

# OFFERING MEMORANDUM



# AVAILABLE

**FORMER ADVANCE AUTO PARTS SURROUNDED BY VARIOUS BUSINESSES**

**201 N 7TH ST, STEUBENVILLE, OH 43952**

# PROPERTY DETAILS



## BUILDING DETAILS

Gross SF:	6,889 SF
Available SF:	6,889 SF
Tenancy:	Single
Sprinklers:	YES
Class:	C
Floors:	2
Lot Size:	0.09 AC
Ind. Intended Use:	Retail Storefront Retail
Year Built:	1960
Construction:	Reinforced Concrete
Construction Start:	April 2015
Year Built:	June 2015
Parking Ratio:	3.62/1,000 SF
Parking Spaces:	Surface – 25

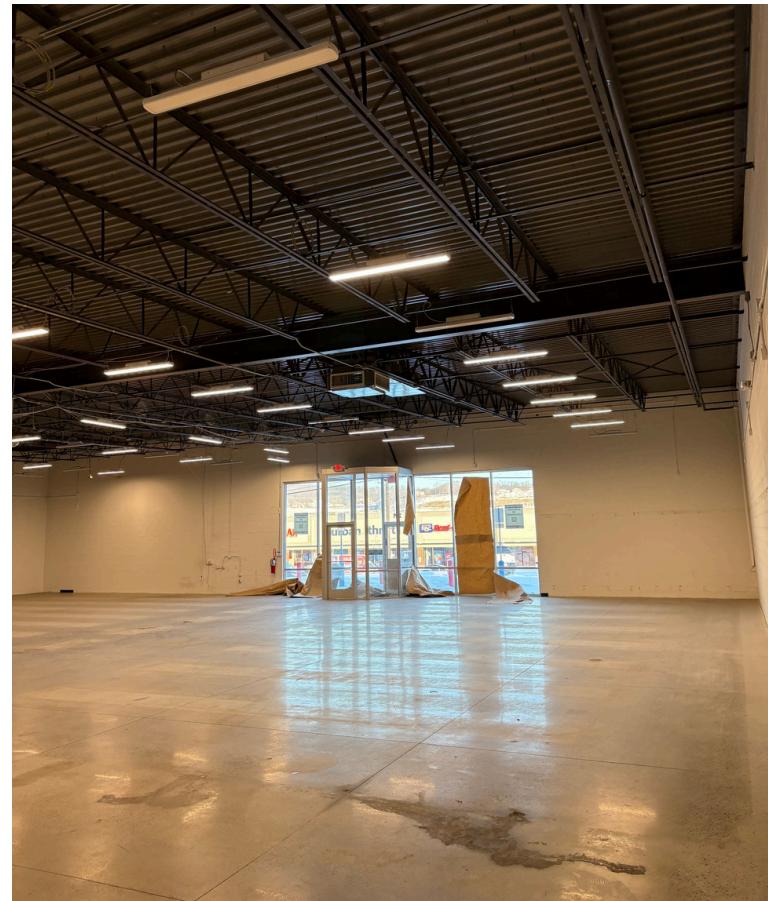
## LAND DETAILS

Land Acres:	0.81 AC
Land SF:	35,284 SF
Zoning:	Retail

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JOSEPH LUCKINO WV & OH BROKER | (740) 632-9111 | JLUCKINO@CEDAR-ONE.COM



