



168 E. MAIN ST. ST. CLAIRSVILLE, OH 43950
CEDARONEREALTY.COM



62190 BAILEY RD. BARNESVILLE, OH 43713

ENDLESS POSSIBILITIES!!!

2 COMMERCIAL BUILDINGS - TRIPLE NET LEASE!!!

HEIDI RILEY • SALES MANAGER, OH & WV REALTOR®/SALESPERSON • (740) 359-0336 | HEIDISOLDIT@GMAIL.COM



PROPERTY SUMMARY

LOCATION!!! 2 commercial buildings for lease. Endless possibilities! Total 4,300 SF with 700 SF of office space. The garage has two 14' x 21' overhead doors. Ample parking space and excellent highway visibility! Both buildings have three-phase power. Triple Net Lease. Agent must be present for all showings.

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AERIAL MAP



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TRIPLE NET LEASE \$9.77

BUILDING DETAILS

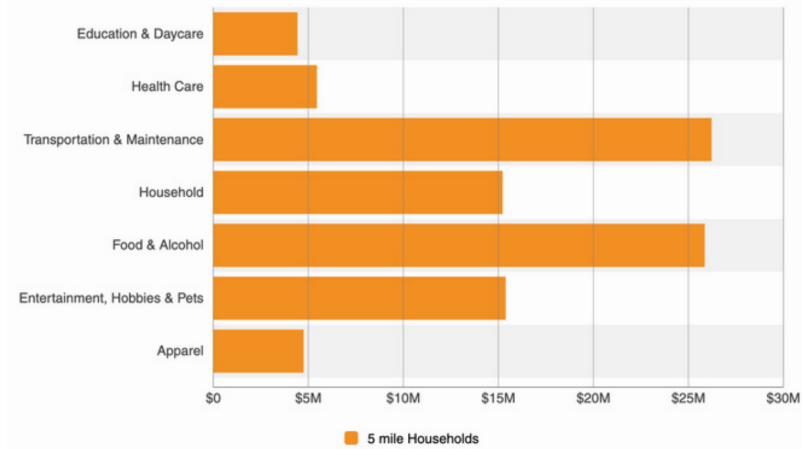
RBA	4,300 SF
STORIES	1
YEAR BUILT	1981
PARKING RATIO	5.81/1,000 SF
PARKING TYPE	SURFACE
SPACES	25

