

# FOR LEASE

## Commercial Space Available



7200-7256 Hazelton-Etna Rd, Pataskala, Ohio 43062  
**Heritage Town Center**

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## Property Information

### AVAILABILITY

2,516± square feet

### LEASE RATE

Flexible leasing rates from \$11-14 PSF NNN  
 Low CAM Rate at \$3.15 PSF

### FEATURES

- One space available with a bank-style drive thru
- Very attractive and well maintained
- Visibility on Hazelton-Etna Rd (OH-310)
- Nicely landscaped with monument signage
- Plenty of parking

### AREA

- New area residential developments in 2019 and 2020
- Center next to one of the fastest growing communities in Central Ohio
- Traffic counts of 14,381 ADTV along Hazelton-Etna Rd (OH-310)

### 2019 Demographic Snapshot

SUMMARY	3 MILES	5 MILES	10 MILES
Total Population	16,458	36,383	229,810
Total Households	6,256	13,412	89,233
Median HH Income	\$75,016	\$78,574	\$73,866
Total Businesses	503	1000	2,395
Total Daytime Population	12,226	29,670	180,575

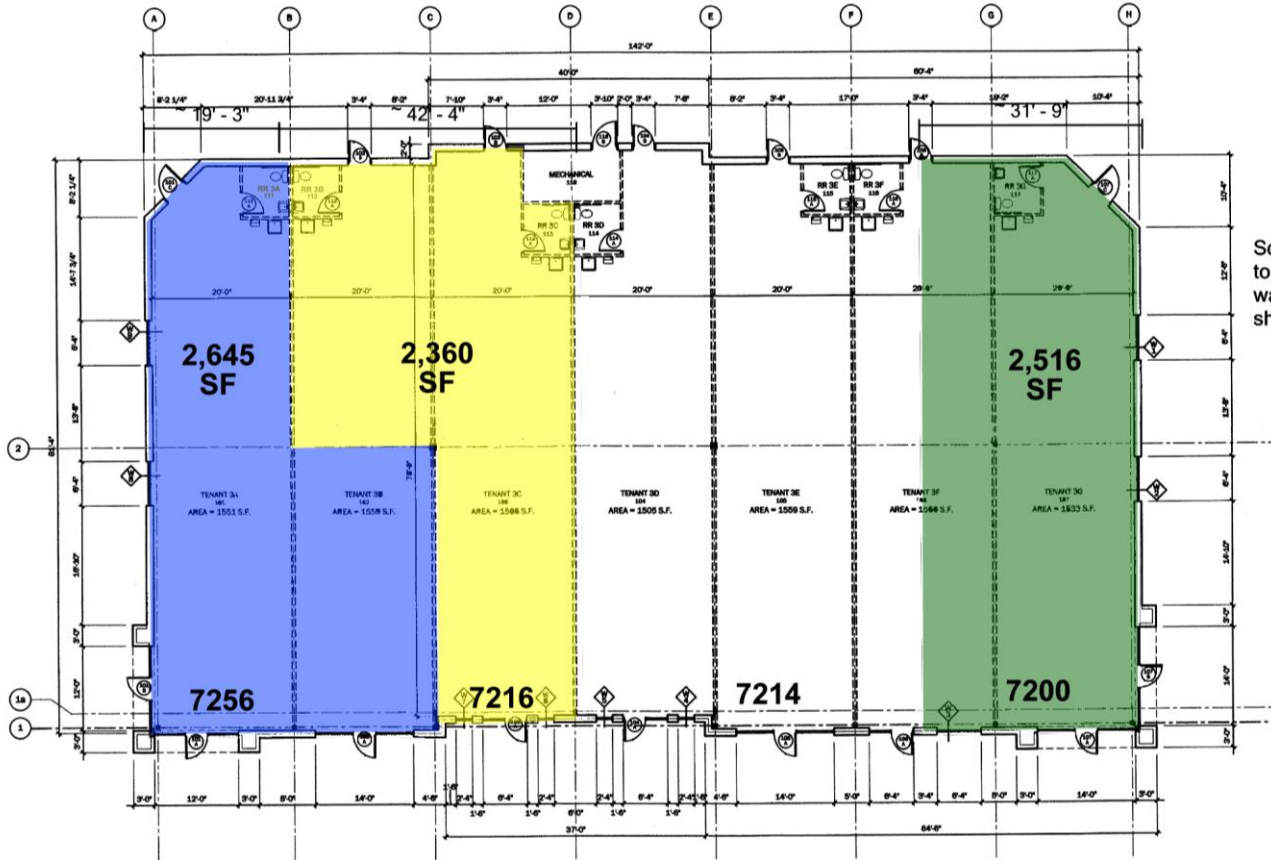
Coldwell Banker Commercial  
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 399 E Main St, Suite 100  
 Columbus, OH 43215  
 614-341-9800

# BUILDING 3 FLOOR PLAN

7200-7256 HAZELTON-ETNA RD, PATASKALA, OHIO 43062  
HERITAGE TOWN CENTER



ASPIRE REALTY SERVICES



Square footage shown is to outside face of exterior wall, and to center of shared interior walls.