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# SITE MAP



**Gordon Brothers**  
1903



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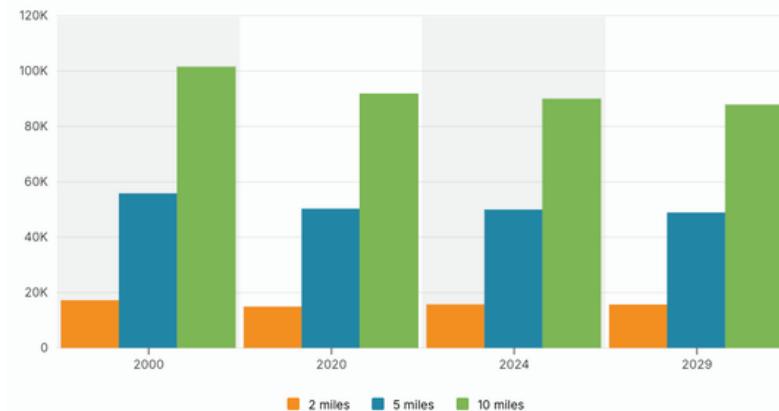
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# DEMOCRAPHICS

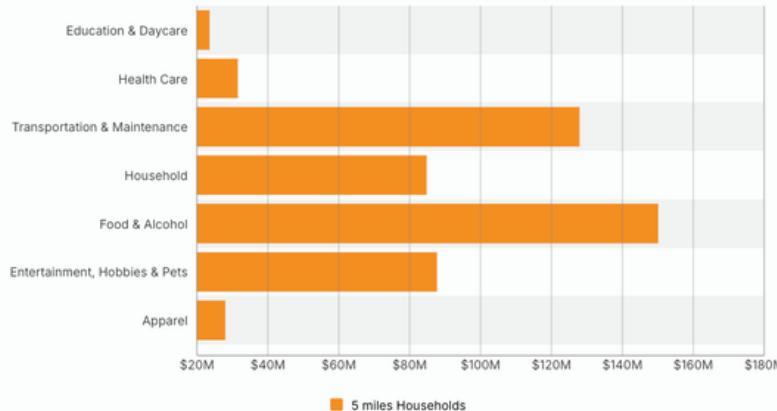


**Gordon  
Brothers**  
1903

## Population



## Consumer Spending



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
North 7th Street	Kilgore St SW	4,795	2025	0.05 mi
Washington Street	N 7th St NW	8,358	2025	0.05 mi
Washington St	N 7th St NW	8,382	2024	0.07 mi
N 7th St	Kilgore St SW	4,814	2024	0.07 mi
N 7th St	Market St Rear S	2,822	2023	0.08 mi
North 7th Street	Market St Rear S	2,880	2025	0.08 mi
North 7th Street	N 7th St NW	2,528	2025	0.08 mi
Market St Rear	N 7th St NW	5,059	2018	0.11 mi
Washington St	N 10th St NE	7,793	2025	0.12 mi
N 7TH ST	Market St SW	2,350	2025	0.13 mi

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**Pittsburgh  
International Airport**

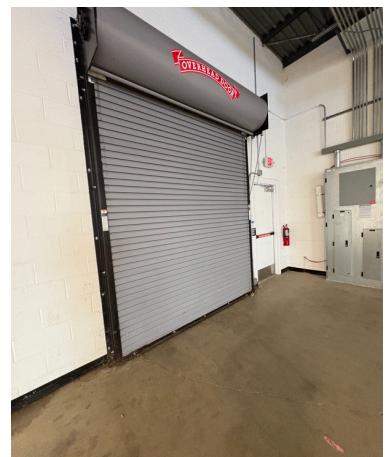
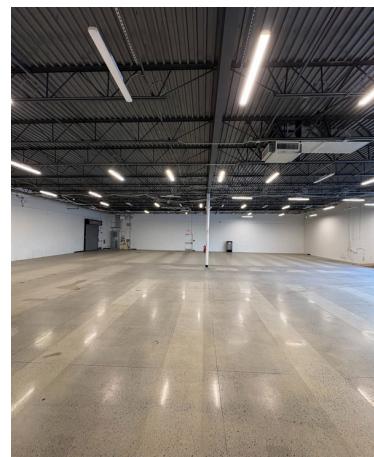
**48 min | 30.5 mi**

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# PHOTOS



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# CONTACT



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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 volumes of commercial transactions in the Ohio Valley.

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