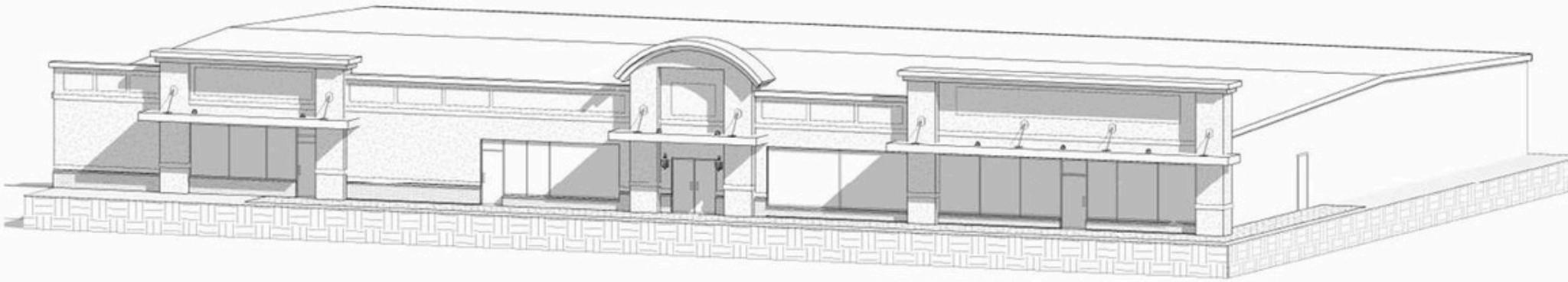


The GALLERY Building FOR LEASE

2700 Sunset Blvd, Steubenville, OH



**ARCHITECTURAL RENDERING
OF NEW STORE FRONT**



**HARVEY
GOODMAN**

Broker, John Sambuco



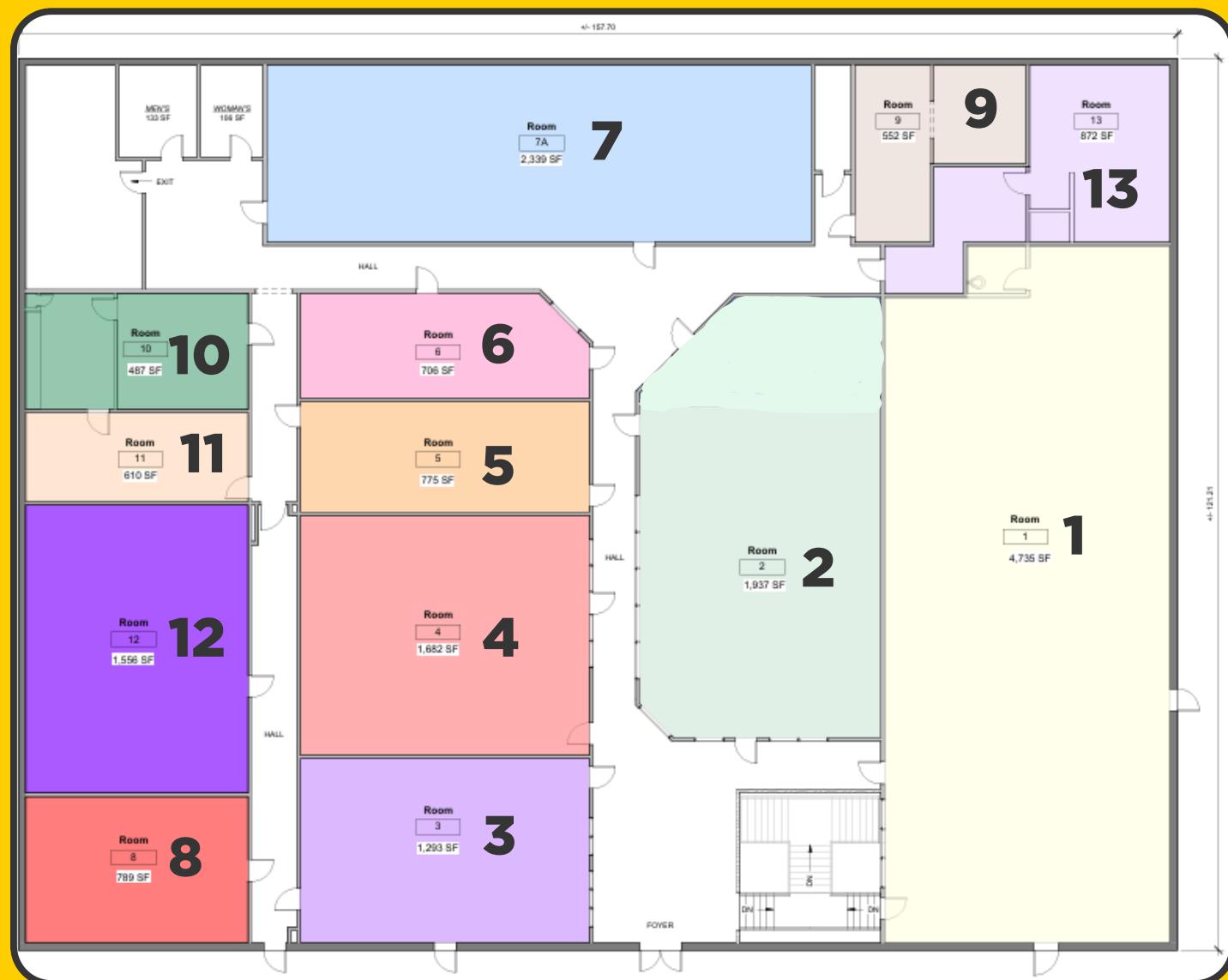


The Gallery

2700 Sunset Blvd Office Space

Suite 2 = (1,937sf) - \$1,800
Suite 3 = (1,293sf) - \$2,200
Suite 5 = (775sf) - \$875
Suite 7 = (2,000sf) - \$2,000
Suite 11 = (610sf) - \$715
Suite 12 = (1,556sf) - 1,800
Suite 14 = (3,261sf) - \$1,500

**Full Service
Lease**



**HARVEY
GOODMAN**

Broker, John Sambuco



REGIONAL MAP



AN AERIAL MAP



Property Highlights



- **Wonderful location and visibility on Sunset Blvd.**
- **Average daily traffic on Sunset Blvd is 17,568.***
- **Multiple office suites available**
- **Full Service Lease - Landlord pays building operating expenses and utilities**
- **Abundant parking**



CITY OF STEUBENVILLE

- **Historic Roots:** Founded in 1797 and named after Fort Steuben, the city played a vital role in the early development of the Northwest Territory.

- **City of Murals:** Known for its vibrant public art, Steubenville features over 25 murals that showcase its cultural and historical legacy.

- **Education Hub:** Home to Franciscan University of Steubenville, a nationally recognized Catholic institution with significant economic impact in the Ohio Valley.

