

149-175 E Cove Ave  
Wheeling, WV 26003

**ELM TERRACE SHOPPING CENTER**



**LISTED BY:**

**EVAN CUOMO**  
WV Associate Broker & OH Realtor®  
(304) 374-7912  
evancuomo24@gmail.com

**JAMES LASH**  
OH Associate Broker & WV Salesperson  
(740) 461-4181  
jtlash1023@gmail.com



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.



# PROPERTY OVERVIEW

## FOR LEASE

2,000 square feet of commercial space at the Elm Terrace Shopping Center in Elm Grove. Located in a high traffic plaza with tenants such as Dollar Tree, Dollar General and H&R Block there is plenty of foot traffic for a new or established business. Call today for showing!

Visit our website [cedaronerealty.com](http://cedaronerealty.com) or contact WV Assoc. Broker Evan Cuomo • (304) 374-7912 • [evancuomo24@gmail.com](mailto:evancuomo24@gmail.com) AND OH Assoc. Broker James Lash • (740) 461-4181 • [jtlash1023@gmail.com](mailto:jtlash1023@gmail.com) to learn more about this property!

## BUILDING DETAILS

GLA:	56,000 SF
Year Built:	1964
Tenancy:	Multi
Parking Ratio:	1.79/1,000 SF
Frontage:	602' on E. Cove Ave.
Parking Type:	Surface
Spaces:	100

