

SINGLE TENANT

MEDICAL OFFICE FOR LEASE

2906 WASHINGTON BOULEVARD, BELPRE, OHIO 45714.



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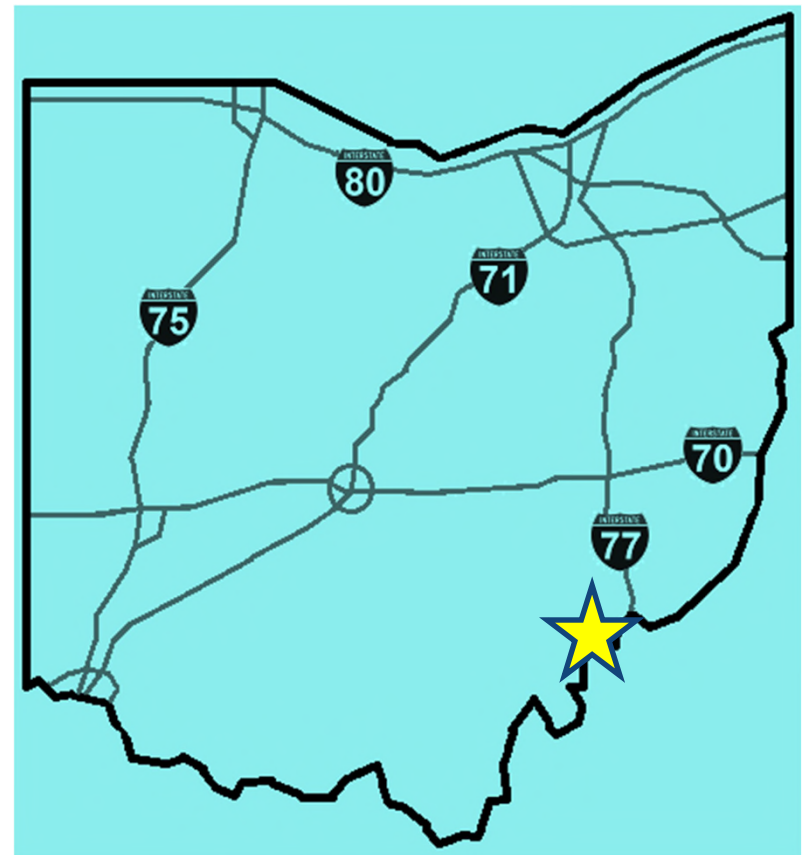