### AVAILABILITY

Tenant	Address	Sq Ft
Available	7200 Hazelton-Etna Road	2,516
Soggy Paws	7214 Hazelton-Etna Road	2,295
Calico Cupboard	7216 Hazelton-Etna Road	2,360
Rusty's Wharf	7256 Hazelton-Etna Road	2,645

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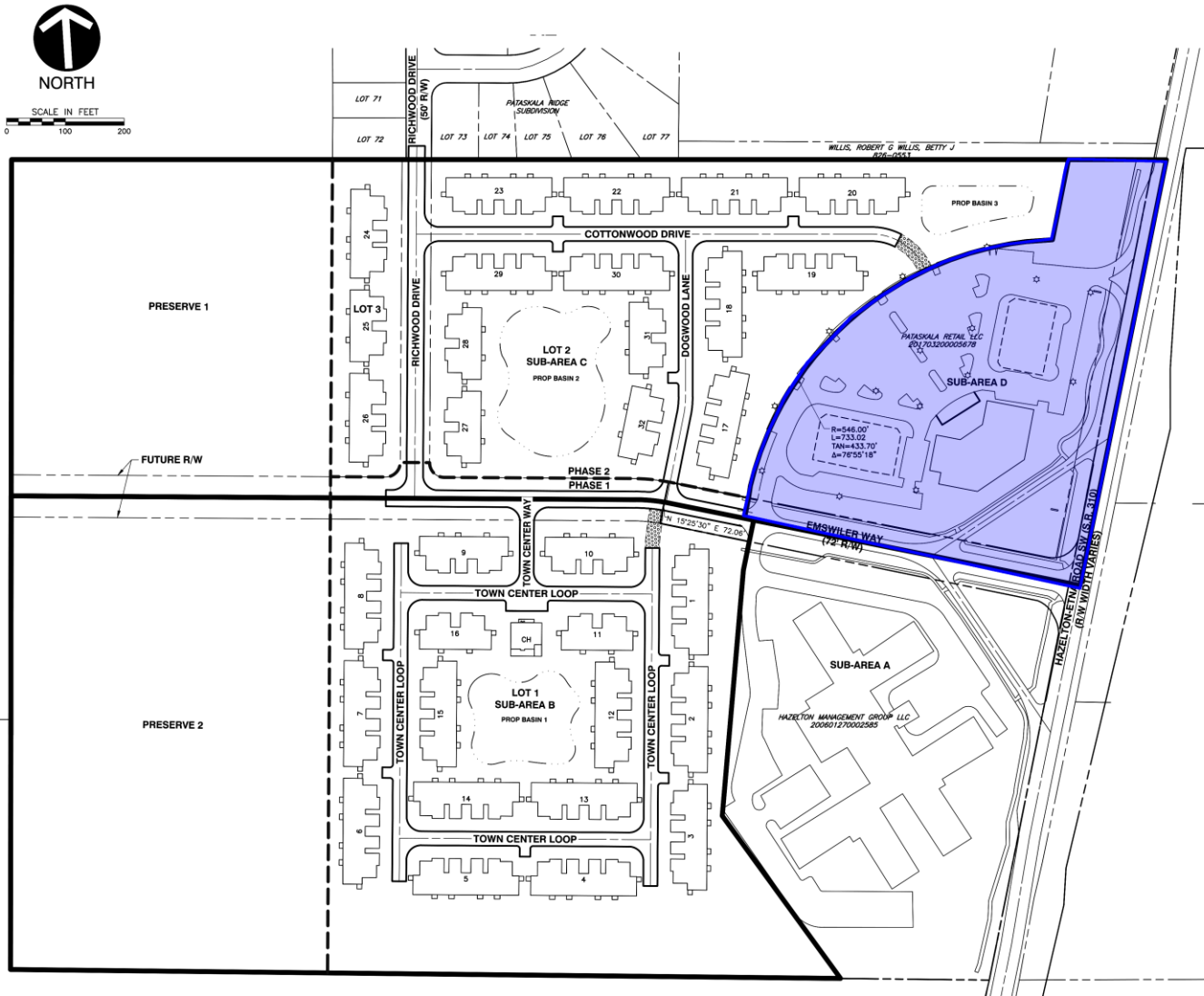
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# DEVELOPMENT PLAN

