

Former Golden Corral

304 UPPER RIVER ROAD | GALLIPOLIS, OH 45631

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

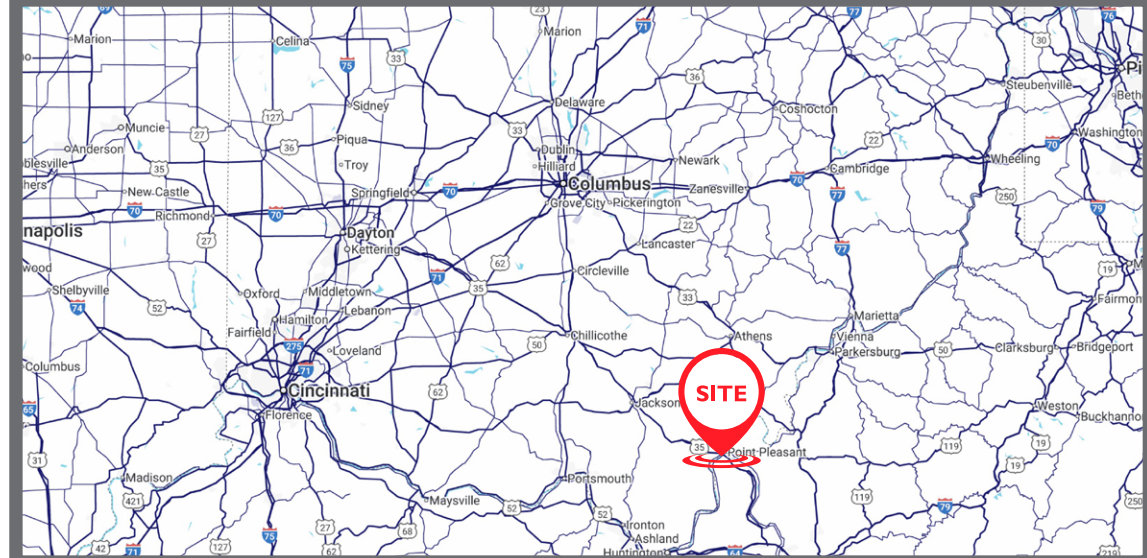
- **Approximately 7,420 SF free-standing former restaurant on 1.335 AC**
- Strategically positioned in the heart of Gallipolis, the regional trade area and county seat of Gallia County
- Serving the Point Pleasant micropolitan statistical area which consists of Gallia County, Ohio and Mason County, West Virginia with a primary trade area of 57,000 residents
- Excellent visibility and access to OH-7/Upper River Road
- Nearby retailers include Super Walmart, Burkes Outlet, Rural King, Big Sandy Superstore, Aldi, Tractor Supply Company and more
- Nearby restaurants include Bob Evans, Wendy's, Buffalo Wild Wings, Dairy Queen, KFC, Burger King, Taco Bell, McDonald's, Arby's, Pizza Hut and more

TRAFFIC COUNTS

- 27,574 (24) VPD: East US 35
- 22,240 (25) VPD: West US 35
- 10,757 (25) VPD: State Route 7

2025 EST. DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	6,231	13,824	29,689
HOUSEHOLDS	2,865	6,142	12,556
AVG HH INCOME	\$64,051	\$71,128	\$80,999
EMPLOYEES	4,590	9,009	11,470



CONTACT

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THE
RMR
GROUP

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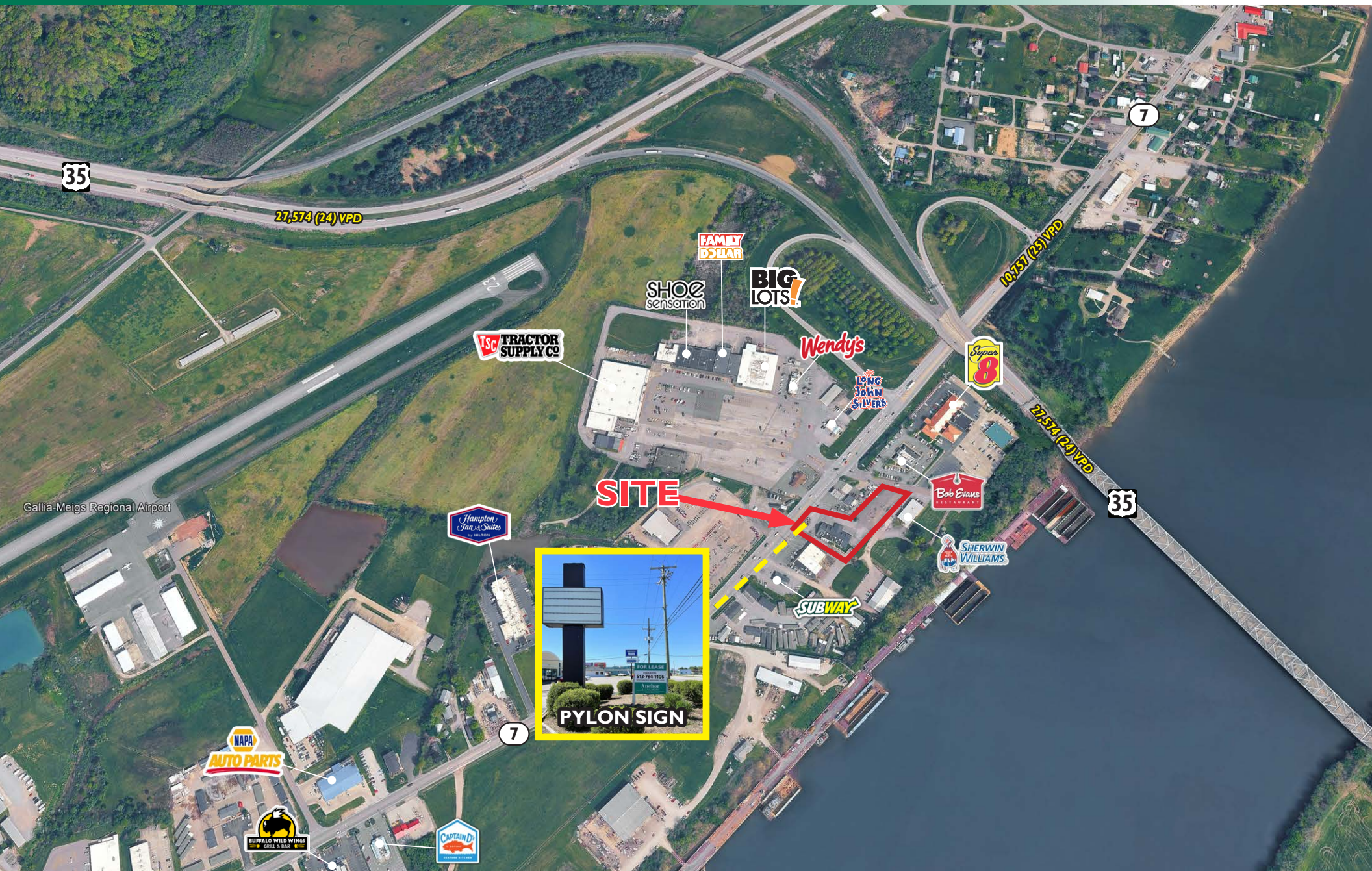
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