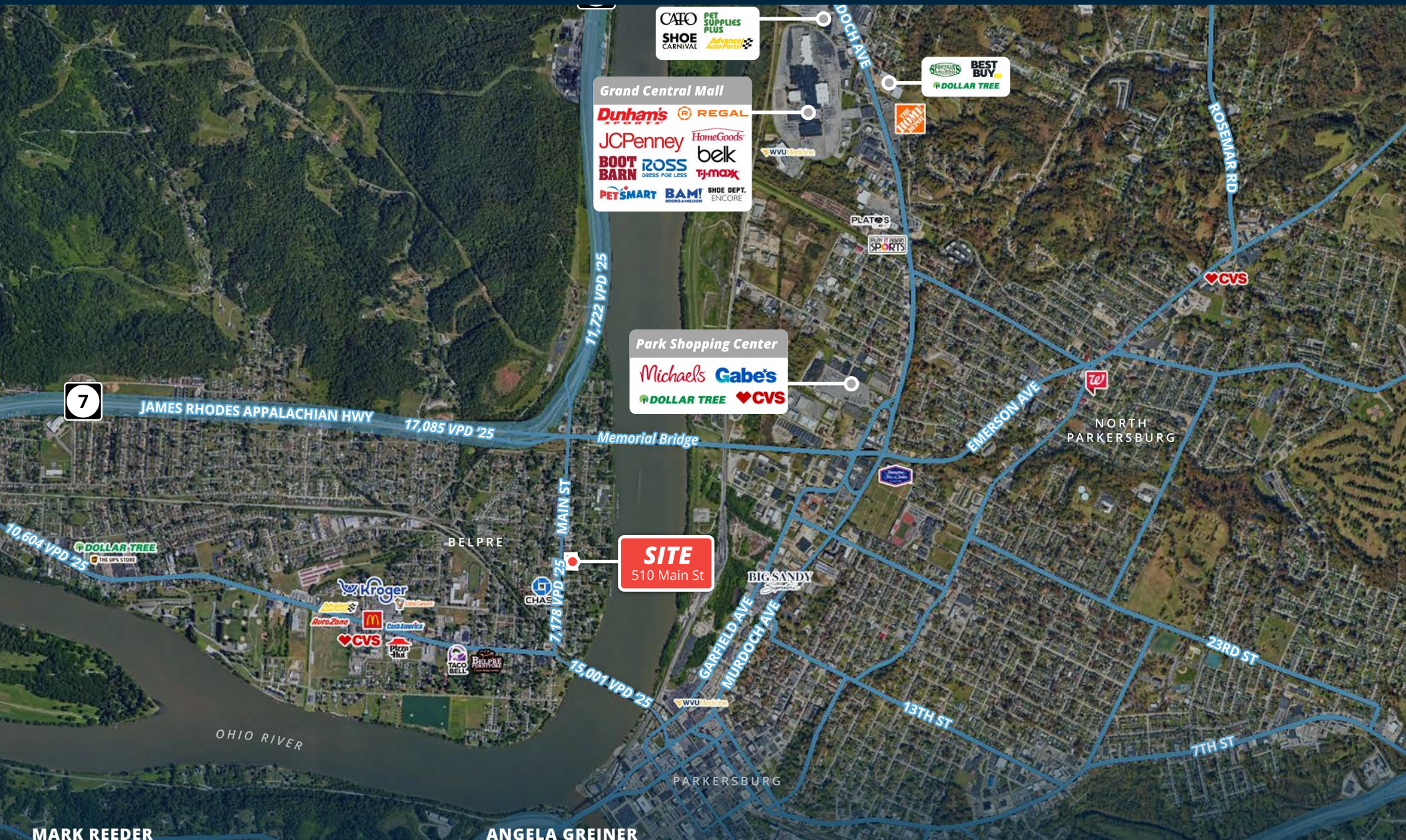


For Sublease

510 Main St | Belpre, OH



MARK REEDER

214.560.3251 | mark.reeder@srsre.com

TX License No. 318755-B

ANGELA GREINER

614.739.0187 | agreiner@anchorretail.com

OH License No. SAL2022007240





For Sublease

510 Main St
Belpre, OH

Property Specifications

BUILDING SIZE

±7,516 SF

LEASE EXPIRATION DATE

11/30/2032

RATE

Contact Broker

MARK REEDER TX License No. 318755-B
214.560.3251 | mark.reeder@srsre.com

ANGELA GREINER OH License No. SAL2022007240
614.739.0187 | agreiner@anchorretail.com



