

**FOR LEASE**

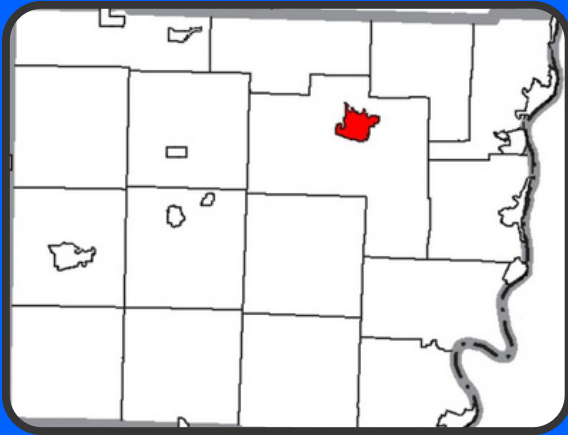
# COMMERCIAL PROPERTY

51710 NATIONAL RD E.,  
ST. CLAIRSVILLE, OH



 **HARVEY  
GOODMAN**  
BROKER, JOHN SAMBUCCO

**Jay  
Goodman**  
REALTOR®  
Salesperson



- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.

## **LOCATION OVERVIEW**

**The city of St. Clairsville was established in 1796 as Newellstown and renamed in 1802 to honor General Arthur St. Clair. It is the county seat of Belmont County and is home to 5,000 people, businesses, and recreational opportunities. St. Clairsville's Downtown Historic District, a portion of which was listed on the U.S. Department of the Interior's National Register of Historic Places in 1994, is the heartbeat of the community. The Belmont County Courthouse and the Belmont County Heritage Museum serve as anchors. The service industry is well represented with many professional offices, banks and small businesses, along with county offices and the public library.**



## Executive Summary

**Prime commercial space available at 51710 National Road, Saint Clairsville, OH. This high-visibility location sees over 13,000 vehicles per day and is situated just 0.4 miles from I-70, which carries over 50,000 vehicles daily. Suite #2 offers 6,500 SF of open-concept flex space featuring high ceilings, making it ideal for warehouse, retail, or industrial use. Lease terms are \$3,500/month plus CAM and utilities.**



**HARVEY  
GOODMAN**

Broker, John Sambuco

# Property Highlights

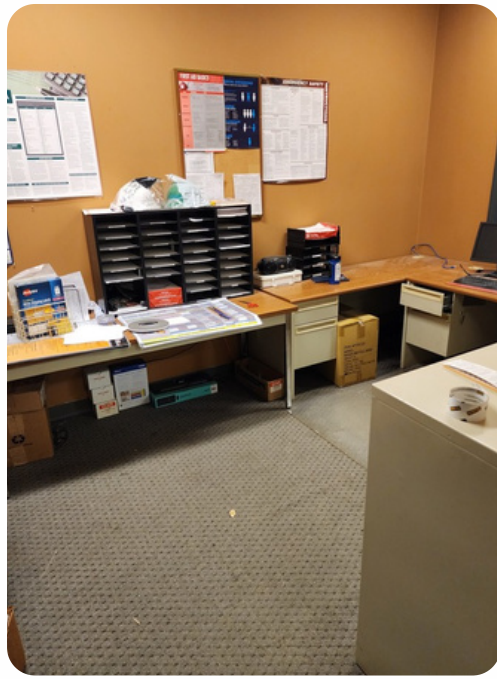


- **Space For Lease: 51710 National Road, Saint Clairsville, OH**
- **High Traffic location on National Road - 13,000 vehicles per day**
- **0.4 miles from Interstate 70 with 50k+ daily traffic count**
- **Suite #2 is available: 6,500 sf**
- **Warehouse / Retail / Flex space**
- **High ceilings and open concept**
- **\$3,500/mo plus CAM and utilities**

