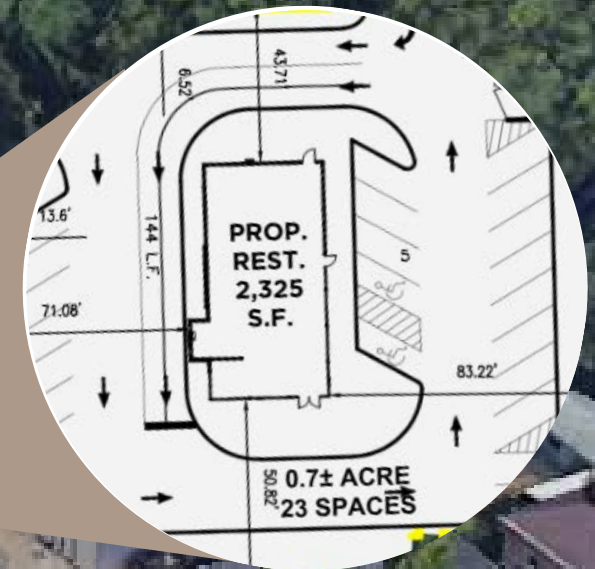


SUNSET CORNER

AVAILABLE FOR LEASE

2117 SUNSET BLVD, STEUBENVILLE, OH 43952



AUSTIN LOCONTI

MANAGING PARTNER

216.970.5122

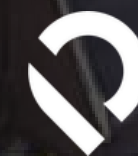
aloconti@passovgroup.com

PJ WILLIAMS

SENIOR ASSOCIATE

614.313.3565

pwilliams@passovgroup.com



PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

2117 SUNSET BLVD
STEUBENVILLE. OH 43952

2117 SUNSET BLVD, STEUBENVILLE, OH 43952

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Located in Jefferson County’s Primary Retail Node
- High-Visibility Retail Location along Sunset Blvd (SR 43)
- Strong Traffic Counts with direct frontage and prominent signage opportunities
- Flexible Layout Options suitable for retail, restaurant, medical, office, or service concepts
- Proximity to Franciscan University of Steubenville providing built-in daytime population
- Minutes from US Route 22 offering regional connectivity to Weirton, WV and Pittsburgh MSA



PROPERTY INFORMATION

Address	2117 Sunset Blvd, Steubenville, OH 43952
Acerage	0.704 AC
Availability (Pads)	0.704 AC
Primary St	Sunset Blvd
Primary Frontage	395 ft
Secondary Frontage	328 ft
Ingress/Egress	Full Access on Estelle Ave and Shirley Cir.
Primary Traffic	21,214 VPD
PPN	07-06902-000, 07-06899-000, 07-07615-000, 07-07614-000, 07-07613-000

