



Mound Center

233 South 21st Street, Newark, OH 43055



Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	21,300 SF
Available SF:	1,500 SF
Lot Size:	1.88 Acres
Zoning:	General Commercial
APN:	054-217044-00.000

Property Overview

Flexible space with signage opportunities to help your business stand out. This 1,500 SF retail or professional service space offers a versatile setting for a variety of business uses. Building and road signage options provide added exposure and branding opportunities for tenants. With a manageable footprint and flexibility for retail or service-oriented users, this space offers a great opportunity for a business seeking a professional and functional location.

Property Highlights

- 1,500 SF Available for Lease
- Retail or Professional Service Space
- Building Signage Opportunities





Mound Center

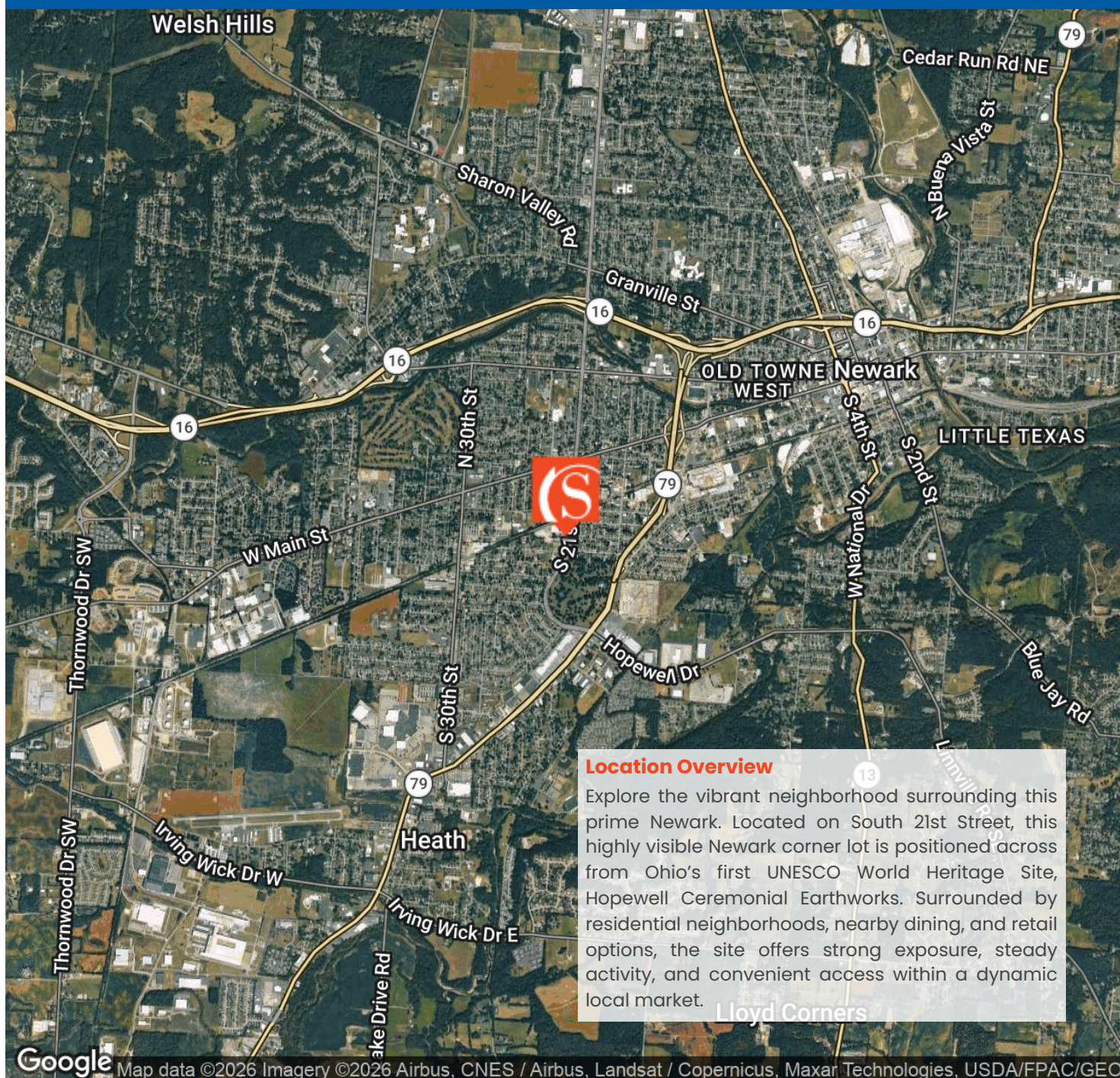
225 - 235 South 21st Street, Newark, OH 43055





