



**FOR
LEASE
Office Space**



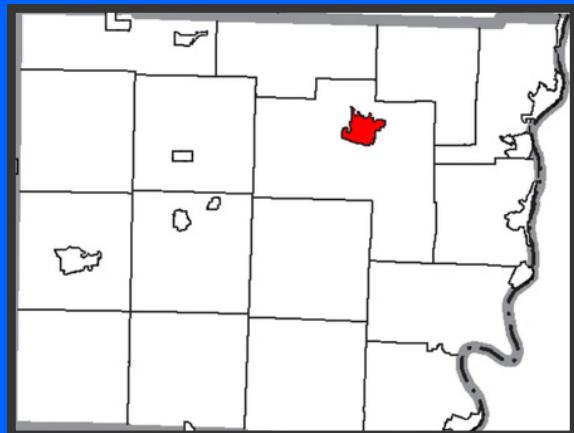
**HARVEY
GOODMAN**

Broker, John Sambuco

103 Plaza Drive

**SUITE B
ST. CLAIRSVILLE, OH**





- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.

LOCATION OVERVIEW

The city of St. Clairsville was established in 1796 as Newellstown and renamed in 1802 to honor General Arthur St. Clair. It is the county seat of Belmont County and is home to 5,000 people, businesses, and recreational opportunities. St. Clairsville's Downtown Historic District, a portion of which was listed on the U.S. Department of the Interior's National Register of Historic Places in 1994, is the heartbeat of the community. The Belmont County Courthouse and the Belmont County Heritage Museum serve as anchors. The service industry is well represented with many professional offices, banks and small businesses, along with county offices and the public library.



Executive Summary

103 Plaza Drive sits in one of St. Clairsville's popular business districts, strategically located a half a mile from I-70 off Exit 215. This building features a mix of retail, and medical, anchored by a major locally-owned supermarket, dining and lending establishments. The area boasts a population of approximately 16,300 within a 5-mile radius, a median household income around \$69,500, and high visibility with approximately 11,000 vehicles passing daily on Route 40. 103 Plaza Drive offers an ideal location for businesses seeking a dynamic and accessible environment in St. Clairsville.

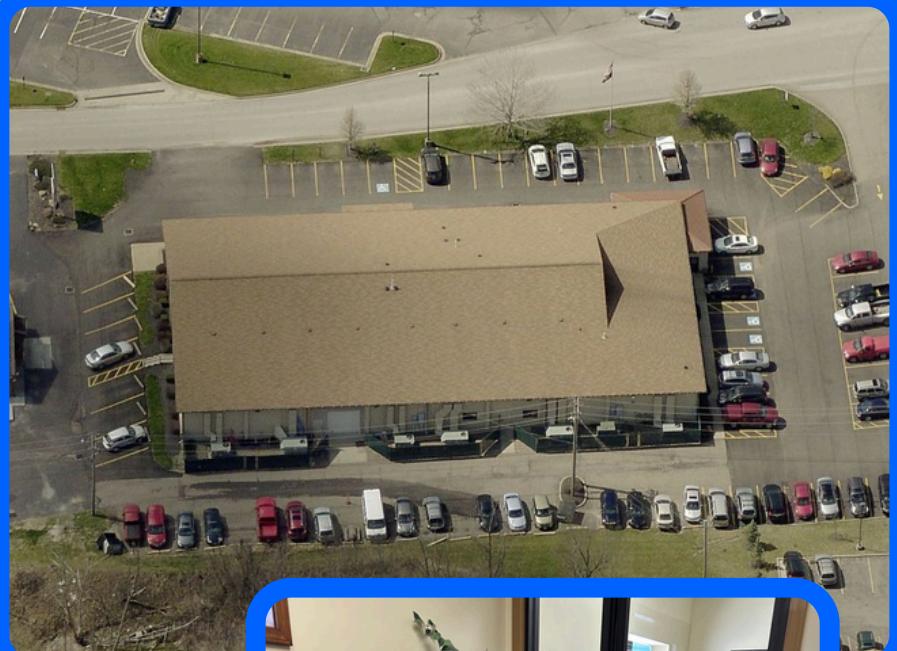




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Property Highlights



- **Available Space - 2,343 SF**
- **Abundant Parking Spaces**
- **Traffic Count on Route 40 - 11,000**
- **Average HH Income - \$69,500**
- **Population in 5 miles - 16,300**

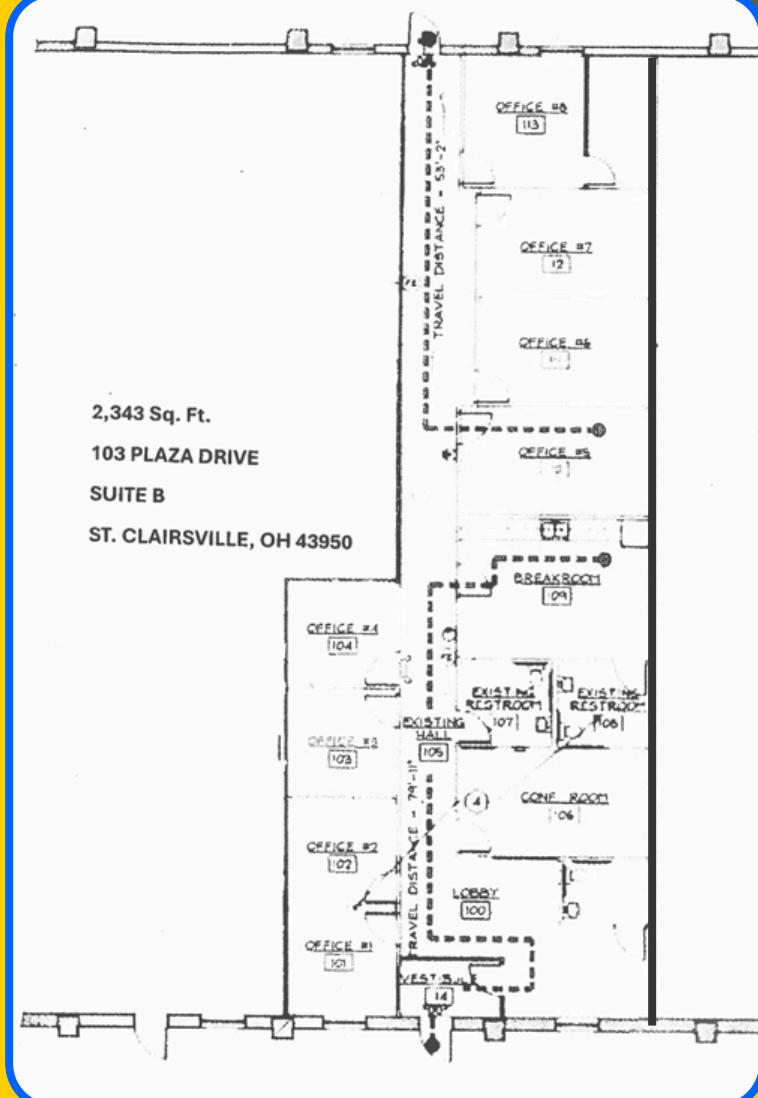
**FOR LEASE
\$3,124/mo.
(+ CAM)**

PHOTOS



**HARVEY
GOODMAN**
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Aerial Map & Floor Plan





HARVEY GOODMAN

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THANK YOU!



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Steubenville, Ohio 43952
740-264-0300

WEIRTON, WV OFFICE
253 Three Springs Dr
Weirton, WV 26062
304-723-3131

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

WHEELING, WV, OH OFFICE
980 R National Rd
Wheeling, WV 26003
304-233-4451

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410 Walnut St
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