

40,000 SF
FORMER BIG LOTS
AVAILABLE FOR LEASE

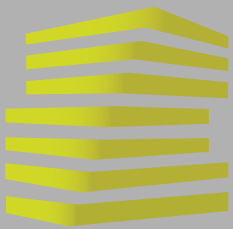
851 S. 30TH STREET

HEATH, OH

AR
AGREE REALTY
RETHINK RETAIL

LOCATION.
commercial real estate

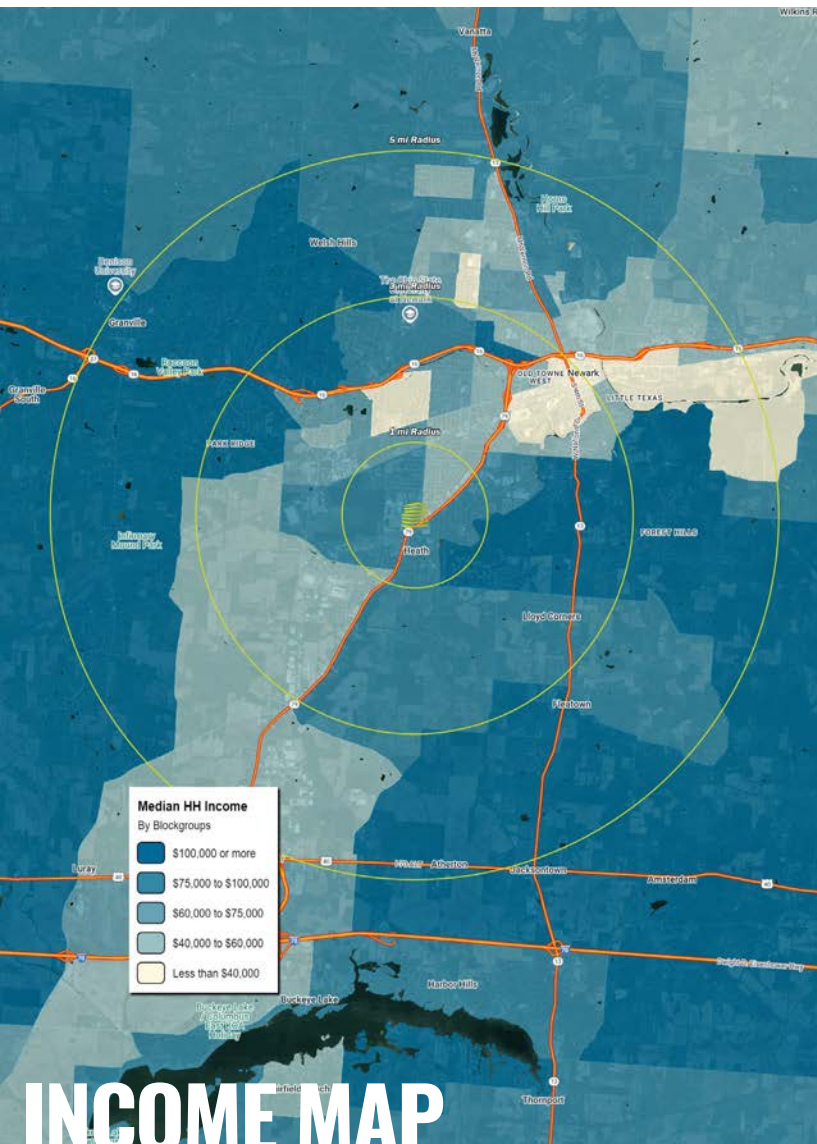




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NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Heath, Ohio, is a growing city in Licking County. Its economy benefits from a mix of industrial, retail, and service sectors. Heath is home to several manufacturing and technology companies, including Boeing and Owens Corning, which have a strong presence in the region and provide many local jobs. The Central Ohio Aerospace and Technology Center (COATC) is another key driver of the city's economy, focusing on aerospace and defense manufacturing.

Retail also plays a significant role in Heath's economy, with the city serving as a major shopping hub for the surrounding areas. The city is conveniently located along major transportation routes like State Route 79 and U.S. Route 40, giving businesses easy access to the larger Columbus metropolitan area.

In recent years, the city has focused on infrastructure improvements, investing in roadways, public services, and economic development projects to enhance quality of life and promote further business growth. Heath is also near Newark, the county seat, allowing residents access to even more cultural, educational, and healthcare amenities. The city maintains a steady mix of residential, commercial, and industrial growth, balancing its small-town feel with economic vitality.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	5,072	36,880	72,357
HOUSEHOLDS	2,168	15,504	29,746
EMPLOYEES	3,549	17,239	29,030
MED HH INCOME	\$69,696	\$70,075	\$71,916

AREA RETAIL | RESTAURANTS



SHOE
CARNIVAL



OLD NAVY



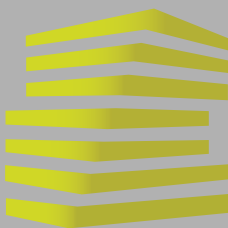
EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE



