

OFFICE BUILDING FOR SALE **\$750,000**  
**HISTORIC SINCLAIRE BUILDING - STANTON PLAZA**  
100 N 4TH ST. STEUBENVILLE, OH 43952



- **DEVELOPMENT OPPORTUNITY**
- **QUALIFIES FOR TAX CREDITS**

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### BUILDING SPECIFICATIONS

TOTAL BUILDING SF:	24,829 SF
STORIES:	10
SUITE:	100
RENOVATED:	N/A
SPACE USE:	PROFESSIONAL/FORMER BANK
BUILDING BUILT IN:	1915

### LAND DETAILS

LAND AC:	.57 AC
LAND SF:	4,792 SF



LOCATED IN THE BUSY DOWNTOWN STEUBENVILLE

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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### DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	13,629	49,784	92,036
2024 Population	14,536	49,544	90,227
2029 Population Projection	14,483	48,460	88,103
Annual Growth 2020-2024	1.7%	-0.1%	-0.5%
Annual Growth 2024-2029	-0.1%	-0.4%	-0.5%
Median Age	35.2	43.5	45.7
Bachelor's Degree or Higher	18%	19%	18%
U.S. Armed Forces	4	57	104

Households	2 miles	5 miles	10 miles
2020 Households	5,158	21,061	39,474
2024 Households	5,501	20,857	38,579
2029 Household Projection	5,481	20,370	37,635
Annual Growth 2020-2024	0.2%	0%	-0.1%
Annual Growth 2024-2029	-0.1%	-0.5%	-0.5%
Owner Occupied Households	2,609	12,981	26,120
Renter Occupied Households	2,872	7,389	11,515
Avg Household Size	2.2	2.2	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$123.2M	\$531.9M	\$1B

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Market St	S Ct St SE	3,655	2022	0.03 mi
Market St	S Court St SE	3,899	2015	0.03 mi
Market Street	S Ct St SE	3,789	2022	0.04 mi
Market St	S Commercial St NW	3,117	2022	0.04 mi
N 4th St	North Aly SW	3,188	2022	0.06 mi
North 4th Street	North Aly SW	3,029	2022	0.06 mi
Market Street	N Commercial St SE	3,404	2022	0.07 mi
South 4th Street	Market St NE	3,350	2020	0.07 mi
S 4th St	Market St NE	3,185	2022	0.07 mi
South 3rd Street	Market Sq SW	4,488	2022	0.09 mi

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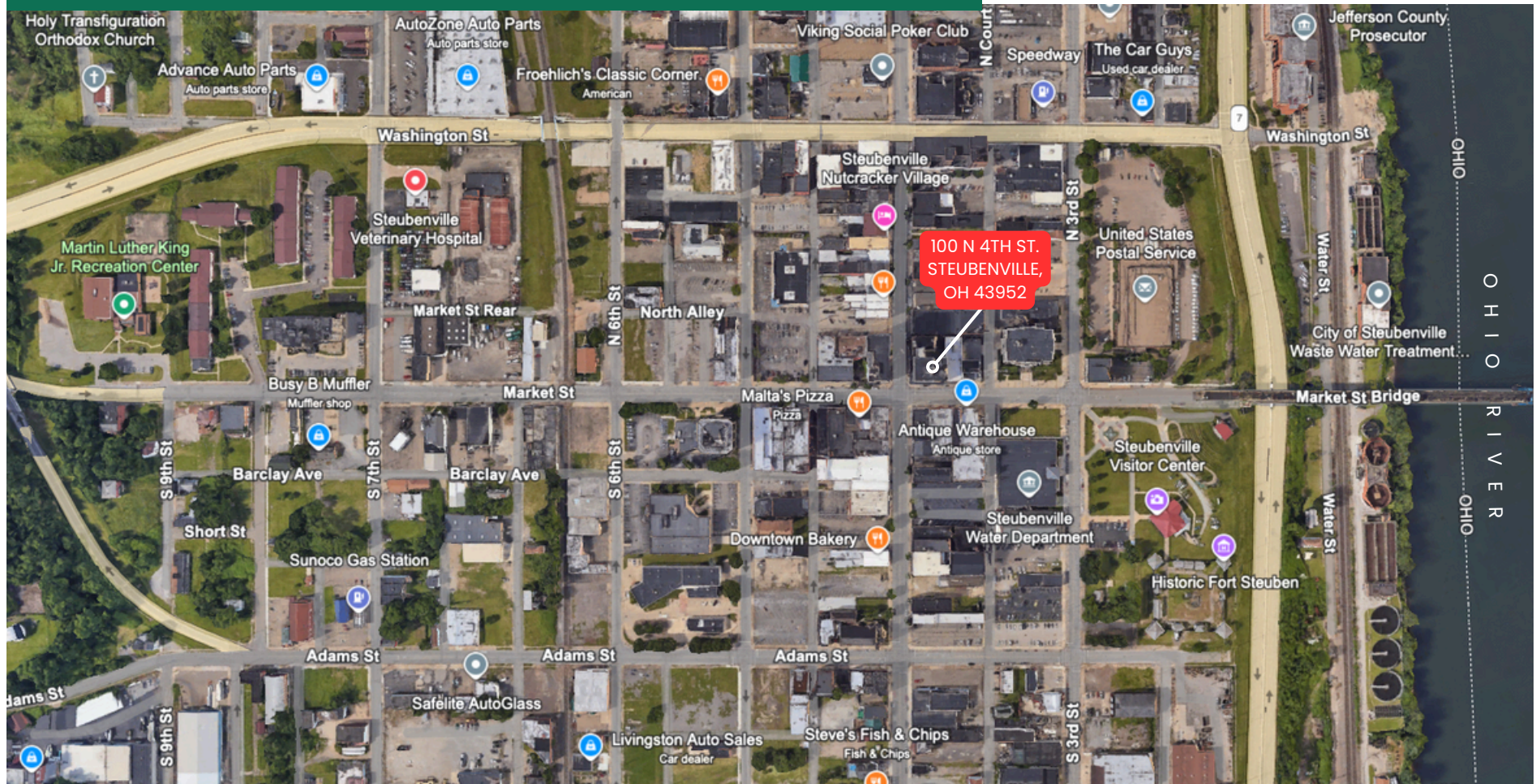
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### AERIAL MAP