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# PHOTOGRAPHS

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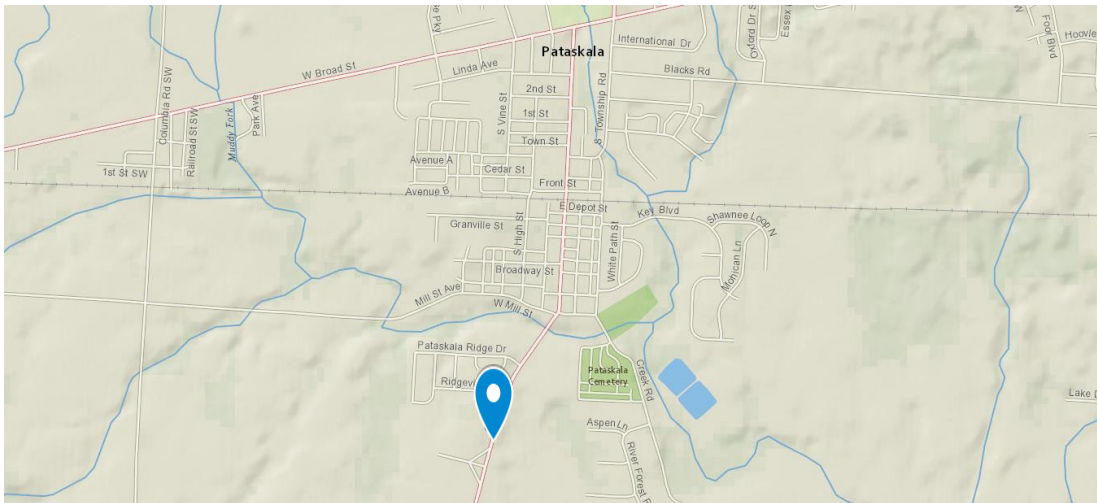
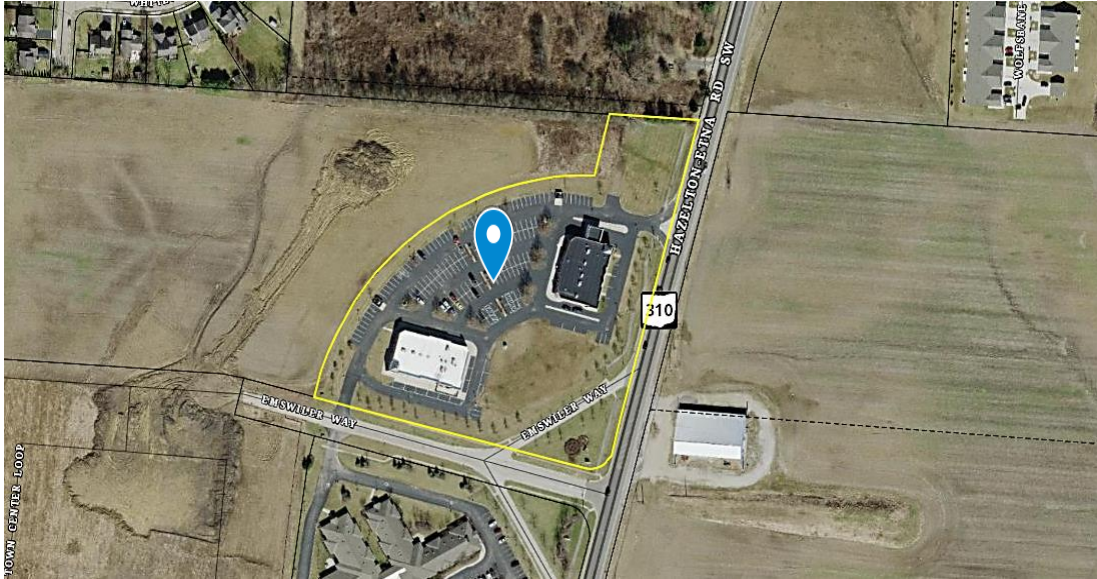
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# AERIALS AND MAPS

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