## LAND DETAILS

Land AC:	4.21
Land SF:	183,388

## SPACE DETAILS

Available:	2,000 SF Retail
Rent:	\$9.90
Rent/Mo:	\$1,650

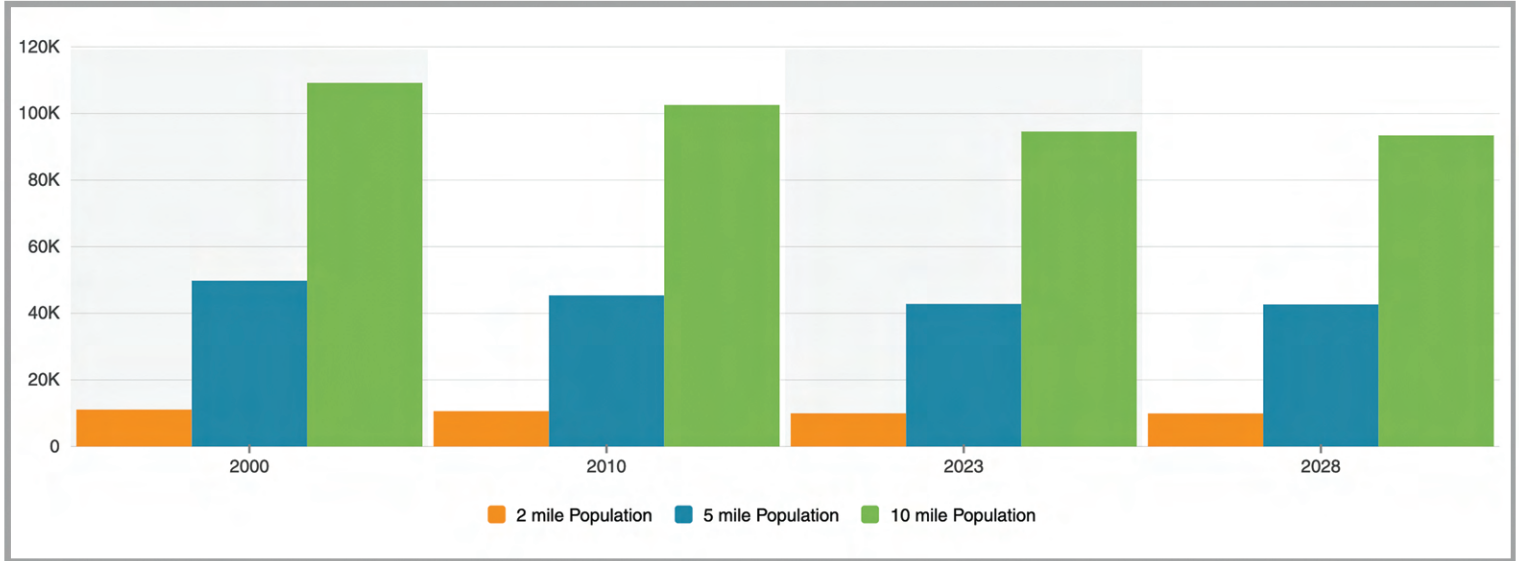
## OTHER TENANTS

- Dollar Tree
- Dollar/Variety/Thrift
- Dollar General
- Powerhouse Fitness Center Inc.
- Mimi's Hallmark & Gifts
- Card/Gifts
- Pyles Elite Sports Performance
- Barnum Beauty Salon
- Atlantis, LLC.
- Goldbaugh Chiropractic Sports Rehabilitation, LLC.
- H&R Block
- Acctg/Tax Prep
- Better Hearing Center of Wheeling
- Enlighten Health Care, LLC.

# DEMOGRAPHICS



## POPULATION



## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Cove Ave	Idabelle Ave NE	6,327	2022	0.26 mi
Bethlehem Blvd	Bridge St SW	8,345	2022	0.50 mi
Kruger St	National Rd N	15,402	2022	0.62 mi
National Rd	Kruger St SE	11,064	2022	0.66 mi
National Rd	Kruger St SW	1,723	2022	0.71 mi
Stone Church Rd	Key Ave SW	2,152	2022	0.72 mi
National Rd	I- 70 NE	3,003	2022	0.73 mi
I- 70	National Rd NW	4,146	2022	0.78 mi
Baird St	Stone Church Rd S	2,595	2022	0.80 mi
Stone Church Rd	Baird St NW	2,427	2022	0.82 mi

