LEASE

4900 EAST PIKE

4900 East Pike Zanesville, OH 43701

PROPERTY DESCRIPTION

1.34 acres of prime commercial land available for ground lease with exceptional visibility and accessibility directly off I-70. Located less than a quarter mile from Exit 160 and just north of the Zanesville Municipal Airport, this site offers an ideal opportunity for quick-service restaurant, or hotel development. Surrounding national tenants include McDonald's, Wendy's, Exxon, Denny's, BP, several hotels and Fyda Freightliners, reinforcing the area's strong traffic and commercial activity. The property is situated within a tax-abated zone, with utilities available at the site—making it a ready-to-build opportunity in a proven location.

PROPERTY HIGHLIGHTS

- 1.34 acre land for ground lease
- Utilities on site to support immediate development
- Interstate frontage offering outstanding exposure to I-70 travelers
- Flexible commercial zoning suitable for retail, hospitality, or service uses
- Tax-abated area providing potential savings for developers and tenants
- Less than 0.25 miles from Exit 160, ensuring quick highway access
- Proximity to Zanesville Municipal Airport enhances accessibility
- National Road Business Park on SR-40 just to the west of the site

OFFERING SUMMARY

Lease Rate:	$75,000.00 per year (Ground)
Available SF:	1.34 Acres
Lot Size:	1.34 Acres

PROPERTY WEBSITE

https://bit.ly/4900EastPike

Kim Benincasa
O: (614) 341-9800 x105 | C: (740) 819-4619
kbenincasa@cbc-aspire.com

