

4250-4332 Sunset Blvd. Steubenville, OH 43952



RETAIL - STRIP CENTER NNN
READY FOR YOUR NEW STOREFRONT!



CONTACT
JOSEPH LUCKINO
BROKER
(740) 632-9111
jluckino@cedar-one.com



143 Canton Road
Wintersville, OH 43953
(740) 264-7131

CEDARONEREALTY.COM



BUILDING DETAILS

Building SF: Approx. 16,000

SF Available for Lease: 2,500 (1 space)

Frontage: 133' on Sunset Blvd (with 1 curb cuts)

Year Built: 1975

Parking Spaces: 20 Surface Spaces

Stories: 1

LAND DETAILS

Land Area: 1.53 AC

TENANTS

Rent-A-Center

4,600 SF Occupied

Convenient Food Mart

3,000 SF Occupied

Advance America

1,500 SF Occupied

Sunoco

500 SF Occupied

Esquire Cleaners

-

First Class Coin Op LLC

-

LEASING HIGHLIGHTS

- Right on the intersection of Sunset Blvd and Lovers Lane.
- Traffic count of about 20,000.
- Shopping Center faetures a Pylon Sign, Tenant Controlled HVAC, and Accent Lighting.
- Pittsburgh International Airport is only 51 min (33.7 mi) away.

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Princeton Ave	Yale PI NE	176	2022	0.02 mi
Harvard Ave	Lovers Ln SW	191	2018	0.07 mi
Harvard Ave	Lovers Ln SW	170	2022	0.07 mi
Sunset Boulevard	Yale PI SW	13,956	2020	0.11 mi
Sunset Blvd	Ya Yale PI SW	13,642	2022	0.11 mi
Sunset Blvd	Bryden Rd SW	22,147	2022	0.14 mi
Sunset Boulevard	Bryden Rd SW	24,226	2020	0.14 mi
Douglas Applegate Con	Sunset Blvd SE	4,593	2022	0.23 mi
Lovers Lane	E Carlton Rd N	9,302	2020	0.24 mi
Lovers Ln	E Carlton Rd N	8,939	2022	0.24 mi

PROPERTY PHOTOS