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Location Overview

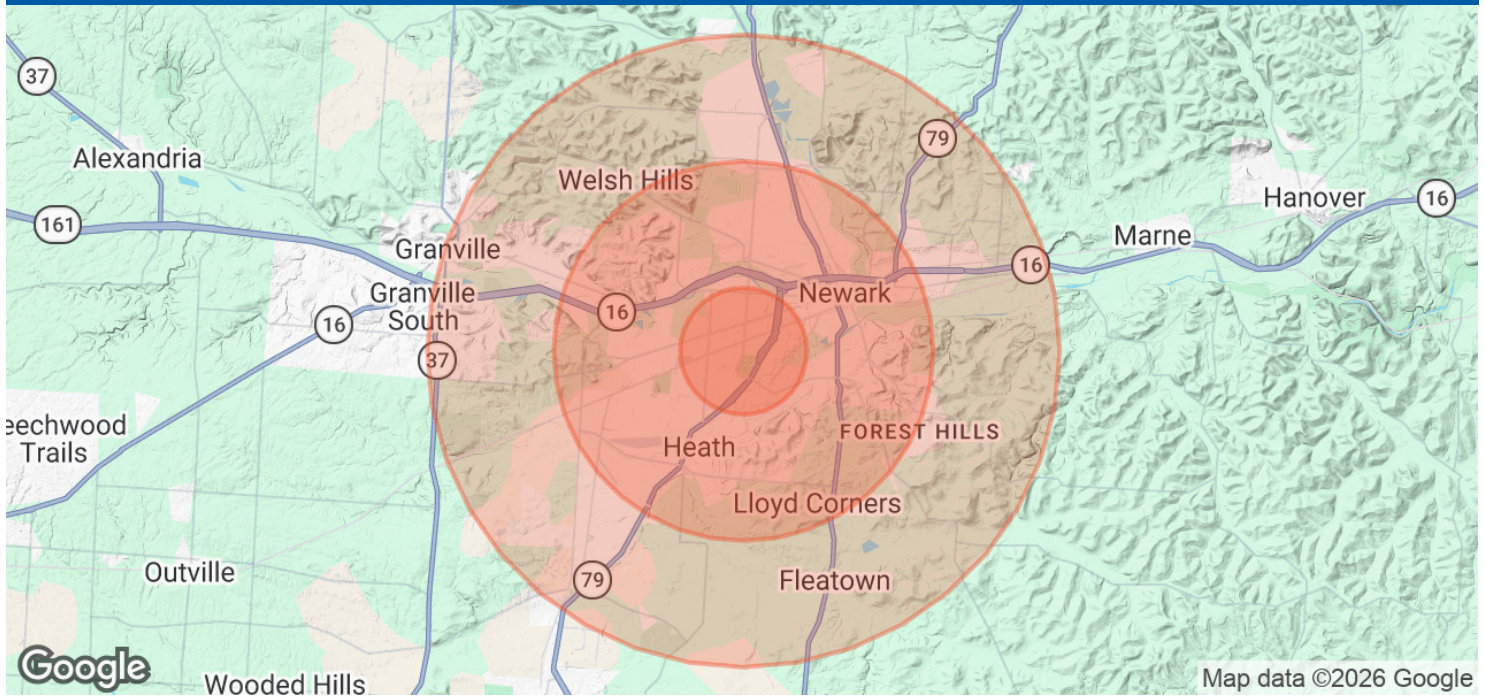
Explore the vibrant neighborhood surrounding this prime Newark. Located on South 21st Street, this highly visible Newark corner lot is positioned across from Ohio's first UNESCO World Heritage Site, Hopewell Ceremonial Earthworks. Surrounded by residential neighborhoods, nearby dining, and retail options,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

Lloyd Corners



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Population

	1 Mile	3 Miles	5 Miles
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

	1 Mile	3 Miles	5 Miles
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)

