

2.3-acre Redevelopment Opportunity

State Route 79 Hebron Road | Heath, Ohio



- Approx. 2.3 acre redevelopment opportunity, will subdivide
- Located in Qualified Opportunity Zone
- Excellent visibility and ingress from SR-79/Hebron Rd. with two access points
- Total retail expenditures are projected to increase 13.5% within five years
- Join recently-opened Panera
- Pylon signage available



Location

Intersection of Hebron Road and Andover Road, Heath, Ohio (40.0323, -82.4377)

[Click to navigate to Google Maps](#)

Traffic Counts

S. 30th Street: 9,854
State Route 79/Hebron Road: 28,251

Property Contact

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Key Demographics

5-Mile Radius

Current Estimated Population	72,547
Projected Population (5 Years)	75,108
Current Estimated Households	28,740
Projected Households (5 years)	29,560
Average Household Income	\$71,850
Median Age	41 years
Daytime Population	58,776
Total Retail Expenditure	\$750.27 M
Total Retail Expenditure per Household per Month	\$2,175

Neighboring Retailers



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Retail Corridor

