

**For Lease**  
**4,580 SF | 1.58 acres**

Heath, OH 43056



# 1066 Hebron Rd.

Former Bank Building  
FOR LEASE

**Luke Streng**

Vice President

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**CBRE**

# Property Overview

This 4,580-sq-ft former bank building, constructed in 2008 on 1.58 acres, features a functional one-story layout with a lobby, private offices, conference/waiting areas, restrooms, and a breakroom, plus a basement with a vault, offices, and training space. The site has 18 parking spaces with the ability to add more if needed. Potential for a drive thru on either side of the building and excellent visibility along Hebron Road.

## Highlights

### Premium Location

Monumental signage and premier frontage at a signaled corner.

### Strong Regional Market

Solid price appreciation, active residential and commercial sectors.

### Affluent Community

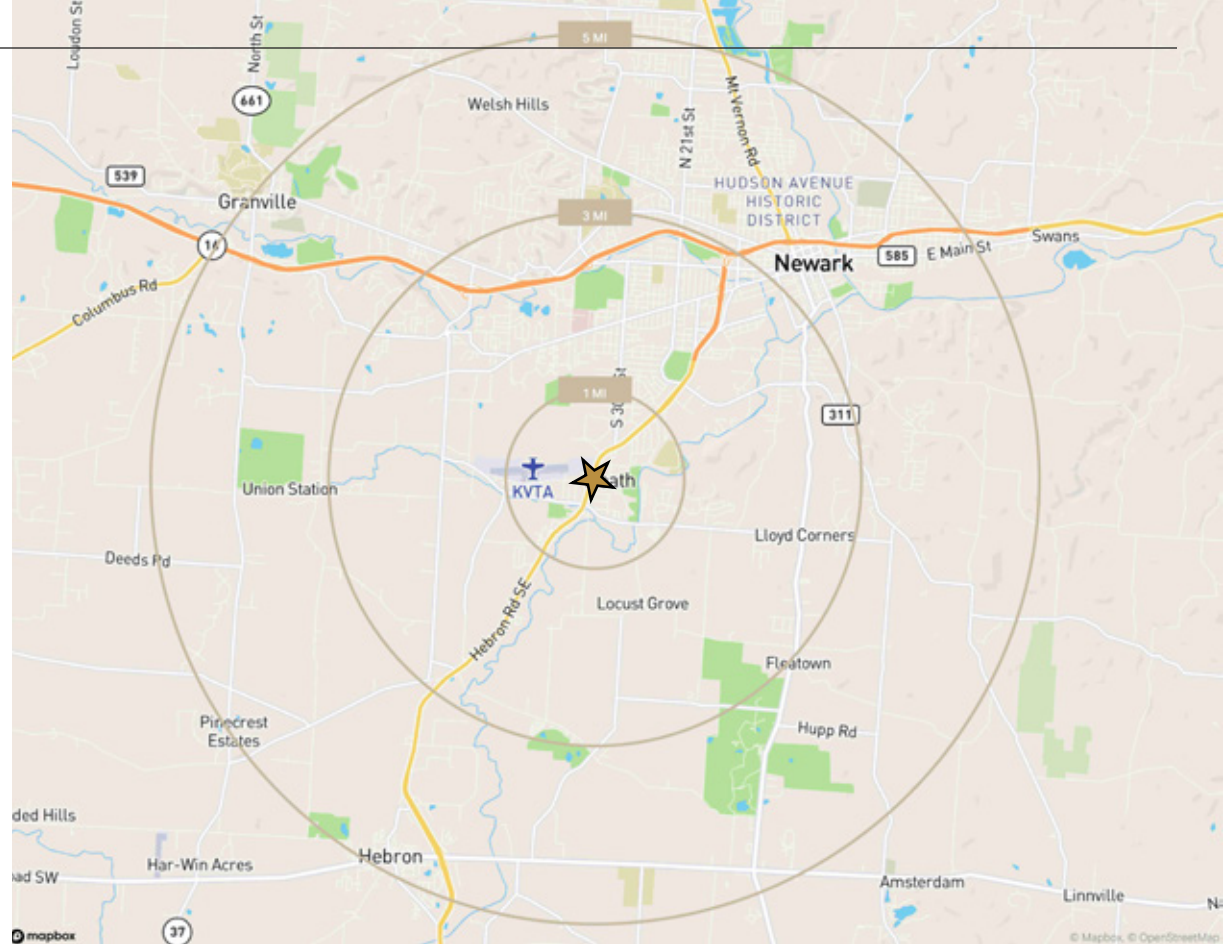
Stable population, income levels, low poverty, family-friendly schools.