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ZOOM AERIAL + DETAILS

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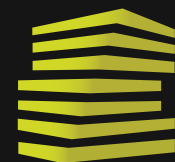
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- 40,000 SF RETAIL SPACE AVAILABLE FOR LEASE IN HEATH, OH
- GREAT VISIBILITY AND PYLON PRESENCE TO OVER 15,000 VPD ON S. 30TH ST
- LOCATED IN THE HEART OF THE RETAIL NODE DIRECTLY ADJACENT TO REGIONAL MALL (1.7M ANNUAL VISITS)
- CLOSE PROXIMITY TO HEATH WALMART (2.8M ANNUAL VISITS) AND ALDI (306.4K ANNUAL VISITS)
- PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION

* VISITOR DATA PROVIDED BY PLACER.AI



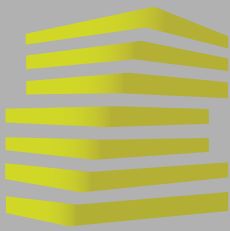
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REALTY
RESOURCES
MEMBER

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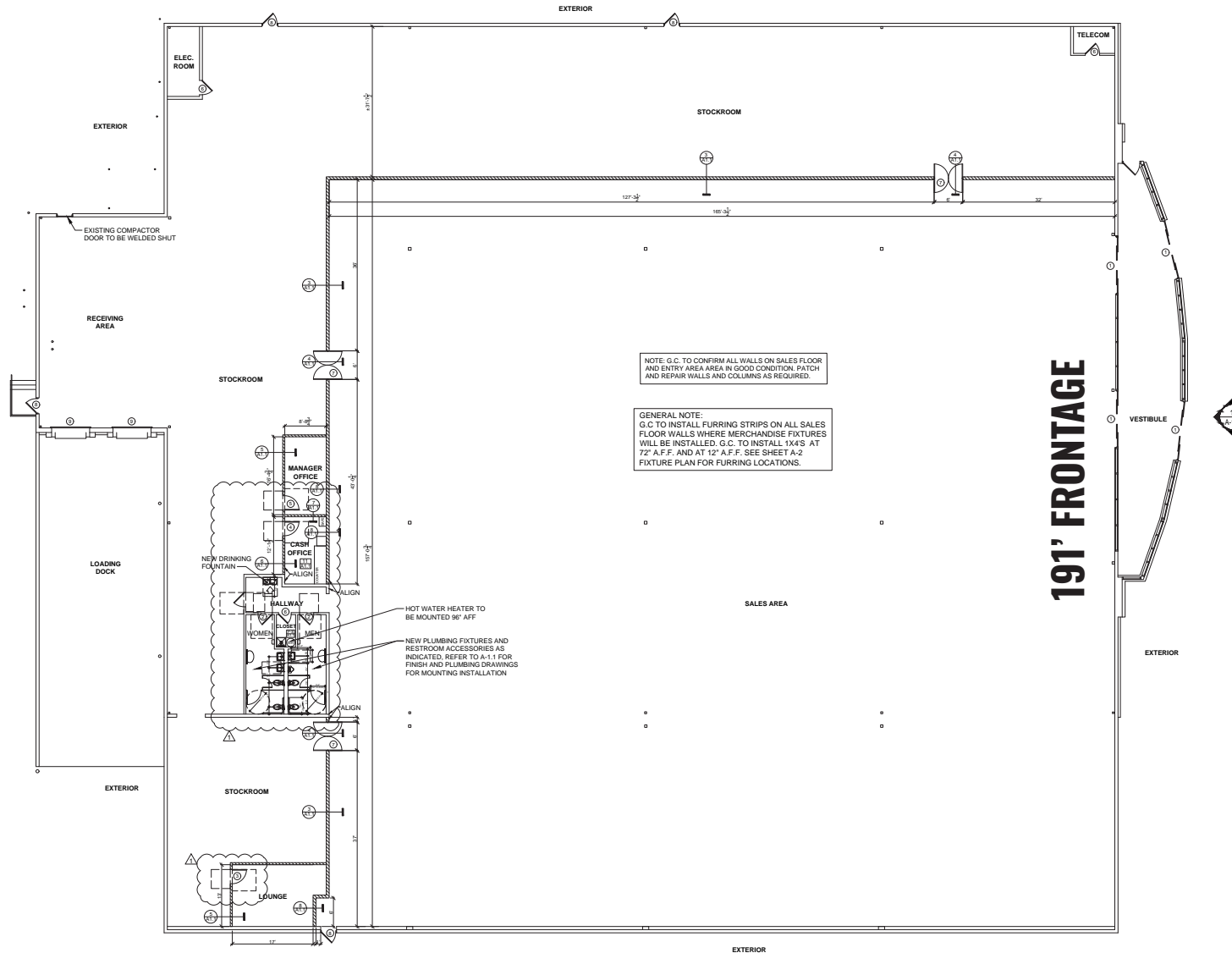
FLOOR PLAN

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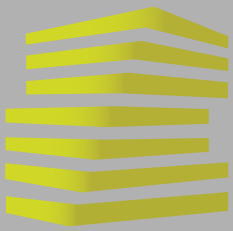


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MARKET AERIAL

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