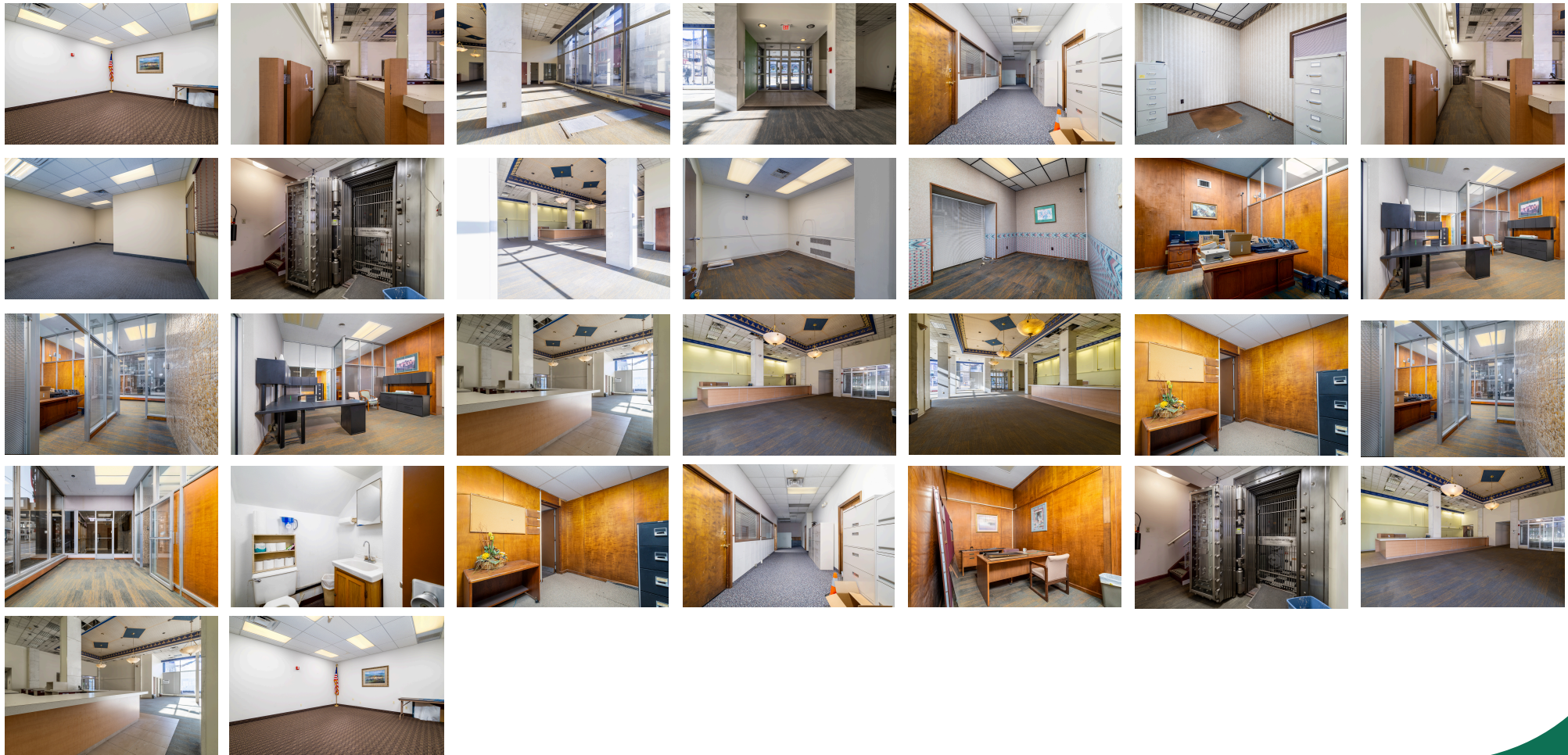
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### BUILDING PHOTOS



*OFFICE BUILDING FOR SALE*

## **HISTORIC SINCLAIRE BUILDING - STANTON PLAZA**

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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 COMMERCIAL.