

# FORMER GOLDEN CORRAL

304 Upper River Road  
Gallipolis, OH 45631

**FOR LEASE**  
**Approximately 7,420 SF Available**

## HIGHLIGHTS

- Approximately 7,420 SF free-standing former restaurant on 1.335 AC
- Strategically positioned in the heart of Gallipolis, the regional trade area and county seat of Gallia County
- Serving the Point Pleasant micropolitan statistical area which consists of Gallia County, Ohio and Mason County, West Virginia with a primary trade area of 57,000 residents
- Excellent visibility and access to OH-7/Upper River Road
- Nearby retailers include Super Walmart, Burkes Outlet, Rural King, Big Sandy Superstore, Aldi, Tractor Supply Company and more
- Nearby restaurants include Bob Evans, Wendy's, Buffalo Wild Wings, Dairy Queen, KFC, Burger King, Taco Bell, McDonald's, Arby's, Pizza Hut and more

## TRAFFIC COUNTS

- 20,899 VPD east of site on US-35
- 16,575 VPD west of site on US-35
- 9,885 VPD on OH-7

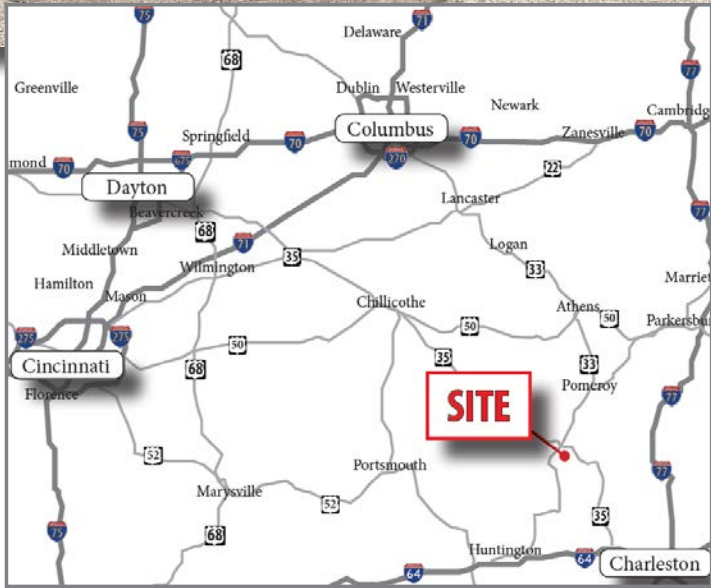
## DEMOGRAPHICS

2024 Estimates	3 miles	5 miles	10 miles
Population	6,207	13,830	29,711
Households	2,886	6,173	12,631
Average HH Income	\$66,194	\$74,706	\$81,176
Daytime Employees	4,505	8,742	11,182

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THE  
RMR  
GROUP



**ANCHOR  
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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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SILVER BRIDGE PLAZA

**BIG LOTS!** **TRACTOR SUPPLY CO.**  
**FAMILY DOLLAR**

Gallia-Meigs  
Regional Airport

Former Golden Corral  
Approximately  
7,420 SF on 1.335 AC

GALLIPOLIS MARKETPLACE

at&t **Petland**  
**GameStop**  
**Fantastic Sams**

OHIO RIVER PLAZA

**BIG SANDY** **Rural King**  
**HIBBETT SPORTS** **DOLLAR TREE**  
**burkes OUTLET**

Walmart

Arbys

TACO BELL

O'Reilly

BURGER KING

DQ

KFC

ALDI

Hampton Inn

SUBWAY

Bob Evans

Shoney's

9,885 VPD

20,899 VPD

16,575 VPD

35

35

7

35

Cliffside  
Golf Course

Mill Creek

Mill Creek

Ohio River

Mile Creek

OHIO  
WEST VIRGINIA

OHIO  
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OHIO  
WEST VIRGINIA

10,691 VPD

8,522 VPD

Pizza Hut

McDonald's

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