About the Property

- Prime downtown location with excellent street visibility and easy access from Route 7.
- Recently updated facade and clinic space offering patient-friendly amenities, accessible entry, ample off-street parking, and strong walk-in and commuter traffic.
- Ideal for healthcare visibility, community access, and continuity of care near Belpre's shops, dining, and the Ohio River waterfront.

Traffic Counts

Main St	7,178 VPD
Memorial Bridge	17,085 VPD

Year: 2025 | Source: OHDOT

Join These Retailers





SITE
510 Main St

Grand Central Mall
Dunham's Sports REGAL
JCPenney HomeGoods
BOOT BARN ROSS belk
DRESS FOR LESS TJ-MAXX
PETSMART BAM! SHOE DEPT. ENCORE

Park Shopping Center
Michaels Gabe's
DOLLAR TREE CVS

LOWE'S VIENNA
sam's club

Walmart
SUPERCENTER

CAT O PET SUPPLIES PLUS
SHOE CARNIVAL Advanced Auto Parts

BEST BUY
DOLLAR TREE

THE VICTORIAN

PLATO'S
PLAY IT AGAIN SPORTS

CVS

W

NORTH PARKERSBURG

EMERSON AVE

23RD ST

7TH ST

13TH ST

PARKERSBURG

BIG SANDY

GARFIELD AVE
MURDOCH AVE

MAIN ST

11,722 VPD '25

Memorial Bridge

17,085 VPD '25

7,178 VPD '25

15,001 VPD '25

JAMES RHODES APPALACHIAN HWY

7

10,604 VPD '25

WASHINGTON BLVD

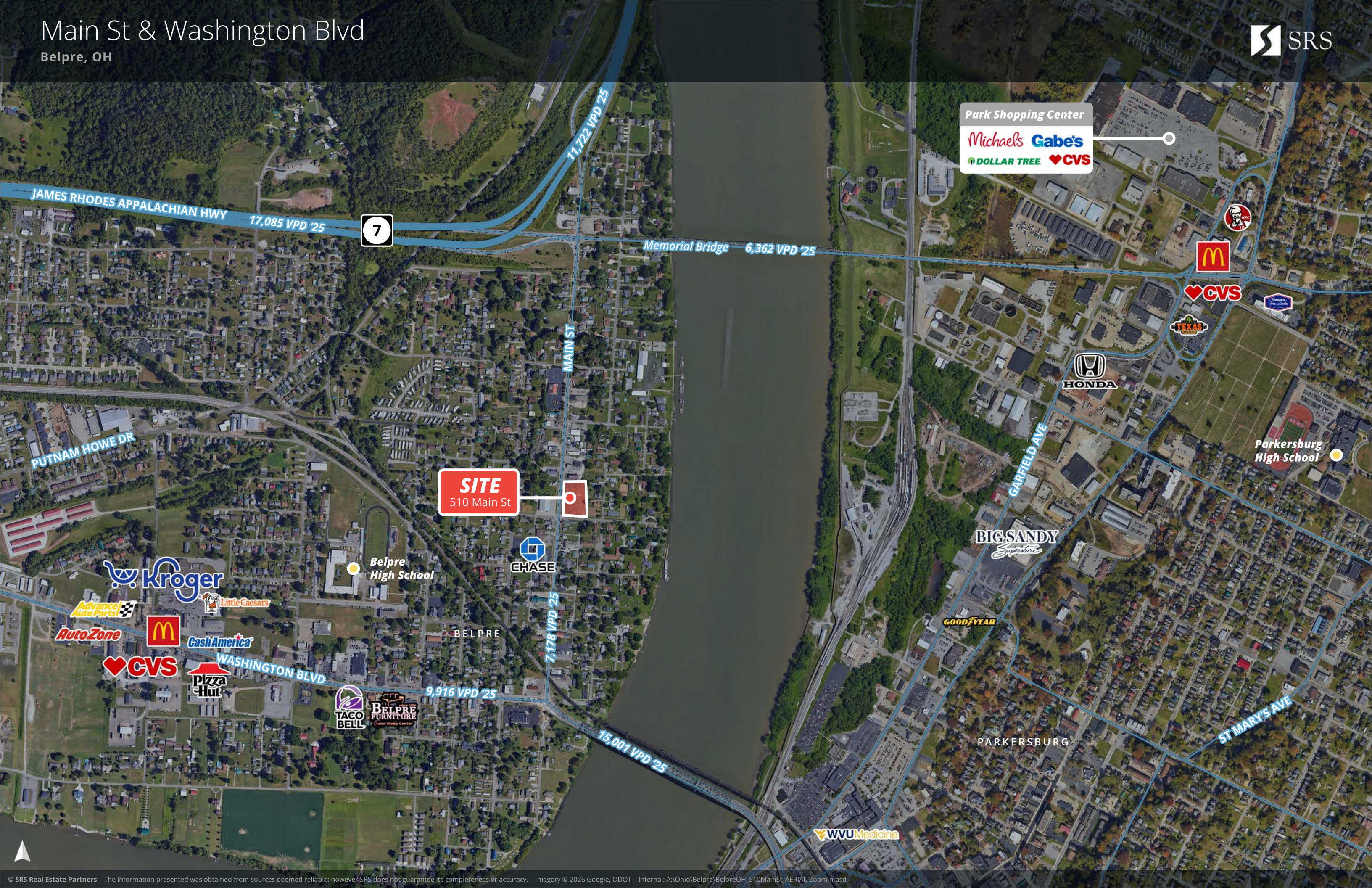
FARSON AVE

OHIO RIVER

ROSEMAR RD

OHIO RIVER

Main St & Washington Blvd
Belpre, OH



SITE
510 Main St

Park Shopping Center
Michael's Gabe's
DOLLAR TREE CVS

HONDA

BIG SANDY
Superstore

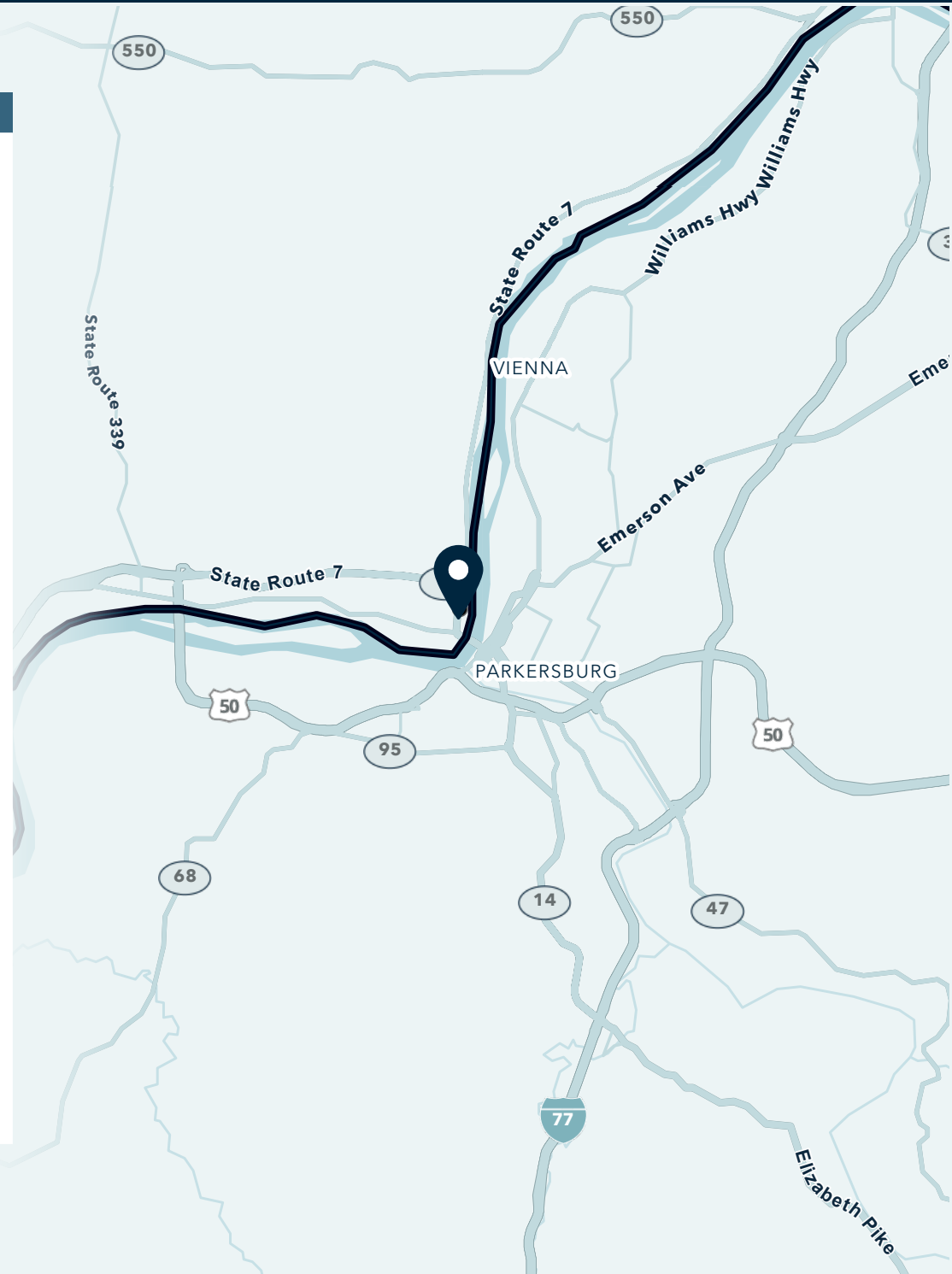
GOODYEAR

PARKERSBURG

WVU Medicine

Area Snapshot

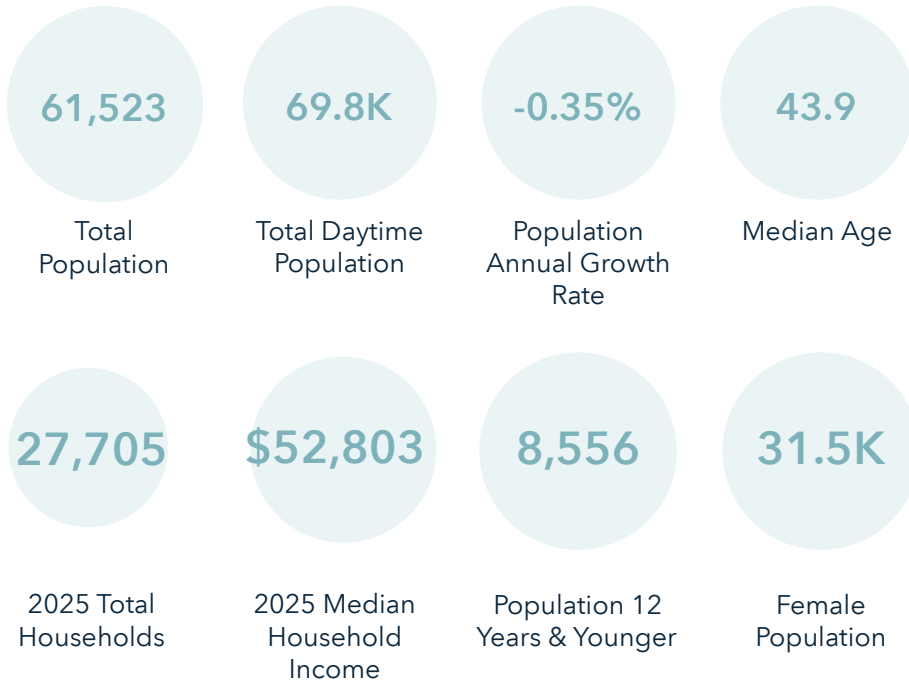
Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	4,011	37,256	61,523
2030 Projected Population	3,988	36,715	60,445
Proj. Annual Growth 2025 to 2030	-0.11%	-0.29%	-0.35%
Daytime Population			
2025 Daytime Population	11,643	50,617	69,819
Workers	9,529	29,138	35,341
Residents	2,114	21,479	34,478
Income			
2025 Est. Average Household Income	\$65,683	\$67,634	\$73,772
2025 Est. Median Household Income	\$51,251	\$49,482	\$52,803
Households & Growth			
2025 Estimated Households	1,970	17,166	27,705
2030 Estimated Households	1,971	17,094	27,529
Proj. Annual Growth 2025 to 2030	0.01%	-0.08%	-0.13%
Race & Ethnicity			
2025 Est. White	90%	90%	91%
2025 Est. Black or African American	2%	2%	2%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	7%	7%	6%
2025 Est. Hispanic (Any Race)	2%	2%	2%