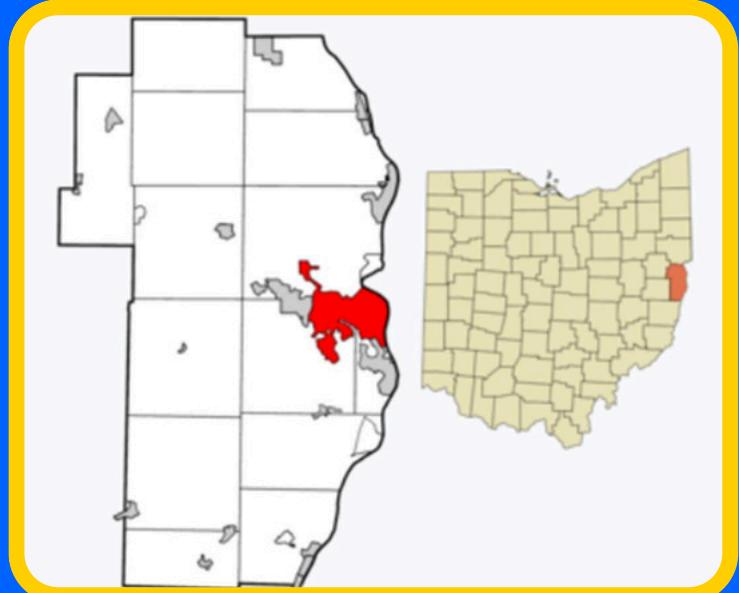
- **Dean Martin's Hometown:** Birthplace of iconic entertainer Dean Martin, celebrated with events and landmarks honoring his legacy.

- **Economic Overview:** The local economy centers on healthcare, education, and retail, with a median household income of around \$47,000.

- **Charming Events:** Hosts the popular Steubenville Nutcracker Village during the holidays, drawing visitors from across the region.

LOCATION OVERVIEW

Steubenville is a city in Jefferson County, Ohio. It's the county seat, and is located along the Ohio River, 33 miles west of Pittsburgh. It had a population of 18,161 at the 2020 census. The city's name is derived from Fort Steuben, a 1786 fort that sat within the city's current limits and was named for Prussian military officer Baron Friedrich Wilhelm von Steuben. Steubenville's economy includes coal mining, power generation, and manufacturing of items like titanium, chemicals, and automobile parts. It is a principal city of the Weirton-Steubenville metropolitan area, which had a population of 116,903 residents in 2020.





HARVEY GOODMAN

Broker, John Sambuco

Thank You!



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