



5825 RAIDERS ROAD
FRAZEYSBURG, OHIO

MUSKINGUM COUNTY
PORTFOLIO OFFERING



FOR SALE



Lepi & Associates

Real Estate Services 

OVERVIEW OF PROPERTIES



5825 Raiders Road presents a rare opportunity to secure a strategically located property in one of Central Ohio's most rapidly developing industrial corridors. Positioned just minutes from State Route 16, US-36, and the growing Frazeyburg logistics hub, this site offers outstanding accessibility for transportation and workforce development.



View Website Including
Virtual Tour

Buildings Included:

- 70,000 Sq Ft office/retail Sq Ft building
- 7,600 Sq Ft restaurant
- 16,000 Sq Ft office/retail building
- 15 +/- acres



Additional Features:

- 500 +/- Paved parking spaces
- Access from Eco Parkway and Raiders Road
- Zoned heating & cooling
- Private water & sewer system part of (Eco Business Park)
- Strong labor market within Muskingum, Coshocton and Licking counties
- Ideal for owner users, investors or developers with long term upside.
- Manicured grounds with paved roads and sidewalks





OVERVIEW- 15+ ACRES



7,600 SQ FT Restaurant

70,000 SQ. FT Retail Center

Excluded building

16,000 SQ FT "Welcome Center"

Proposed 50' Wide Ingress/Egress



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Dan Robison, Realtor
740.221.3749
Elyse Luburgh, Realtor
740.819.1459

LOCAL MAP

**5825 RAIDERS ROAD
FRAZEYSBURG, OHIO 43822**



Direct exit off 4-lane highway (State Route 16)
48 miles from Columbus
57 miles to John Glenn International Airport
14 miles from Zanesville
19 miles from Coshocton Ohio



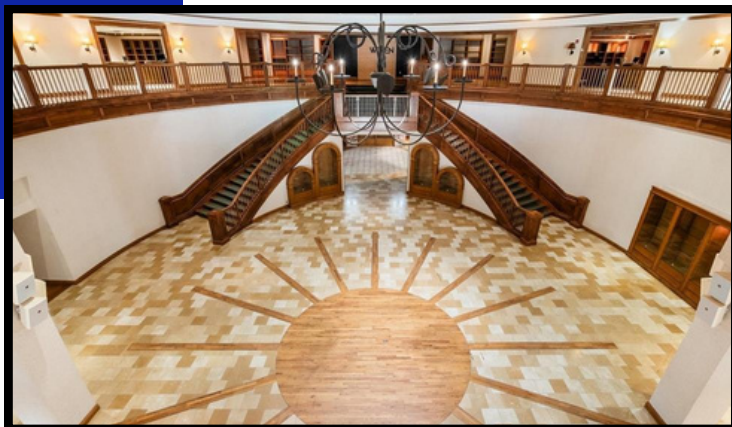
**LATITUDE: 40.13505° N
LONGITUDE: -82.08411° W**



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POSSIBLE USES

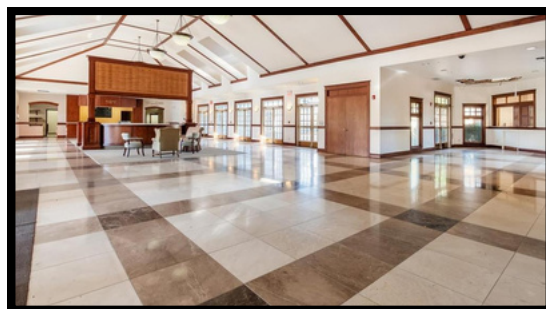
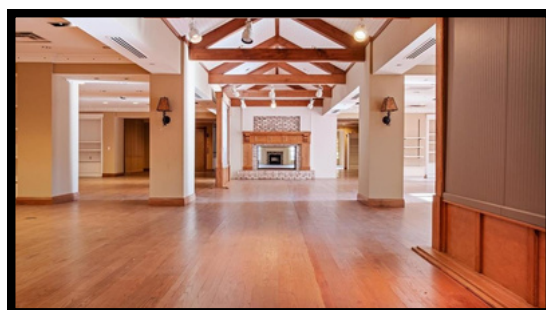


"Versatility is one of its greatest assets."

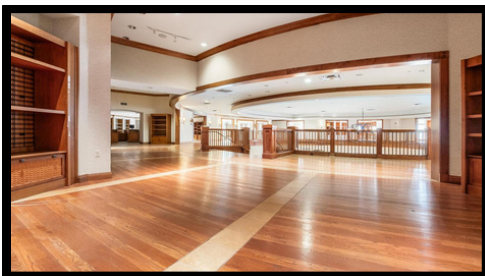
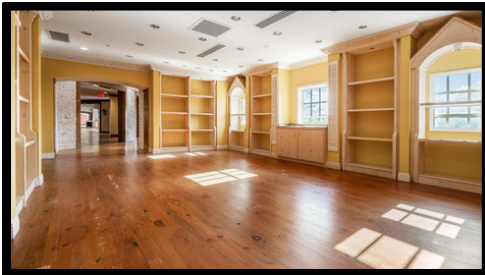
-Dan Robison, Realtor

The property's large, open-plan buildings and 15+ acres of land make it physically adaptable to many different configurations without needing major structural changes.

