

## FORMER RITE AID AVAILABLE

201 Washington Blvd., Belpre, OH 45714

11,918 SF on 1.81 Acres Available for LEASE



### Property Details:

- Former Rite Aid available at prominent, signalized intersection in Belpre, OH
- Located at the entryway to Belpre from Parkersburg, WV
- Washington Blvd. is the main retail corridor in Belpre, and site is just ½ mile from a high-traffic Kroger store

### Surrounding Retailers Include:



### Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	3,995	36,650	61,052	92,198
Households	1,911	16,554	27,238	40,084
Average HH Income	\$66,278	\$69,681	\$74,323	\$81,923
Total No. of Employees	4,675	21,128	27,427	34,600

### Traffic Counts:

Inrix 2023	ADT
Washington Blvd. (SR 618)	12,670

### Contact:

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**XTEAM**  
RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Detail Aerial



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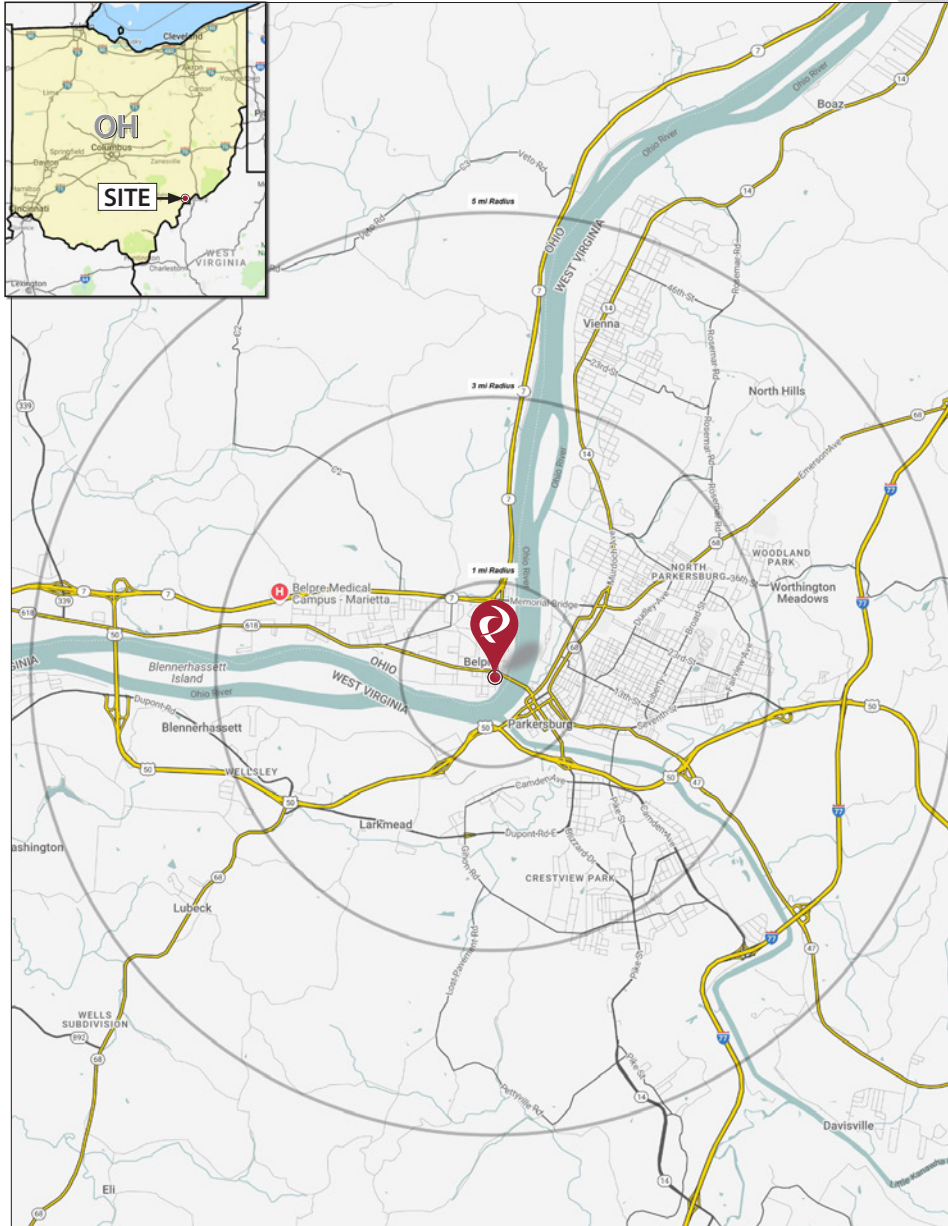




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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.274/-81.5729

Belpre, OH 45714	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	3,995	36,650	61,052	92,198
2030 Projected Population	3,847	35,707	59,225	89,507
2020 Census Population	4,062	36,527	61,661	93,816
2010 Census Population	4,018	38,011	63,003	95,957
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-	-0.2%	-0.2%	-0.3%
2025 Median Age	42.5	41.3	42.2	43.0
<b>Households</b>				
2025 Estimated Households	1,911	16,554	27,238	40,084
2030 Projected Households	1,840	16,175	26,493	39,039
2020 Census Households	1,892	16,442	27,222	40,416
2010 Census Households	1,861	16,816	27,498	40,630
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.2%	-0.1%	-	-
<b>Race and Ethnicity</b>				
2025 Estimated White	94.3%	93.9%	94.3%	94.9%
2025 Estimated Black or African American	1.9%	2.1%	1.8%	1.5%
2025 Estimated Asian or Pacific Islander	0.8%	0.7%	0.8%	0.7%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
2025 Estimated Other Races	2.9%	3.1%	3.0%	2.8%
2025 Estimated Hispanic	1.4%	1.7%	1.7%	1.5%
<b>Income</b>				
2025 Estimated Average Household Income	\$66,278	\$69,681	\$74,323	\$81,923
2025 Estimated Median Household Income	\$50,775	\$48,974	\$54,229	\$59,852
2025 Estimated Per Capita Income	\$31,716	\$31,523	\$33,204	\$35,650
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	2.5%	2.5%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	10.1%	9.6%	7.9%	6.9%
2025 Estimated High School Graduate	33.6%	36.8%	35.8%	35.5%
2025 Estimated Some College	20.8%	20.1%	20.7%	20.6%
2025 Estimated Associates Degree Only	16.5%	12.0%	11.9%	12.6%
2025 Estimated Bachelors Degree Only	14.1%	13.0%	14.0%	14.4%
2025 Estimated Graduate Degree	4.1%	5.9%	7.2%	7.9%
<b>Business</b>				
2025 Estimated Total Businesses	413	1,928	2,532	3,234
2025 Estimated Total Employees	4,675	21,128	27,427	34,600
2025 Estimated Employee Population per Business	11.3	11.0	10.8	10.7
2025 Estimated Residential Population per Business	9.7	19.0	24.1	28.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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