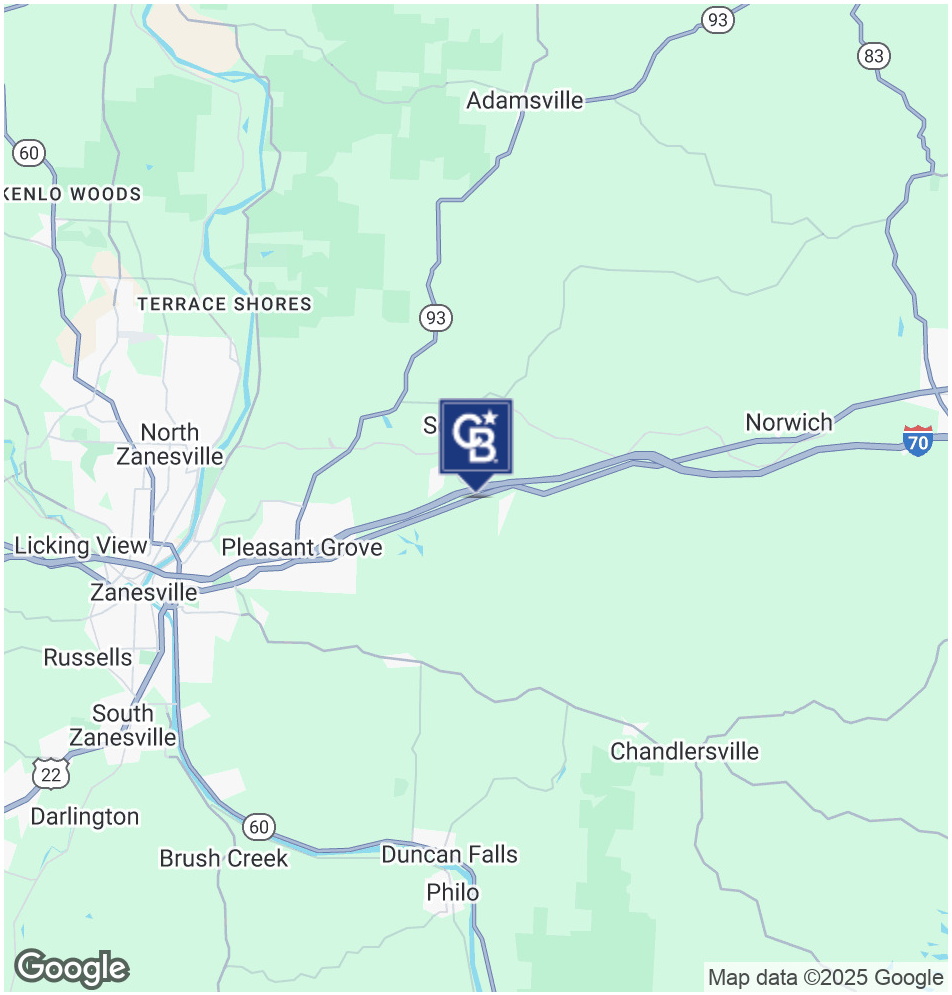
COLDWELL BANKER COMMERCIAL | ASPIRE REALTY SERVICES

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

4900 EAST PIKE

4900 East Pike Zanesville, OH 43701



LOCATION OVERVIEW

This property is located near the intersection of E Pike and Airport Rd, 6 miles east of downtown Zanesville. The land is less than 0.25 mile from I-70 and 0.50 from National Road Business Park. There is a Subway and Marathon gas station next to the land with a hotel and other fast food options nearby. Zanesville is in Muskingum County, Ohio, known for its location at the confluence of the Licking and Muskingum rivers. Once famous as the "pottery capital of the world," it is a city undergoing revitalization with a growing art scene, and attractions like the Wilds wildlife conservation center and the National Road and Zane Grey Museum.

Kim Benincasa
O: (614) 341-9800 x105 | C: (740) 819-4619
kbenincasa@cbc-aspire.com

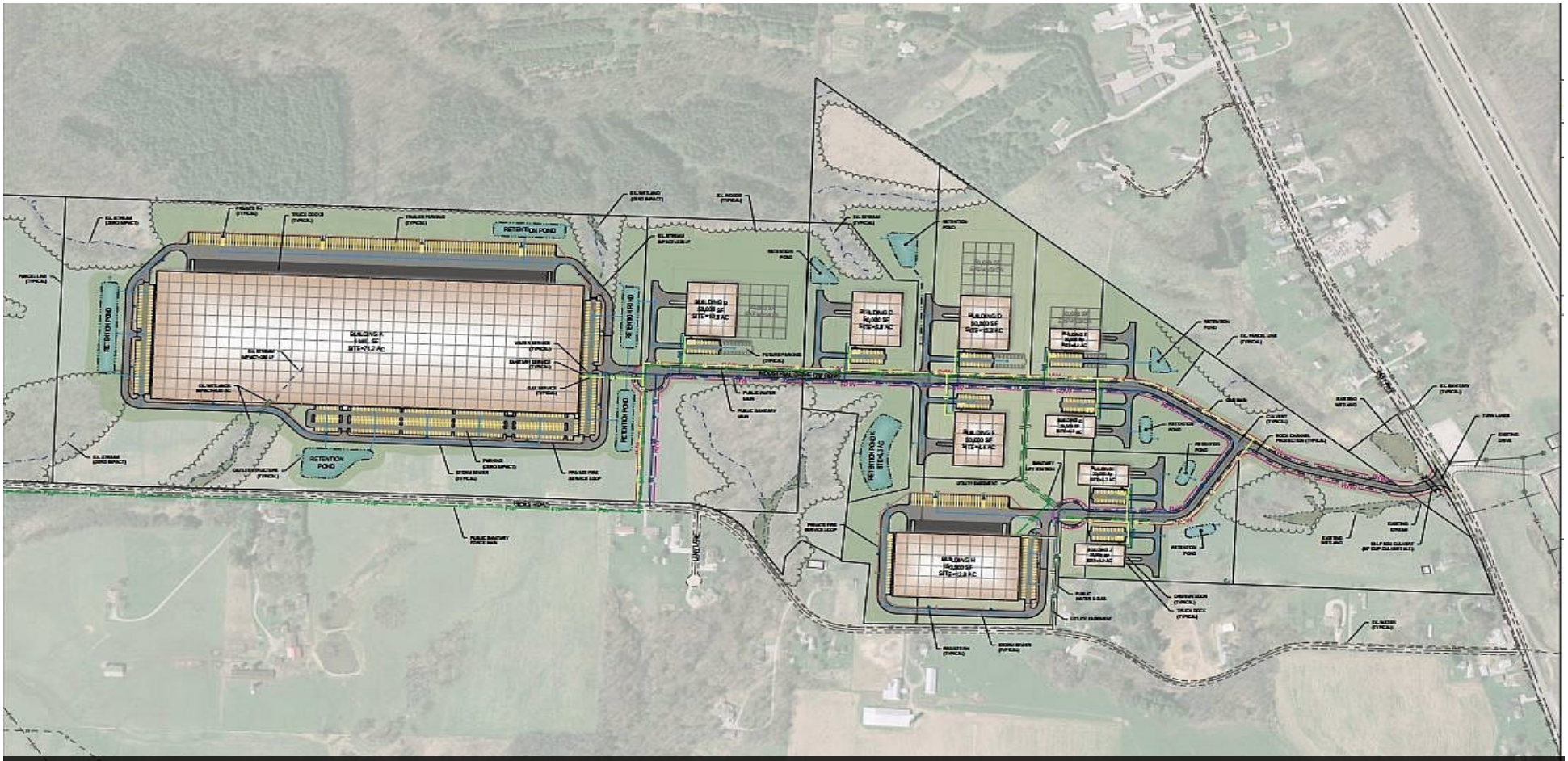
COLDWELL BANKER COMMERCIAL | ASPIRE REALTY SERVICES

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

4900 EAST PIKE

4900 East Pike Zanesville, OH 43701



National Road Business Park

Kim Benincasa
O: (614) 341-9800 x105 | C: (740) 819-4619
kbenincasa@cbc-aspire.com

