



600

MAIN ST

WINTERSVILLE, OH 43953

TOP LEVEL

2,700 SF

AVAILABLE


FOR LEASE

OFFERING MEMORANDUM



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3329 Pennsylvania Ave. Weirton WV 26062 | (304) 914-4400
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PROPERTY DETAILS

600 MAIN ST WINTERSVILLE, OH 43953



PROPERTY DESCRIPTION

PROFESSIONAL OFFICE SPACE FOR LEASE

Prime visibility meets incredible versatility in this main-level professional office space located in the heart of Wintersville! With traffic counts exceeding 20,000 cars per day, this high-exposure location offers the perfect opportunity to elevate your business presence. Formerly a bank and now being thoughtfully repurposed, the space lends itself to a wide range of uses, including professional offices, medical, retail services, and more. Flexible layout options allow you to tailor the space to your specific needs while benefiting from easy access and strong daily traffic flow. Don't miss the chance to position your business in one of Wintersville's most visible and high-demand locations!

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.



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BUILDING DETAILS

GLA	5,400 SF
STORIES	2
AVAILABLE SF	2,700 SF
CLASS	C
YEAR BUILT	1973
FRONTAGE	60' ON MAIN ST
TENANCY	SINGLE

LAND DETAILS

TOTAL ACRES	0.66 AC
TOTAL SF	28,750 SF



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DEMOGRAPHICS

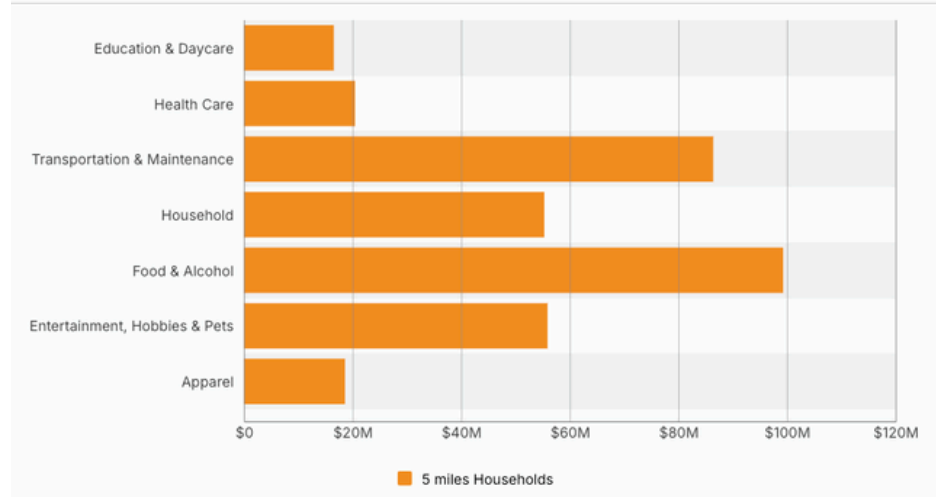
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Population

	2 miles	5 miles	10 miles
2020 Population	11,291	34,427	89,243
2025 Population	10,196	33,040	85,340
2030 Population Projection	9,830	32,332	83,441
Annual Growth 2020-2025	-1.9%	-0.8%	-0.9%
Annual Growth 2025-2030	-0.7%	-0.4%	-0.4%
Median Age	47.8	42.5	45.5
Bachelor's Degree or Higher	26%	21%	18%
U.S. Armed Forces	10	21	47