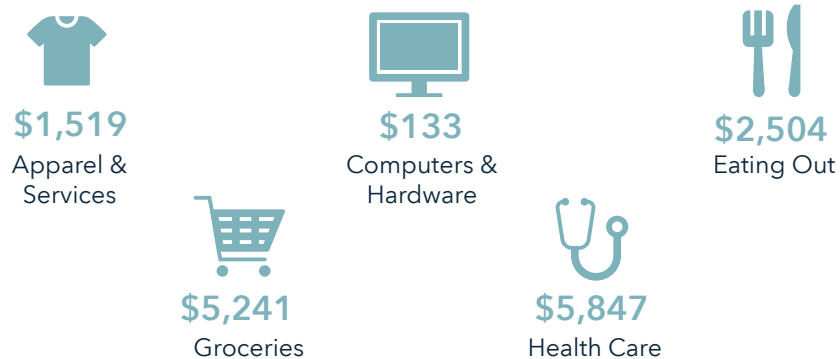
Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

Ring of 5 Miles

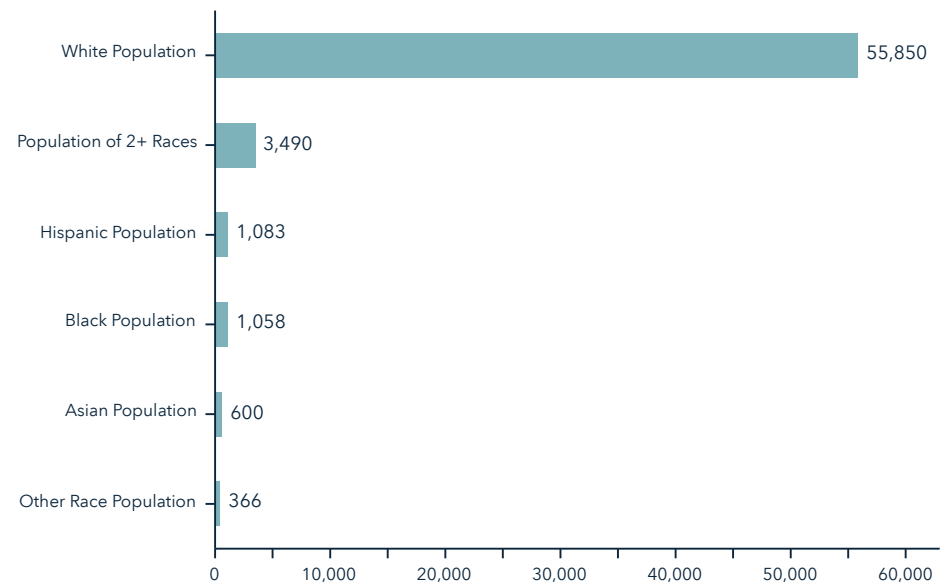
Key Facts



Annual Household Spending



Restaurants & Housing Growth





SRS REAL ESTATE PARTNERS

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Dallas, TX 75231
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SRSRE.COM

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