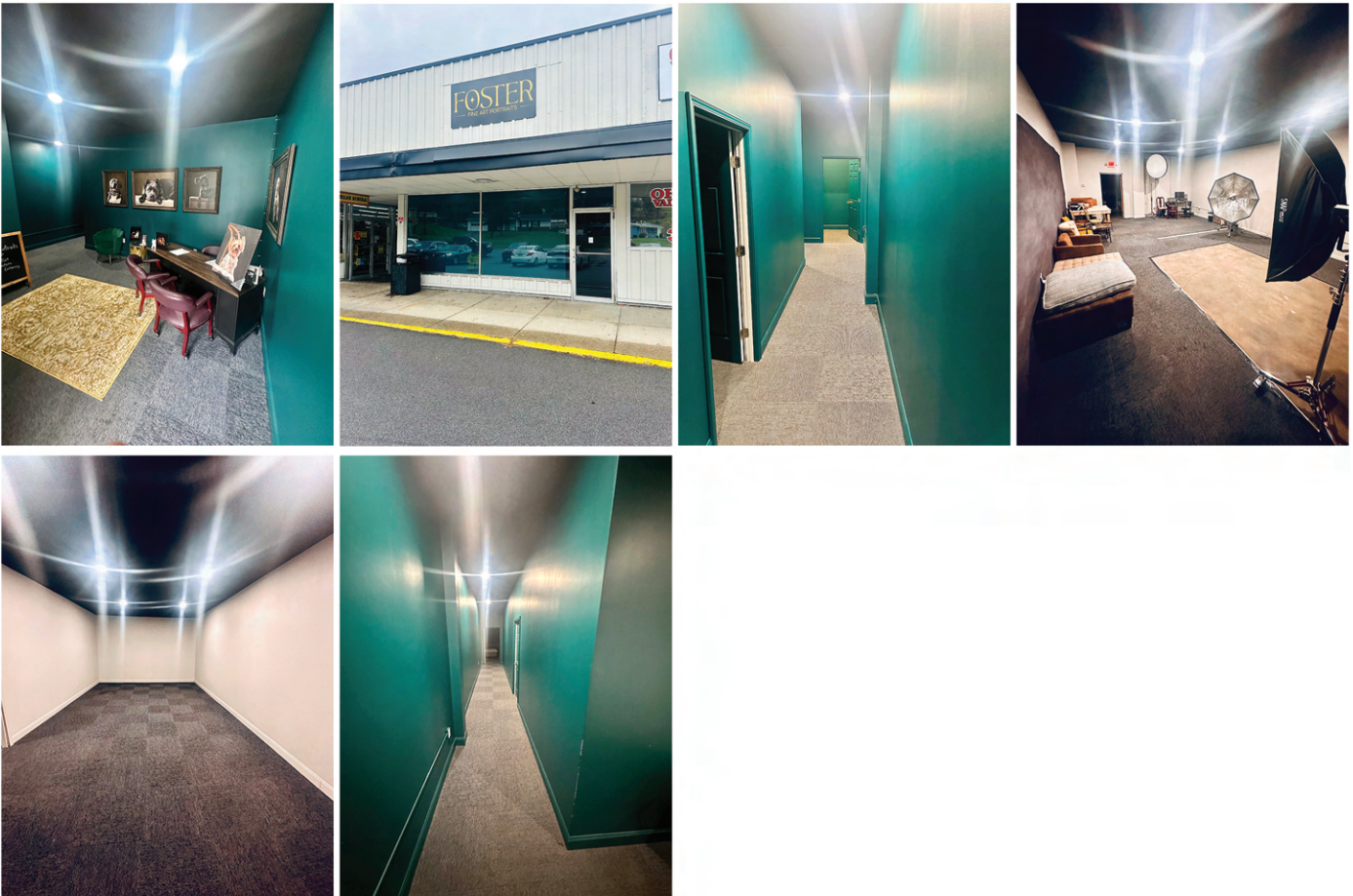
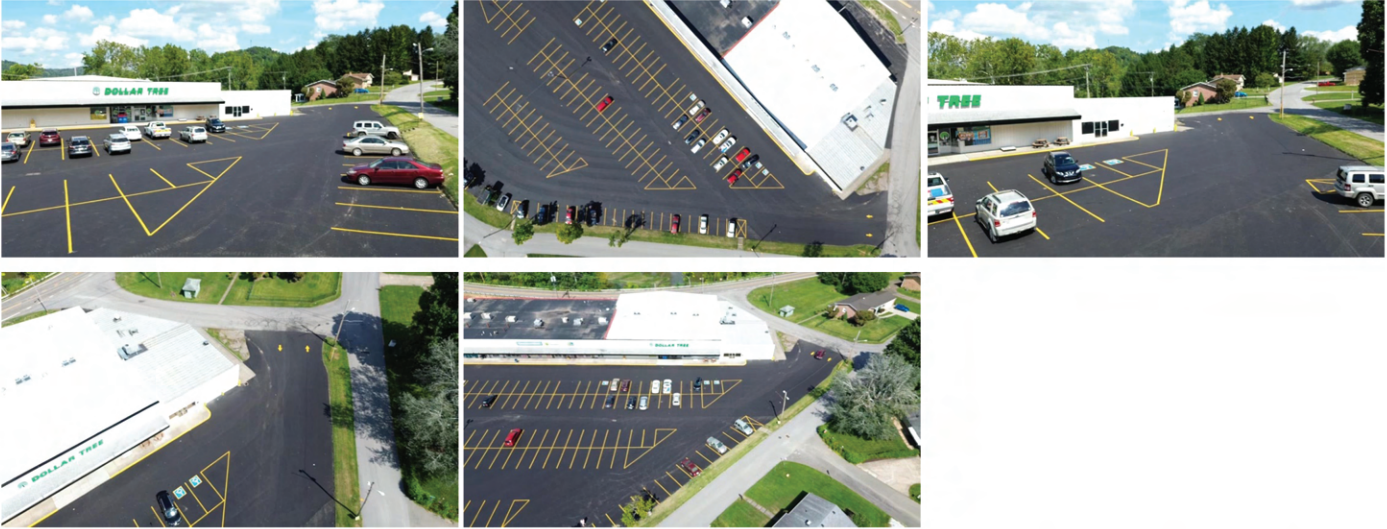
### Pittsburgh International Airport

Drive: 60 min      Distance: 59.2 mi

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.



# PROPERTY PHOTOS



# CONTACT INFORMATION



Cedar One 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 who are 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 volume of commercial transactions in the Ohio Valley.

"When you think Commercial Real Estate, think Cedar One Realty."

## LISTING AGENTS



Evan Cuomo, WV Associate Broker  
& OH Realtor®

(304) 374-7912  
evancuomo24@gmail.com



James Lash, OH Associate Broker  
& WV Salesperson

(740) 461-4181  
jtlash1023@gmail.com

Joseph Luckino, OH/WV Broker • 143 Canton Rd. Wintersville, OH 43953

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.