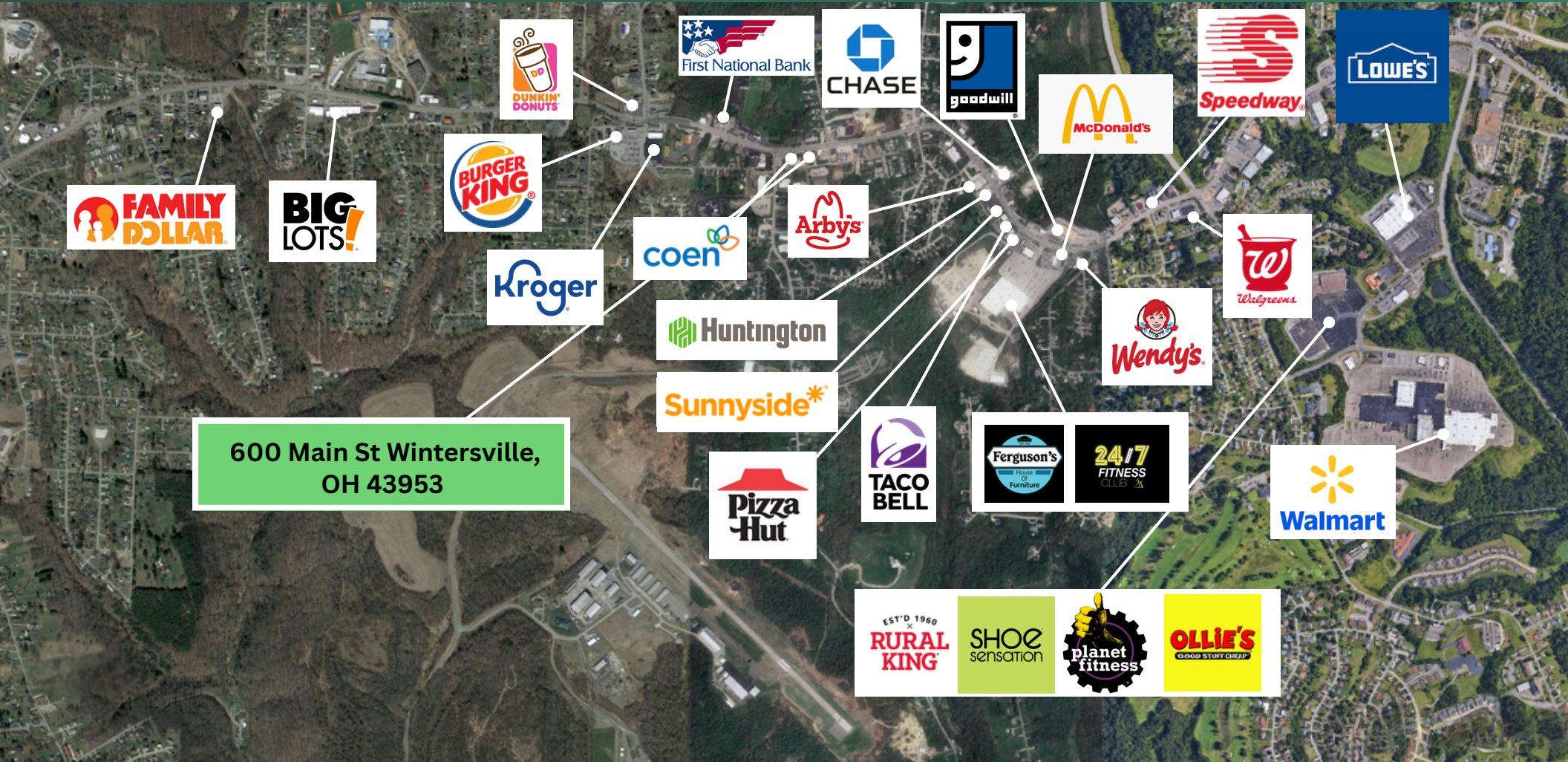
Consumer Spending



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fernwood Rd	W McConnell Ave S	2,808	2025	0.16 mi
Long St	Main St NE	14,082	2018	0.20 mi
FERNWOOD RD	Day Cir Dr SE	2,393	2024	0.23 mi
Fernwood Road	Day Cir Dr SE	2,384	2025	0.23 mi
MAIN ST	Canton Rd W	17,762	2024	0.29 mi
Main Street	Canton Rd W	17,827	2025	0.32 mi
Canton Road	Powells Ln N	7,126	2025	0.42 mi
Canton Rd	Powells Ln N	7,123	2024	0.42 mi
Main St	Ekey St NW	18,854	2025	0.44 mi
CR 33	Fernwood Rd E	847	2025	0.52 mi

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PROPERTY PHOTOS

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PROFESSIONAL OFFICE SPACE

Cedar One is a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding, and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volumes of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."



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