PROPERTY HIGHLIGHTS

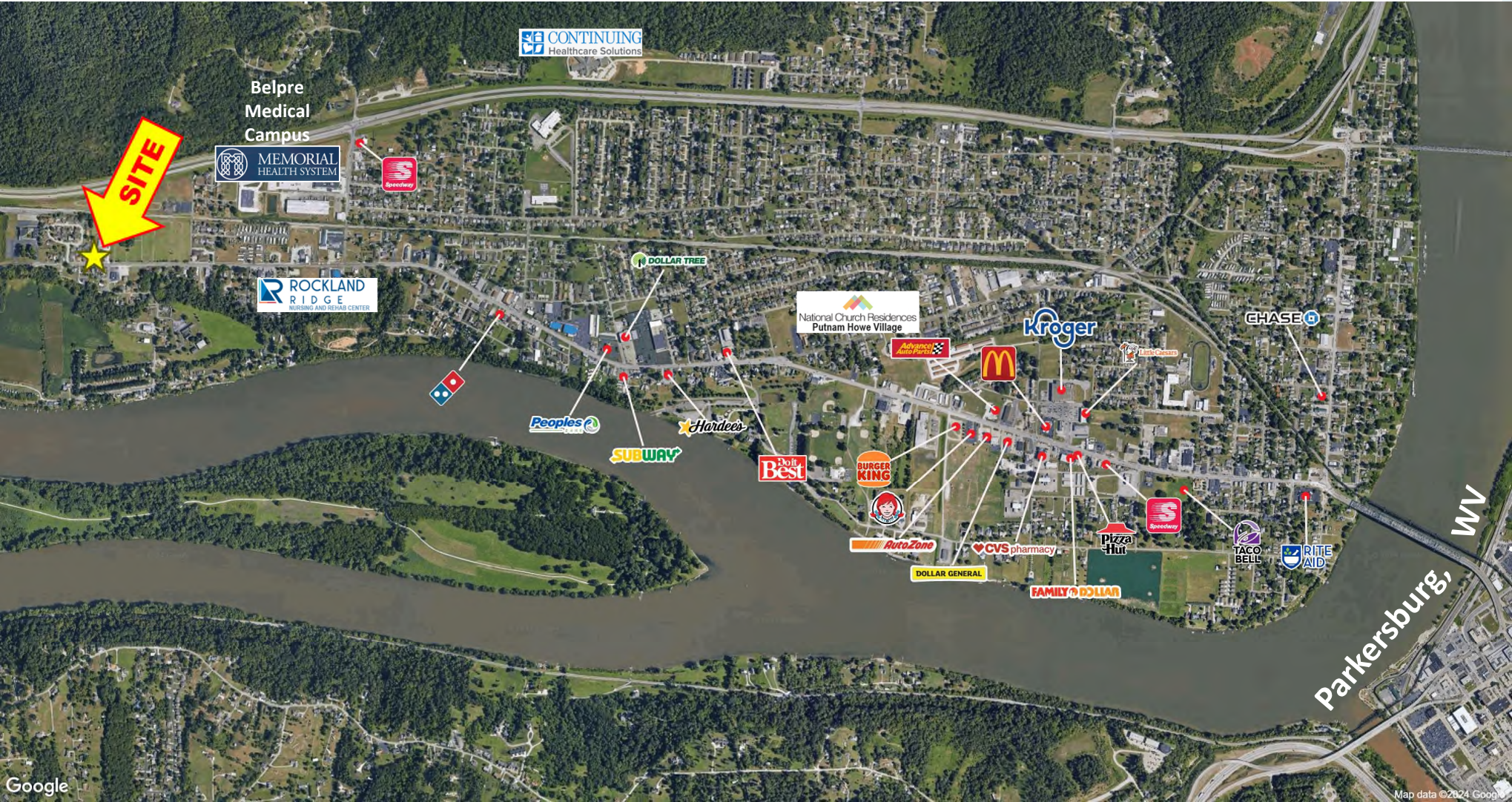
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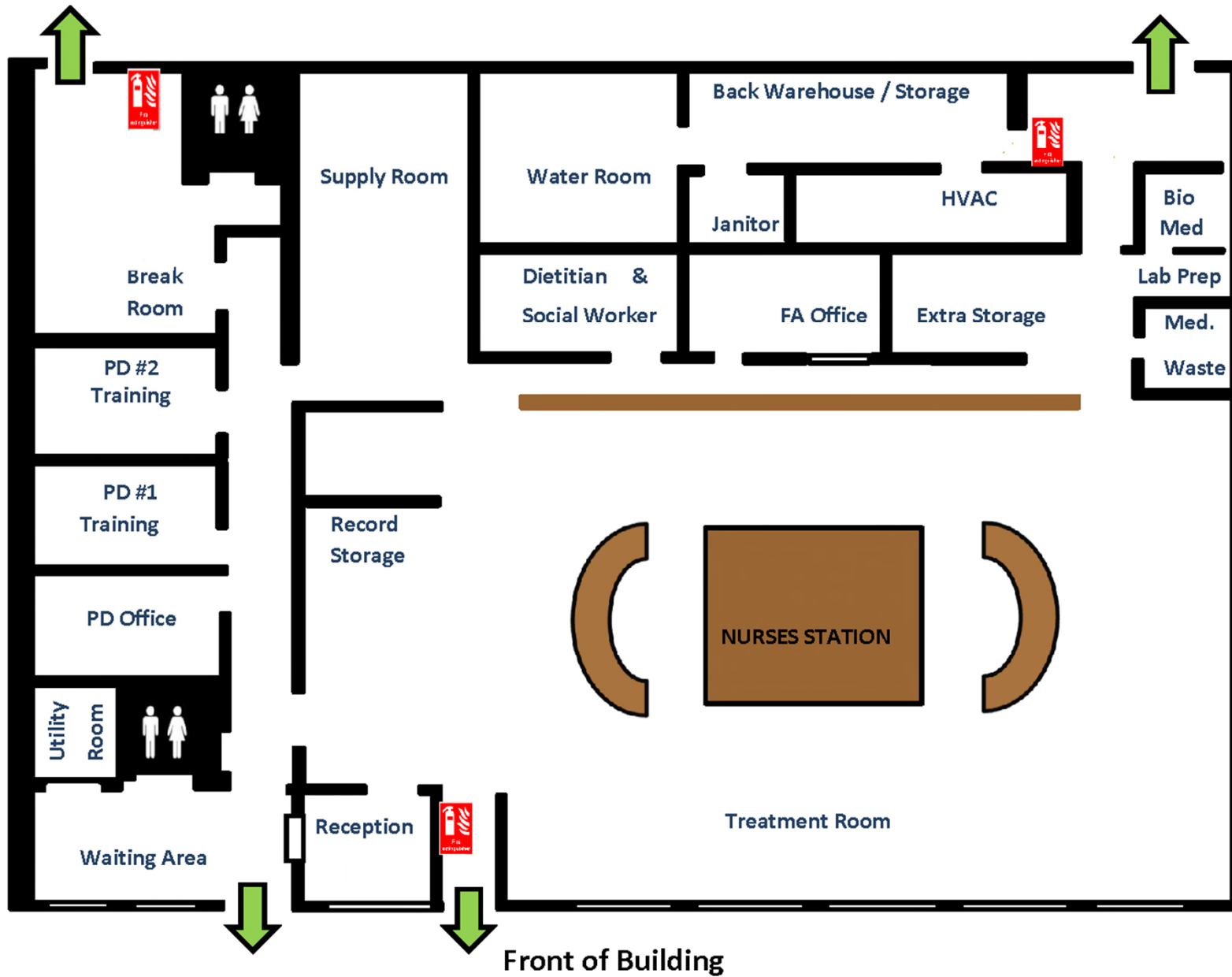
- +/- 5,476 SF free-standing former dialysis building
- Available late March/early April 2024
- Located near Marietta Memorial Hospital and the Belpre Medical Campus
- Easy access on Washington Boulevard to OH-7, U.S. 50, and I-77
- 15 private parking spaces
- Lease rate: \$16.00 psf NNN