AVAILABILITY

SIZE

PRICING

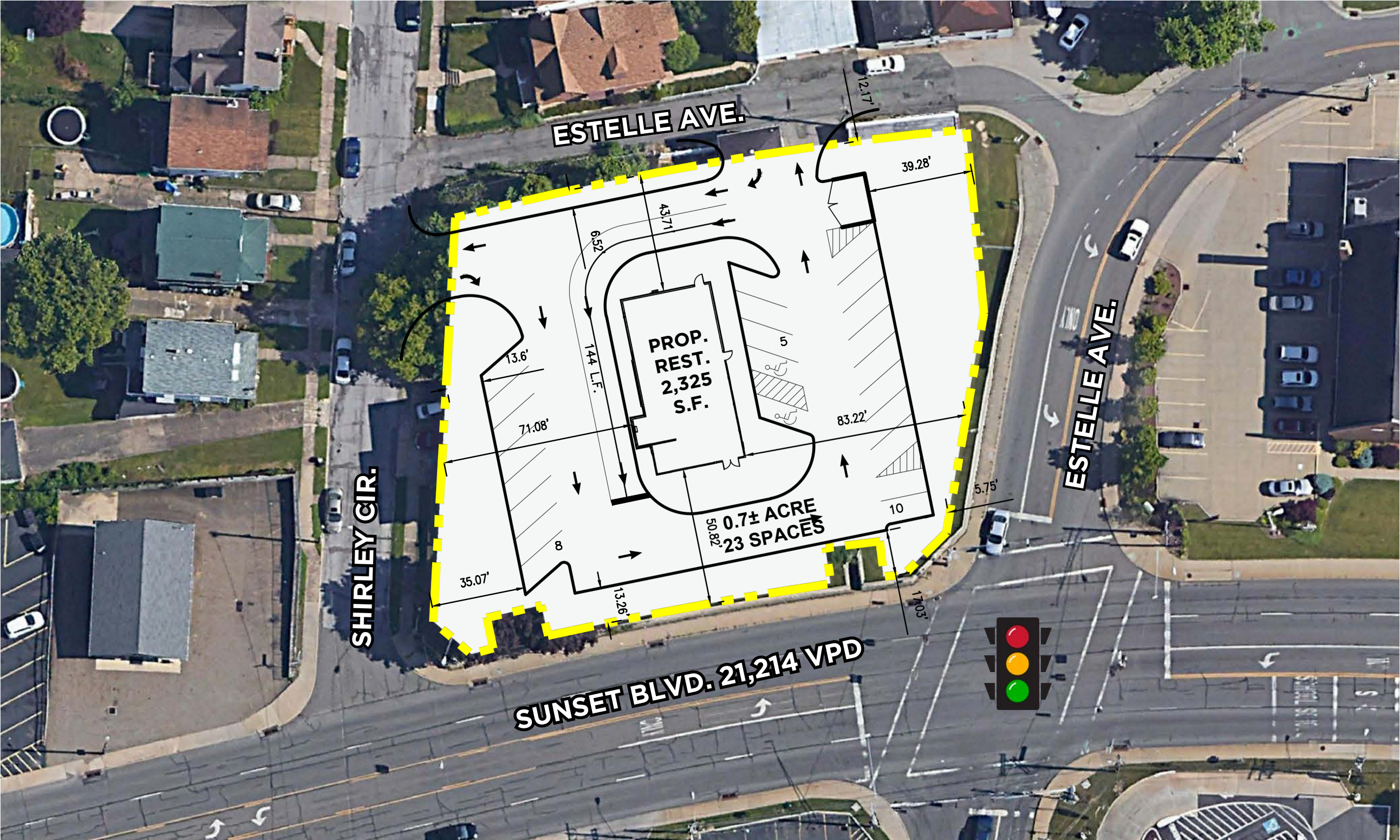
Pad Available

.7 AC

\$115K/YR/GL

SITE SKETCH

2117 SUNSET BLVD
STEUBENVILLE, OH 43952





NOTABLE TRADE AREA DEVELOPMENTS

2117 SUNSET BLVD
STEUBENVILLE. OH 43952

Located along the primary retail corridor of Steubenville, 2117 Sunset Blvd offers strong visibility and convenient access along one of the area’s most heavily traveled commercial routes. Sunset Boulevard serves as a key connector through the city and is home to a concentration of national retailers, restaurants, and service providers, driving consistent daily traffic to the corridor. Steubenville is a historic Ohio River community in eastern Ohio and serves as the county seat of Jefferson County. The city benefits from its proximity to the Pittsburgh metropolitan area and its location along key regional routes that connect the Ohio Valley. The surrounding trade area is supported by established residential neighborhoods, regional employers, and nearby institutions, helping drive steady consumer activity to the Sunset Boulevard retail corridor.

STEUBENVILLE, OHIO - NOTABLE TRADE AREA DEVELOPMENTS

JEFFERSON COUNTY &
SUNSET BLVD CORRIDOR
DEVELOPMENT
INITIATIVES

RETAIL & RESTAURANT
GROWTH PIPELINE (CHIPTLE,
STARBUCKS, CAR WASH)

FRANCISCAN SQUARE
BUSINESS EXPANSION
Multiple new food & beverage tenants
(Scooter’s Coffee, Buffalo Wild Wings
Go, Jamba, Auntie Anne’s, Cinnabon) are
planned to open in 2026

AGE-55+ RESIDENTIAL
GROWTH (HERITAGE
VILLAGE) — A 76-UNIT
SENIOR RESIDENTIAL
COMMUNITY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,625	26,888	50,146
Daytime Population	2,783	24,158	32,229
Average Household Income	\$59,877	\$60,517	\$64,667
Median Household Income	\$42,800	\$44,028	\$48,194
Consumer Spending	\$85.7M	\$272.3M	\$544.2M

CONTACT

2117 SUNSET BLVD, STEUBENVILLE, OH 439521
AVAILABLE FOR LEASE

AUSTIN LOCONTI

MANAGING PARTNER

216.970.5122

aloconti@passovgroup.com

PJ WILLIAMS

SENIOR ASSOCIATE

614.313.3565

pwilliams@passovgroup.com

Passov Real Estate Group
www.passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE