



COMMERCIAL BUILDING FOR SALE

3985 Central Avenue - A commercial building at a prime location in the center of Shadyside, Ohio.

\$195,000

3,492sf
AVAILABLE



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OFFERING MEMORANDUM



AREA OVERVIEW

Location: Village in Belmont County along the Ohio River. Founded in 1799, and incorporated in 1912. Nickname - "The Garden Spot of the Ohio Valley."

Population: Approximately 3,300 as of 2025.

Economic Development: Cost of Living: 24% below U.S. average. Median Home Price: \$130,500. Median Household Income: \$55,081.

Education: Shadyside High School, Leona Avenue Middle School, Jefferson Elementary. Student-Teacher Ratio: 16:1.

Historical Industries: Soap, marbles, caskets (including Marilyn Monroe's), glassware.

Notable Figures

- Katherine M. Nameth Crumbley: First woman elected sheriff in the U.S. with competition in both primary and general elections.
- Gib Shanley: Renowned sportscaster and Cleveland Browns announcer.

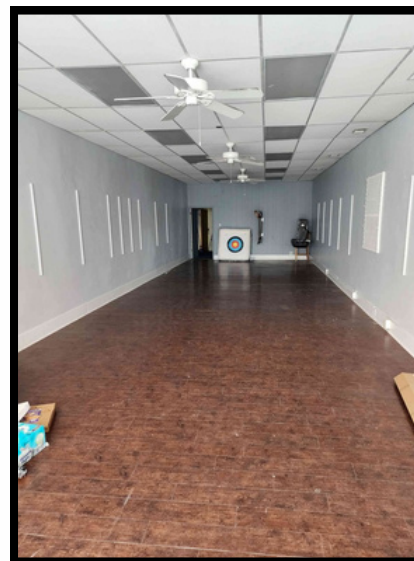


Executive Summary

Positioned along Central Avenue in the Village of Shadyside, this approximately 3,492-square-foot commercial property offers exceptional flexibility for an owner-user or investor. The main level is currently occupied by the Rolling Hills Archery Club and features a large primary storefront, a secondary storefront, and a private rear office with its own exterior entrance.

The second floor presents a valuable redevelopment opportunity. While the space will require clean-out and renovation, it offers excellent potential for additional office space, studios, storage, or, subject to local approvals, residential apartment conversion.

Whether continuing the current use, creating multiple commercial suites, or pursuing a value-add redevelopment, this property offers the versatility to accommodate a variety of business and investment objectives.

\$195,000**3,492sf**
AVAILABLE

PROPERTY HIGHLIGHTS

1 Available
Space
3,492 SF

2 Street
Parking

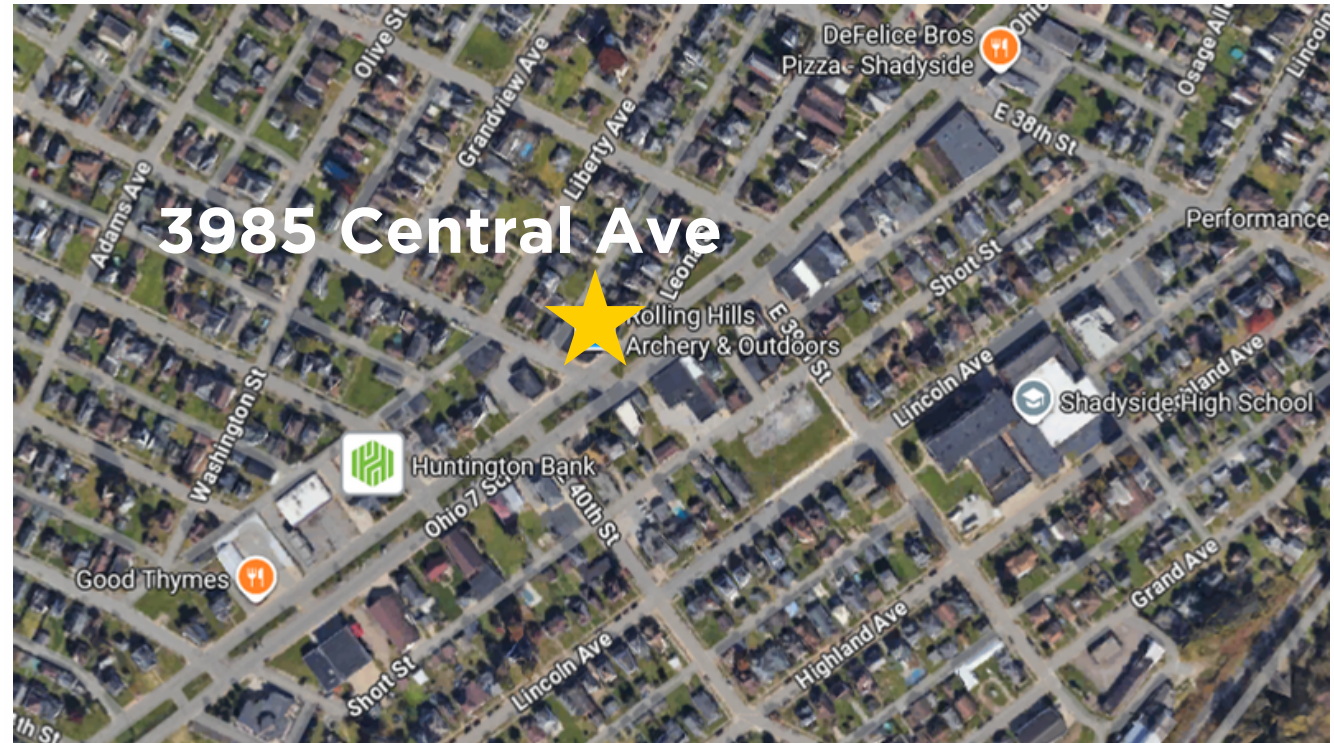
3 Traffic Count
on Central Ave
- 15,161

4 Average
HH Income
- \$57,000

5 Population
in 5 miles
- 5,111



AERIAL MAP & FLOOR PLAN





ST CLAIRSVILLE, OH OFFICE
250 W. Main St
St. Clairsville, Ohio 43950
740-695-3131

MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
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STEUBENVILLE, OH OFFICE
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