



1530 EASTERN AVE, GALLIPOLIS, OHIO 45631

SITE

16,069 VPD



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COMMERCIAL BROKERAGE

GALLIPOLIS PAD SITE FOR SALE

PROPERTY HIGHLIGHTS

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- 0.63 AC pad site available for sale in Gallipolis’ dominant retail corridor
- 3,600 SF existing building can be demolished or re-used
- Excellent visibility on Eastern Avenue with 16,096 Vehicles Per Day
- Ideal location for QSR, Coffee Shop, Bank, or Service-Oriented Retail
- Surrounded by national retailers and strong traffic generators

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	1,402	6,132	14,637
2029 Projection	1,379	5,977	14,300
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	137	432	757
2024 Estimated Total Employees	1,599	4,537	9,476
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$52,193	\$70,668	\$76,785
2024 Estimated Median Household Income	\$39,699	\$49,280	\$50,450



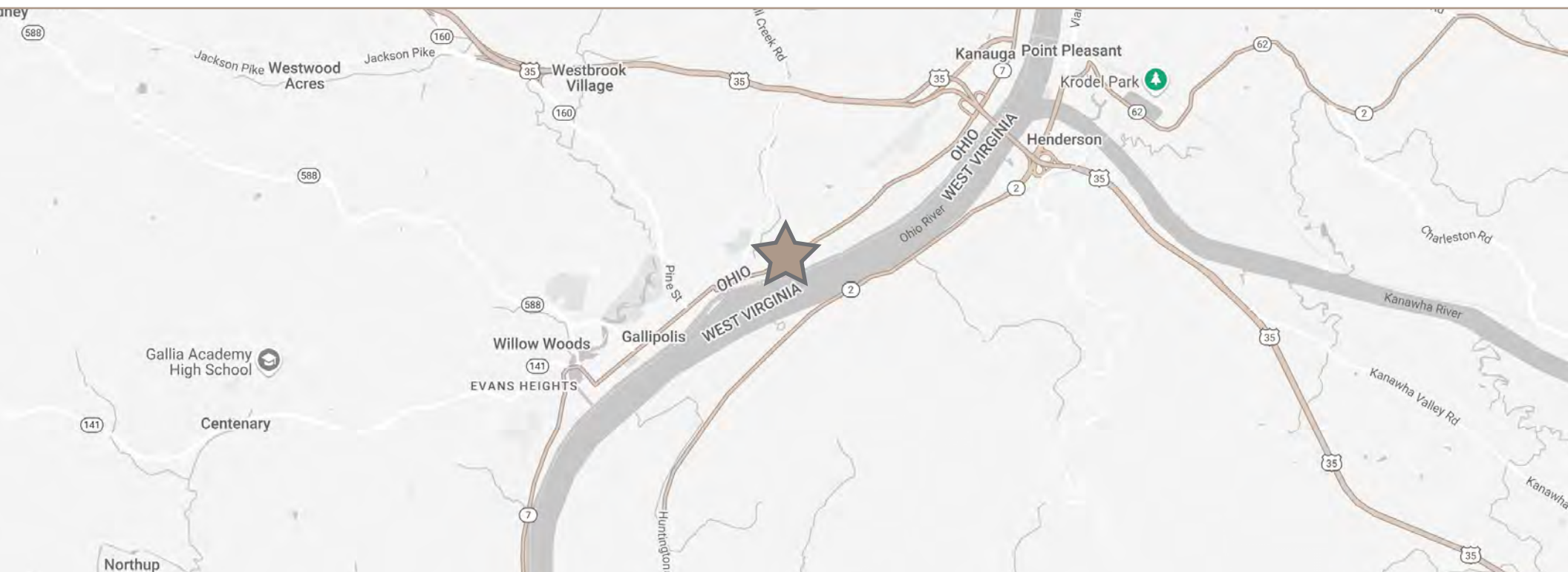
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TRADE AERIAL



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LOCATION OVERVIEW



Gallipolis, Ohio, nestled along the Ohio River in southeastern Ohio, is a historic city known for its picturesque charm and strategic location. With a population of approximately 3,500, Gallipolis serves as the county seat of Gallia County and acts as a regional hub for commerce, healthcare, and tourism. Its proximity to major highways like U.S. Route 35 and State Route 7 ensures excellent connectivity to larger markets, including Huntington, West Virginia, and Columbus, Ohio.

The local economy is diverse, with key sectors including healthcare, education, manufacturing, and retail. Institutions like Holzer Health System and the University of Rio Grande play significant roles in employment and community development. Gallipolis's historic downtown features a blend of preserved architecture and modern businesses, creating a vibrant environment that draws both residents and visitors.

Commercial real estate opportunities in Gallipolis are varied and promising. Available properties range from retail storefronts and professional office space to industrial buildings and development-ready land. The city's business corridors and riverfront areas offer potential for both new development and adaptive reuse. Additionally, the Gallia County Economic Development Office actively supports business expansion through local incentives and development resources, promoting a pro-business climate.

With its scenic setting, strategic location, and supportive community, Gallipolis presents compelling opportunities for commercial real estate investors and business owners alike. Whether you're seeking to establish a new venture or expand an existing enterprise, Gallipolis offers the connectivity, affordability, and local support needed for long-term success.



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