### Strategic Commercial Positioning

Near major arterials, other businesses, aligned with zoning for variety of uses



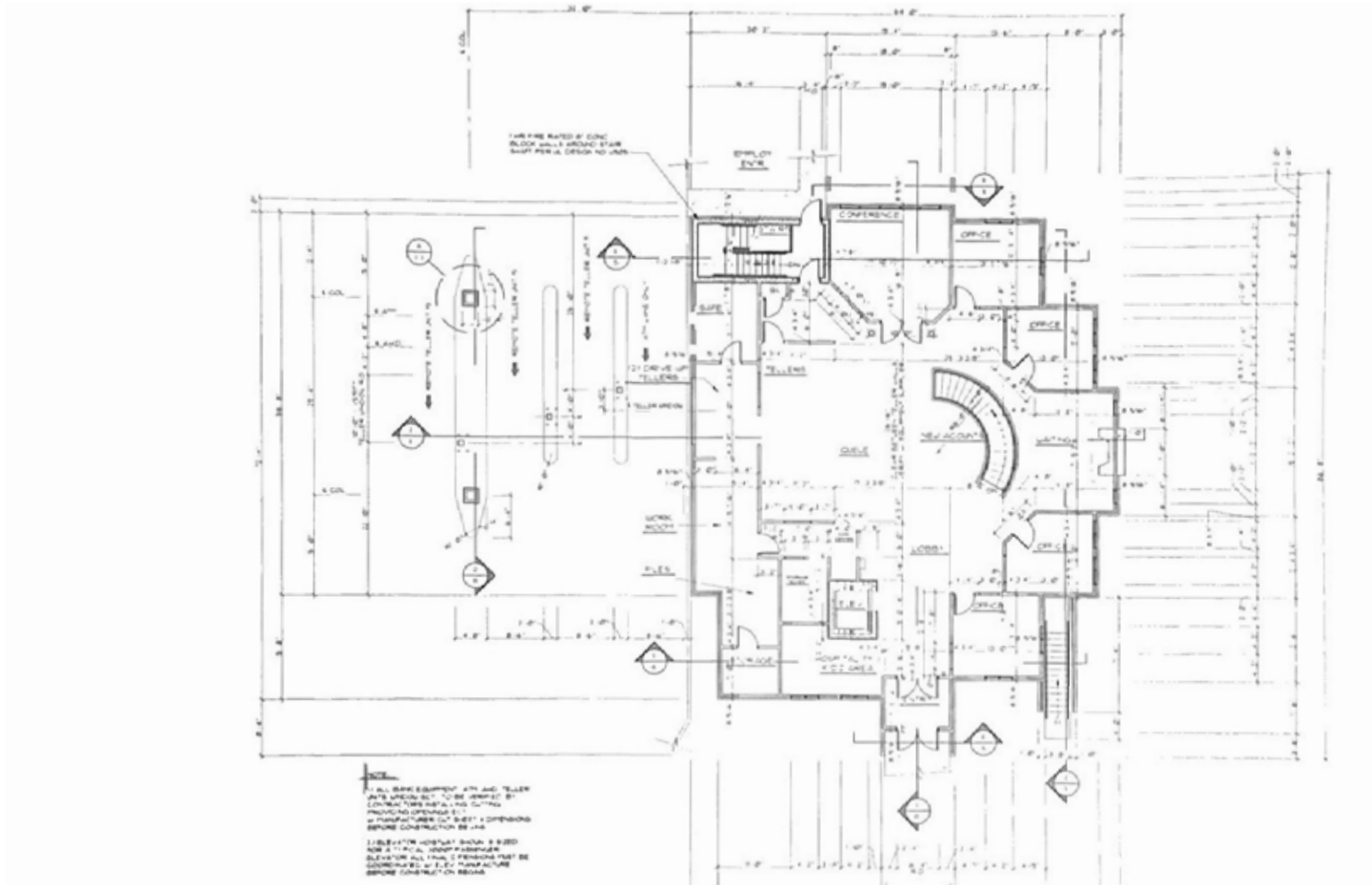
# Demographics



DEMOS	1 MILE	3 MILES	5 MILES
Population	3,392	29,819	68,788
Education	64.2%	56.9%	55.3%
Household Income	\$95,079	\$90,097	\$89,531
Age	47	41	40.6
Daytime Population	6,018	37,883	80,532
Businesses	334	1,301	2,860