AERIAL



SPACE PLAN



PHOTOS



1-MILE RADIUS DEMOS



KEY FACTS

1,137
Population

2.3
Average
Household Size

50.4
Median Age

\$48,422
Median Household Income

BUSINESS



Total Businesses

65



Total Employees

641

EDUCATION



6%

No High School
Diploma



36%

High School
Graduate



42%

Some
College



17%

Bachelor's/Grad/Prof
Degree

INCOME



\$29,849

Per Capita
Income



\$48,422

Median
Household
Income



\$65,199

Average
Household
Income

EMPLOYMENT



58.3

White
Collar %



25.6

Blue
Collar %



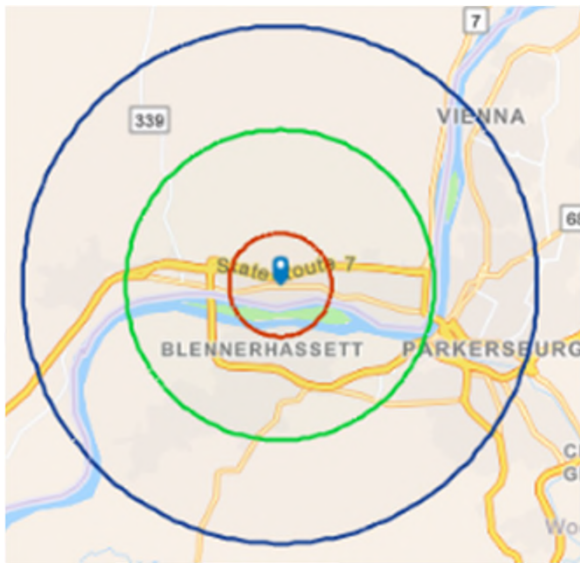
16.2

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

13,453
Population

2.2
Average
Household Size

46.8
Median Age

\$54,309
Median Household Income

BUSINESS

421

Total Businesses

4,258

Total Employees

EDUCATION

7%

No High School
Diploma

33%

High School
Graduate

39%

Some
College

21%

Bachelor's/Grad/Prof
Degree

INCOME



\$34,662
Per Capita
Income



\$54,309
Median
Household
Income



\$78,122
Average
Household
Income

EMPLOYMENT

59.0
White
Collar %

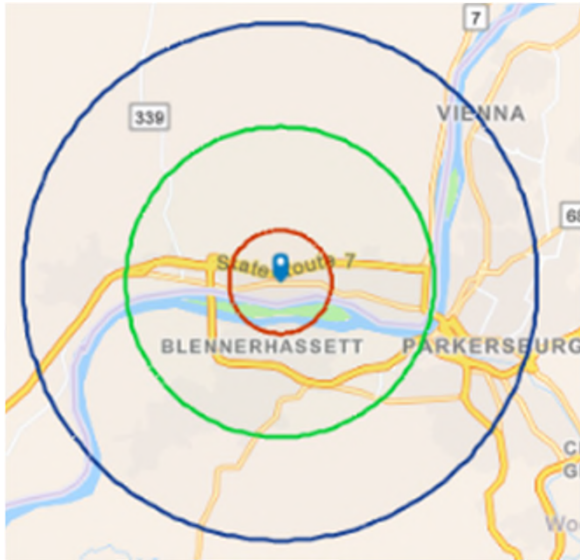
23.5
Blue
Collar %

17.5
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

43,566
Population

2.2
Average
Household Size

44.6
Median Age

\$50,248
Median Household Income

BUSINESS

2,248

Total Businesses

31,133

Total Employees

EDUCATION

8%

No High School
Diploma

36%

High School
Graduate

34%

Some
College

21%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,843
Per Capita
Income



\$50,248
Median
Household
Income



\$72,054
Average
Household
Income

EMPLOYMENT

56.7
White
Collar %

24.0
Blue
Collar %

19.3
Services
%

equity | brokerage

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