- ✓ **RETAIL/SHOPPING CENTER**
- ✓ **DESTINATION HOSPITALITY:
BOUTIQUE HOTEL OR RESORT**
- ✓ **SENIOR LIVING FACILITY**
- ✓ **EDUCATIONAL OR TRAINING CENTER**
- ✓ **CORPORATE HEADQUARTERS**
- ✓ **TECH COMPANIES**
- ✓ **MEDICAL ADMINISTRATION CENTER
CALL CENTER**



70,000 SQ FT RETAIL CENTER



- 70,000 Sq Ft
- 2 stories
- Custom made facility originally designed with themed sections: I.E. terrace kitchen, home decor, parlor, garden, bakery kitchen etc
- Natural woodwork
- Commercial kitchen for bakery and pizza shop located within the facility
- Handicap access
- 2 Passenger elevators
- 1 freight elevator (currently not operational)
- Zoned heating/cooling
- 2 atriums
- Loading dock
- Stunning foyer

Interesting Fact!
The indoor tree was constructed by
Hollywood Studios



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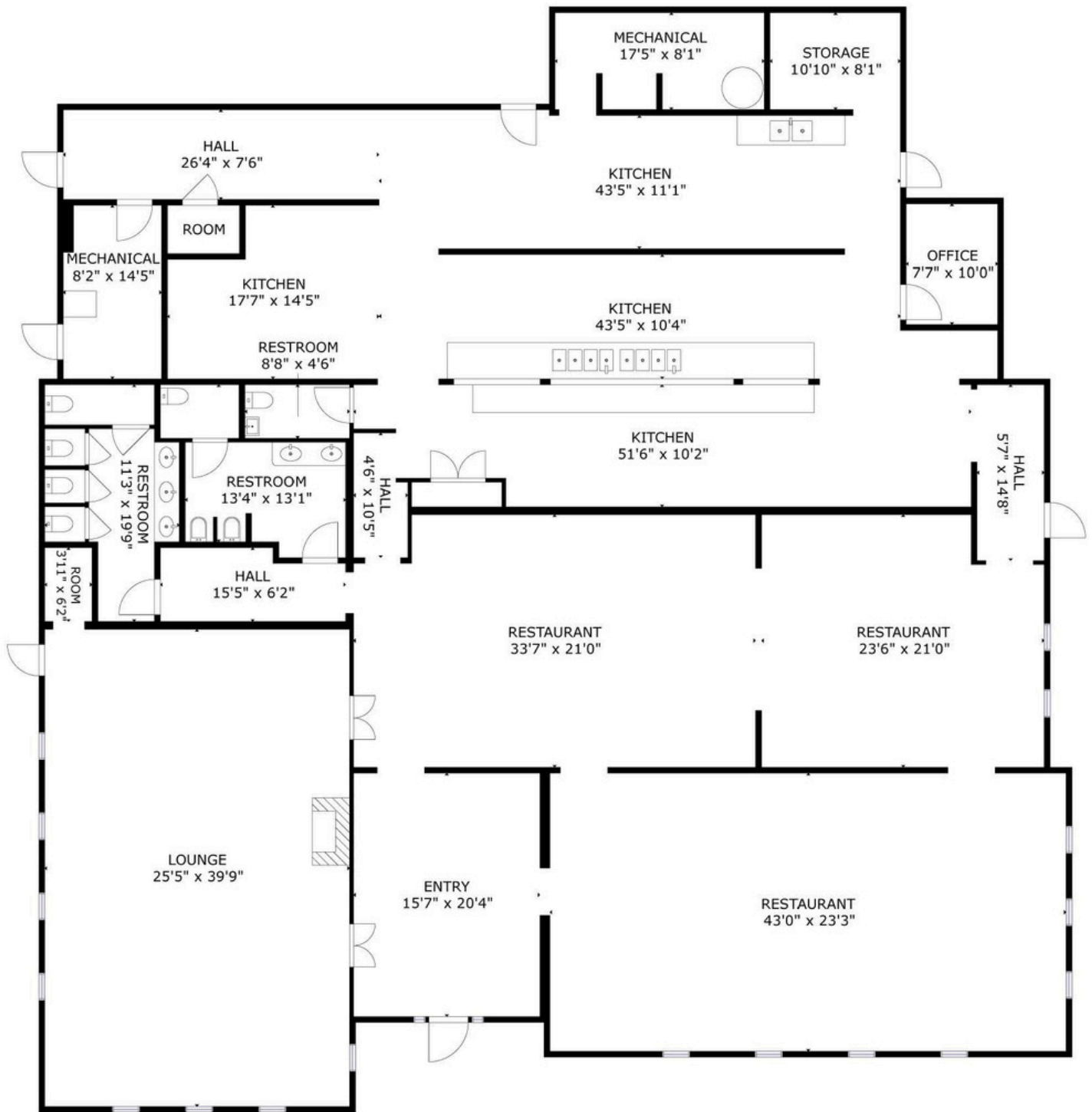
7,600 SQ FT RESTAURANT