**For Lease**

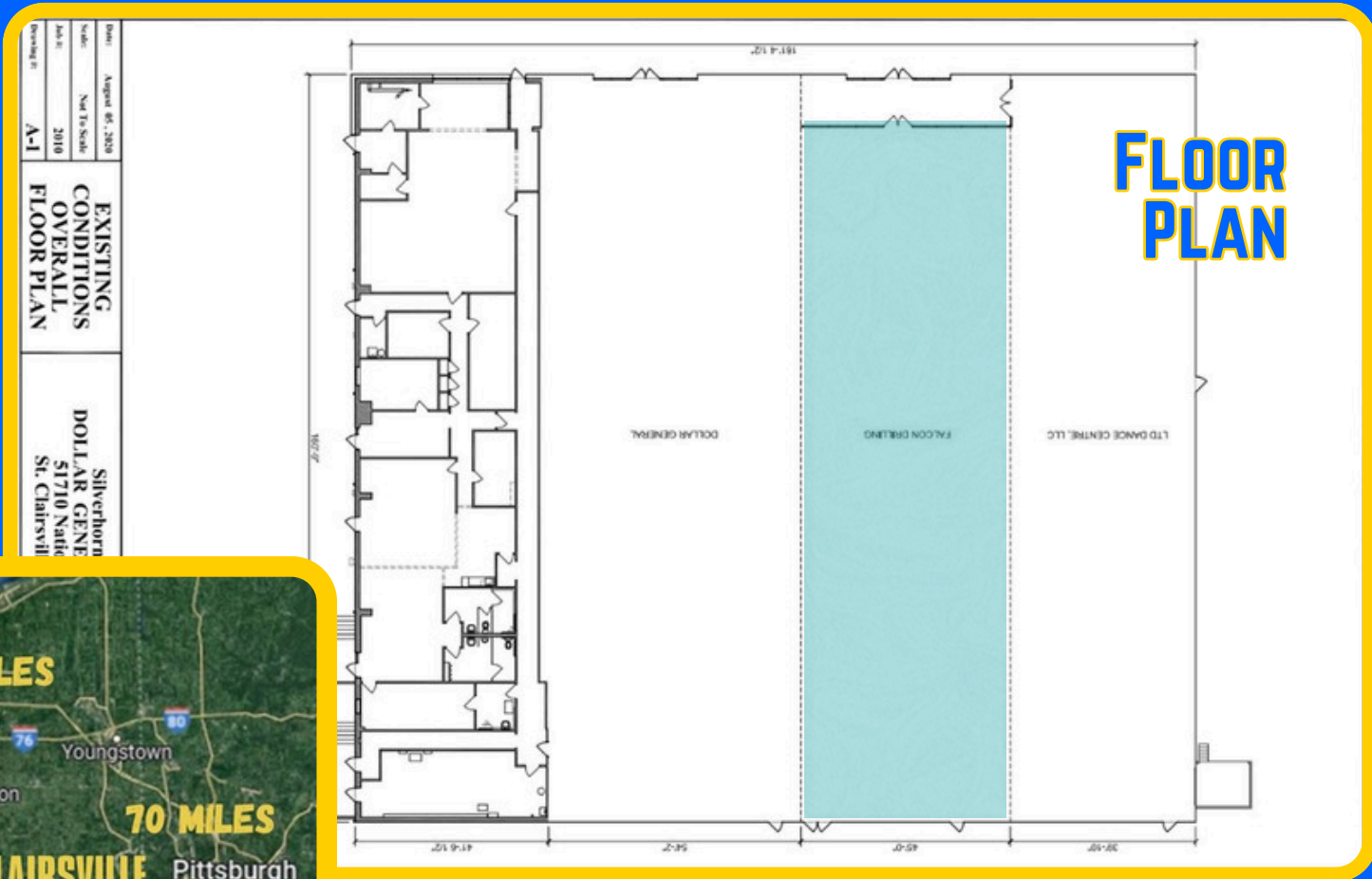
**\$3,500**

# PHOTOS



**HARVEY  
GOODMAN**  
Broker, John Sambuco







**THANK  
YOU!**



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