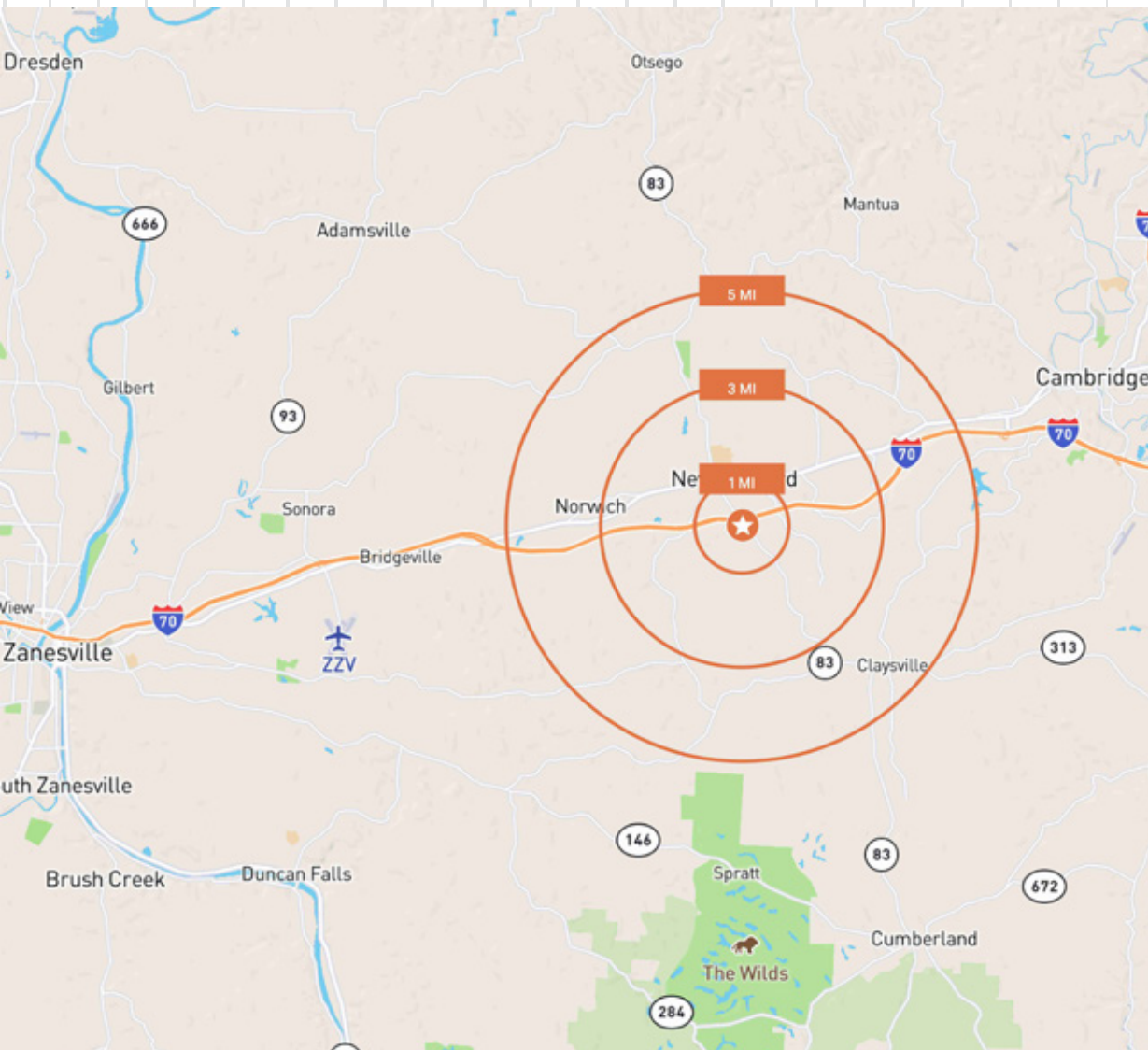


Aerial

- Strategically positioned just off I-70, this 2-acre B-3 zoned site offers an ideal platform for a gas station, travel-oriented convenience store, or restaurant seeking consistent highway traffic and strong ingress/egress.
- New Concord's location between Columbus and Wheeling provides uninterrupted pass-through traffic, while proximity to Muskingum University and regional employers supports daily local demand. The site's size and zoning allow for efficient site planning, fuel canopy configuration, and modern drive-thru design.



Demographics



| DEMO | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Population | 508 | 4,469 | 7,421 |
| Education % | 68% | 64.3% | 60.3% |
| Household Income | \$83,535 | \$89,901 | \$88,230 |
| Employment Status | 291 | 2,346 | 3,848 |
| Daytime Population | 322 | 3,889 | 5,748 |

95 Wildflower Dr.

FOR SALE | 3.54 acres

LUKE STRENG

Vice President

+1 614 781 5130

luke.streng@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.