- 7,600 SQ FT
- Custom built-ins
- Commercial kitchen with hood vent
- Excellent for large gatherings
- Nice mix of large banquet & private dining areas
- Private and public restrooms
- Handicap access
- Lounge area
- Manager's office



RESTAURANT FLOOR PLAN



16,000 SQ FT OFFICE & WELCOME CENTER



IMPORTANT DETAILS

- 16,000 Sq Ft
- Office & Welcome Center
- 2 Floors of usable area
- 2nd floor is private offices
- 2 large commercial public restrooms
- Multiple private restrooms
- Kitchenette
- Breakroom area
- Built- in retail shelving, employee locker area



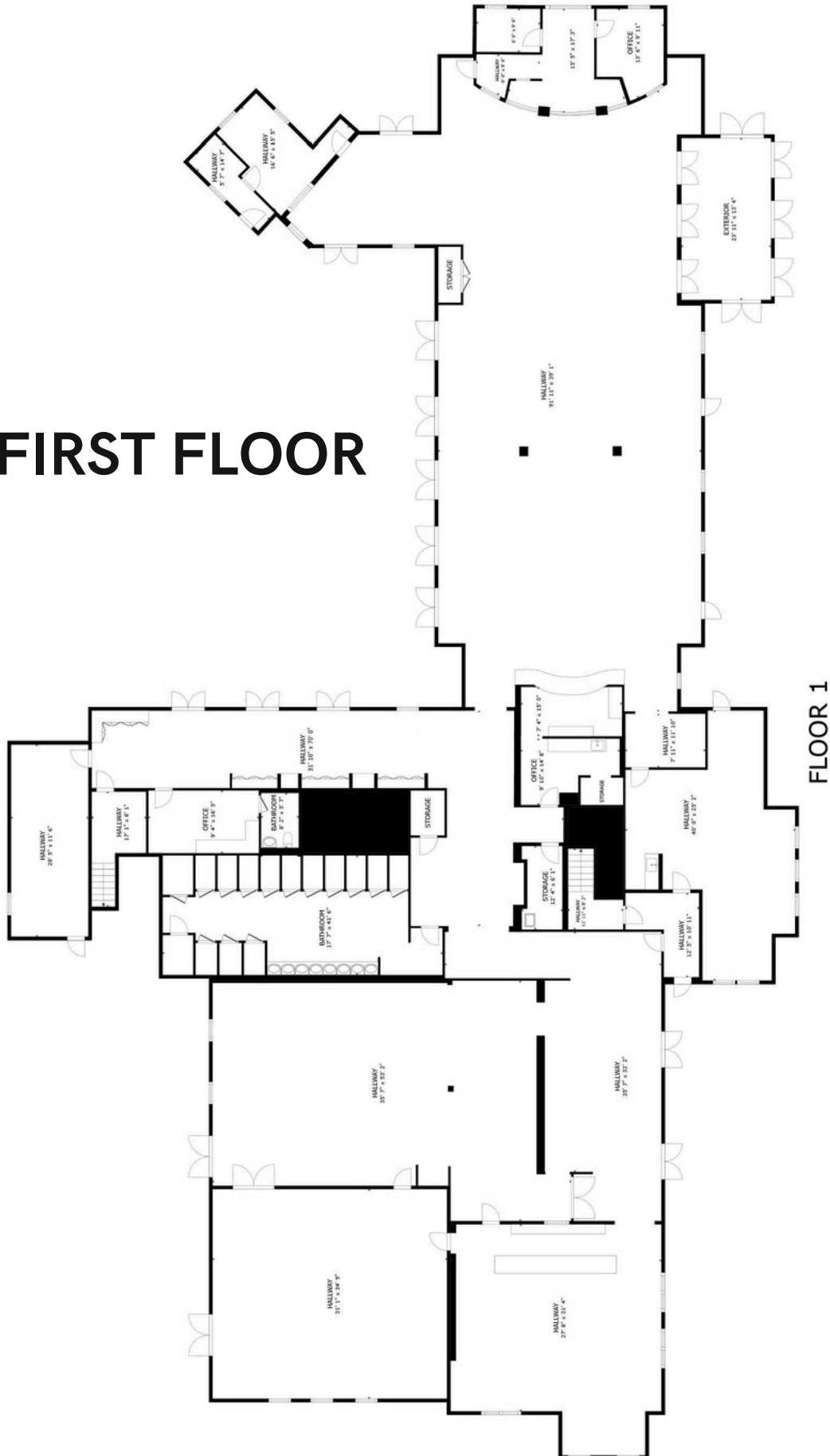
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16,000 SQ FT OFFICE & WELCOME CENTER FLOOR PLAN

FIRST FLOOR



16,000 SQ FT OFFICE & WELCOME CENTER FLOOR PLAN



SECOND FLOOR

PROPERTY PROUDLY OFFERED BY



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