



"All your needs under one tree."

OFFERING MEMORANDUM

204 THREE SPRINGS DR
WEIRTON, WV 26062

PRIME COMMERCIAL SPACE FOR LEASE
2,300 SF ON HIGH-TRAFFIC
THREE SPRINGS DRIVE



CONTACT

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 cedaronecommercial.com

AERIAL



PROPERTY SUMMARY

PRIME COMMERCIAL SPACE FOR LEASE 2,300 SF ON HIGH-TRAFFIC THREE SPRINGS DR.

PROFESSIONAL OR RETAIL SPACE situated on Three Springs Drive right off Rt 22 in the beautiful Three Springs Commons Plaza. Maximum exposure for your office or business in this 2300 sq ft space with conference room, offices, waiting room and reception area.

Rt 22 to Threes Springs Drive. Past McDonalds on L. Three Springs Commons.

Take advantage of this exceptional leasing opportunity in the highly desirable Three Springs Commons Plaza! This 2,300 sq. ft. commercial space offers outstanding visibility and accessibility, located directly on Three Springs Dr., where over 30,000 vehicles pass by daily.

Position your business for success with High-exposure signage right on Three Springs Drive – a powerful marketing asset. Ample on-site parking is available for customers and staff. A vibrant and established plaza setting, ideal for retail, service-based, or professional businesses. Great layout flexibility to suit your business needs. Whether you're launching a new venture or expanding your current operations, this location offers the visibility and traffic flow to help your business grow.

Call today to schedule a tour and secure your spot in this thriving commercial hub!



HIGHLIGHTS

- Flexible layout ideal for retail, service, office
- Ample on-site parking for customers and staff
- Pittsburgh International Airport : 41 min | 25.6 mi



PROPERTY DETAILS

RENT/MO: \$3,333 | \$17.39

CURRENT TENANTS : SOLEO HEALTH

RBA	2,300 SF Office/Retail
Tenancy	Multi
Stories	1
Class	B
Construction	Wood Frame
Year Built	2005
Service Type	Modified Gross

Land Acres	0.26 AC
Bldg FAR	0.20
Land SF	11,326 SF

**** Traffic Count Volume: 16,063**



PROPERTY PHOTOS





Cedar One is a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents well-versed in retail, industrial, office, investment properties, raw land, and real estate development involving municipalities and zoning considerations, grant funding, and tax credits.

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.

"When you think "Commercial Real Estate, think Cedar One Realty."

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