COLDWELL BANKER COMMERCIAL | ASPIRE REALTY SERVICES

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

4900 EAST PIKE

4900 East Pike Zanesville, OH 43701

Kim Benincasa
O: (614) 341-9800 x105 | C: (740) 819-4619
kbenincasa@cbc-aspire.com

COLDWELL BANKER COMMERCIAL | ASPIRE REALTY SERVICES

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

4900 EAST PIKE

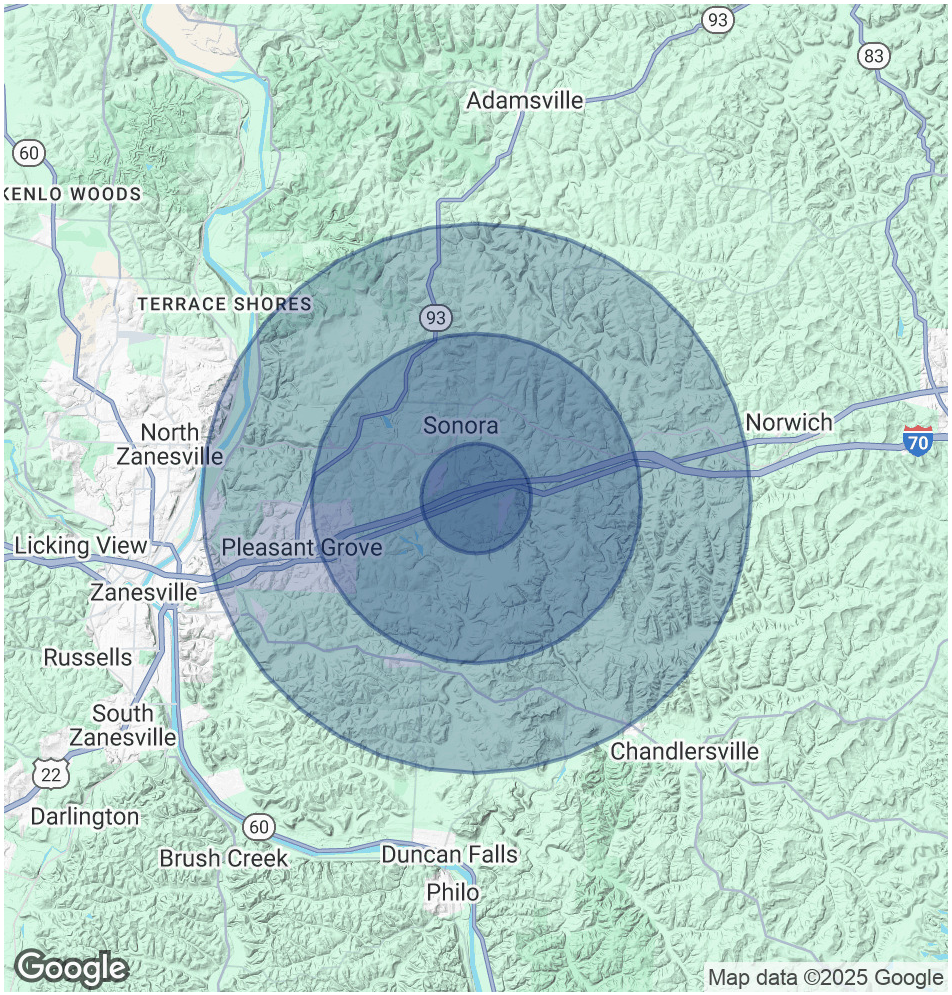
4900 East Pike Zanesville, OH 43701

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	754	4,613	12,122
Average Age	42	42	41
Average Age (Male)	41	41	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	295	1,869	4,866
# of Persons per HH	2.6	2.5	2.5
Average HH Income	$98,874	$96,821	$81,828
Average House Value	$276,567	$252,994	$210,736

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
US-22/40 east of SR-797	2-way	2025	5,686
I-70 between SR-39 and Airport Road	2-way	2024	45,763



Kim Benincasa
O: (614) 341-9800 x105 | C: (740) 819-4619
kbenincasa@cbc-aspire.com

COLDWELL BANKER COMMERCIAL | ASPIRE REALTY SERVICES

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.