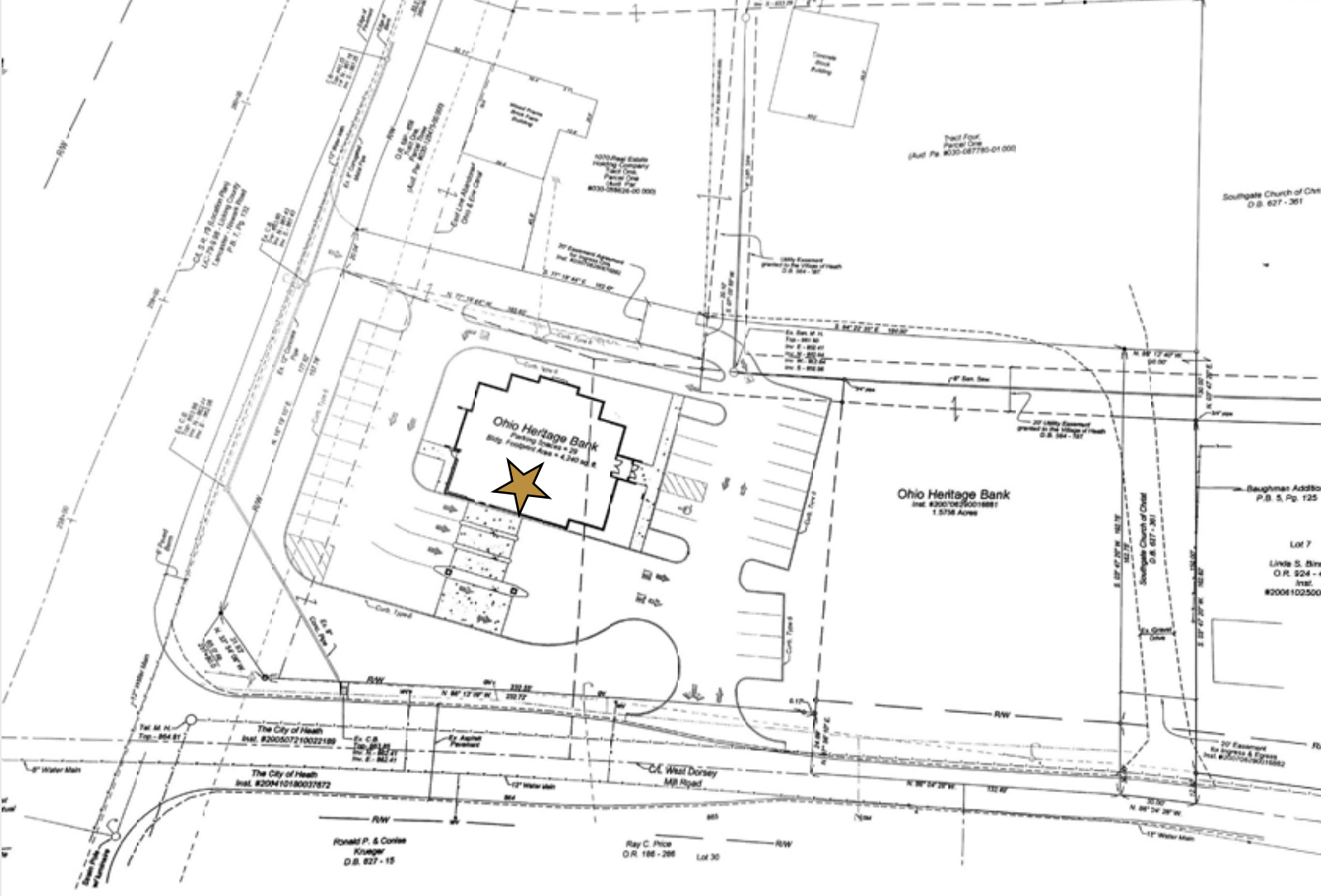
# Floorplan

## Mainfloor

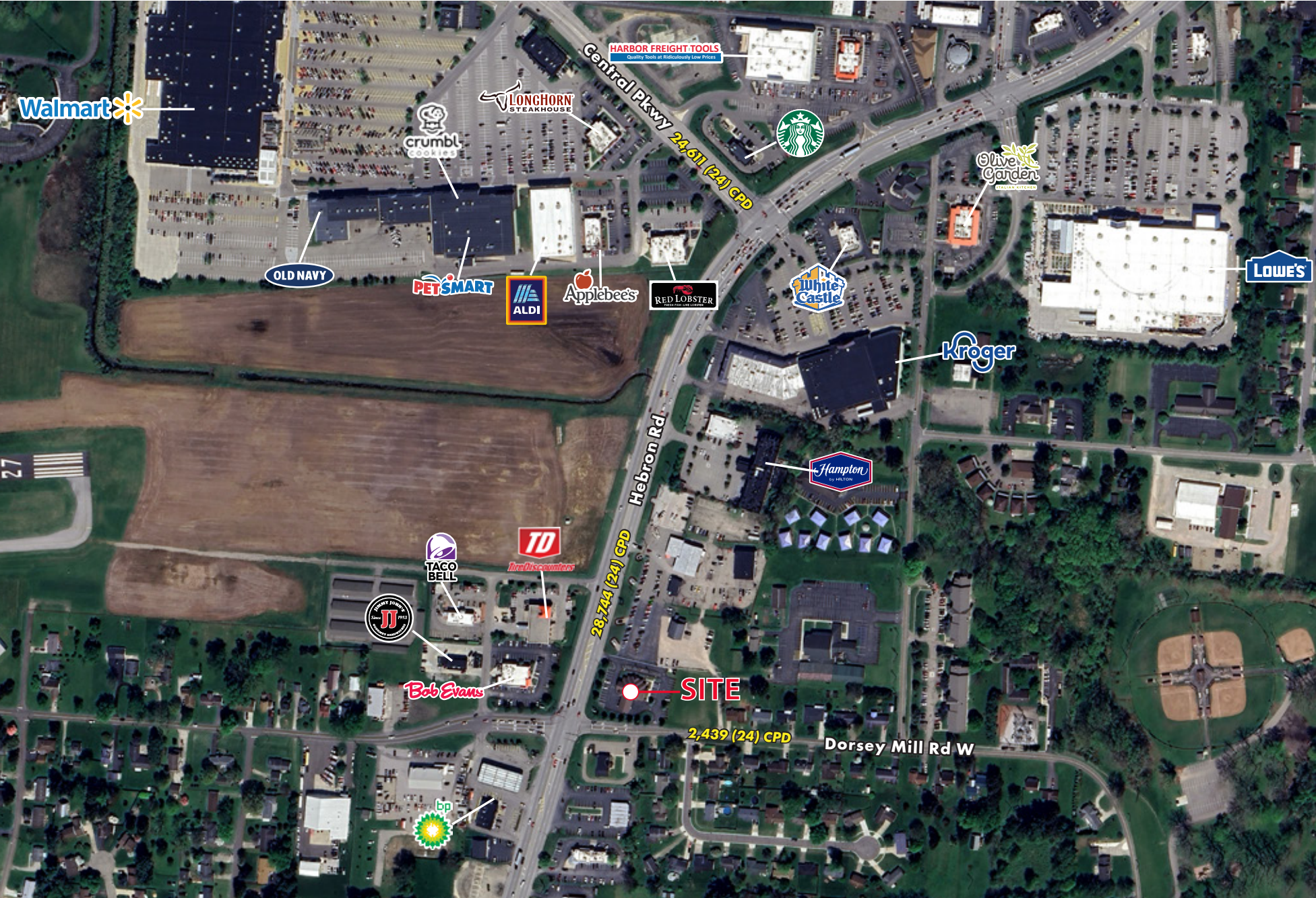




# Site Plan



# Aerial Map



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