LAND DETAILS

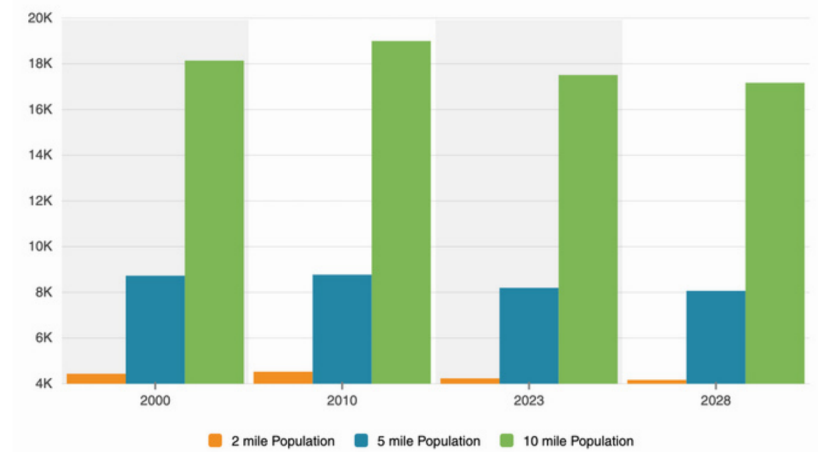
LAND ACRES	0.87 AC
LAND SF	37,897 SF

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Consumer Spending



Population



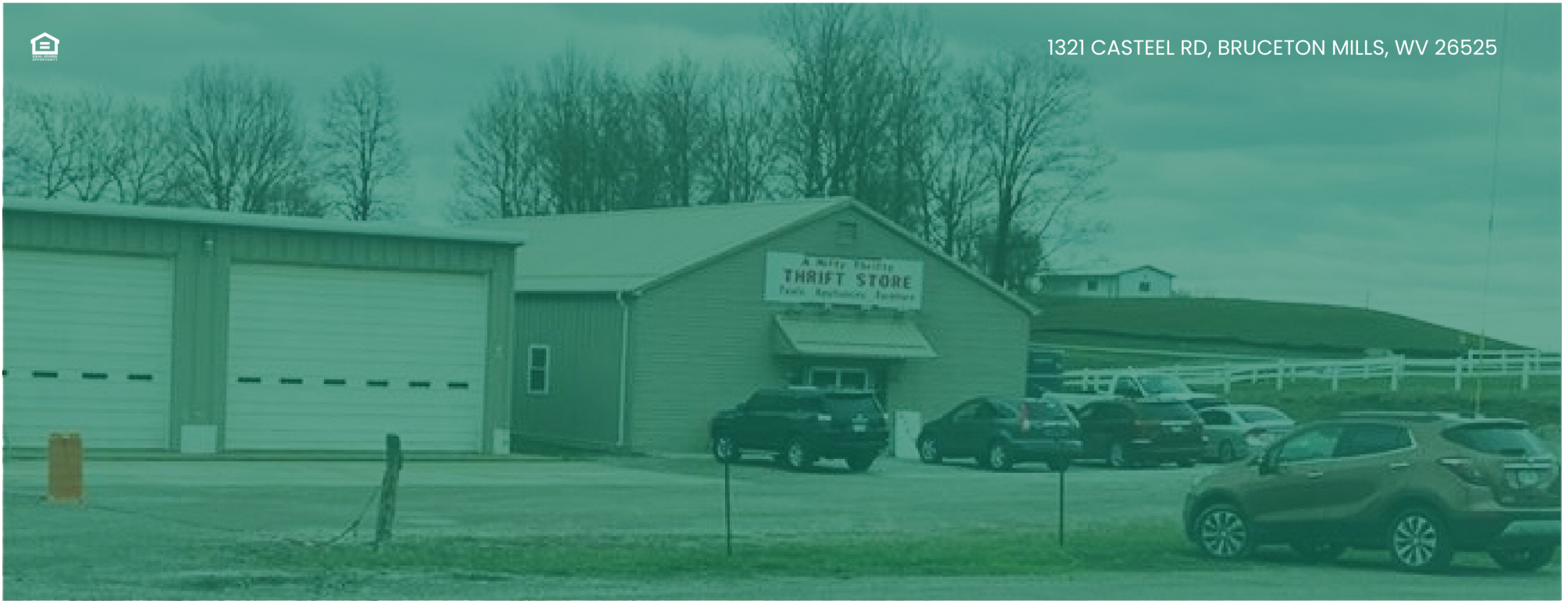
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Barnesville Bethesda Road	Bethesda St Exd E	6,453	2020	0.54 mi
E Main St	Bethesda St Exd E	6,017	2022	0.54 mi
Barnesville Bethesda Rd	Bethesda St E	7,080	2016	0.54 mi
Mount Olivett Road	Bethesda St Exd SE	180	2022	0.80 mi
MT OLIVETT RD	Bethesda St Exd SE	184	2020	0.80 mi
Sandy Ridge Road	Pigeon Point Rd W	571	2022	0.93 mi
SANDY RIDGE RD	Pigeon Point Rd W	577	2020	0.93 mi
-	N E Mount Olivett Rd N	349	2020	1.01 mi
Joe Jeffers Road	N E Mount Olivett Rd N	348	2022	1.01 mi
E Main St	Barnesville Bethesda Rd E	9,248	2022	1.06 mi

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1321 CASTEL RD, BRUCETON MILLS, WV 26525



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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."



"All your needs under one tree."



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