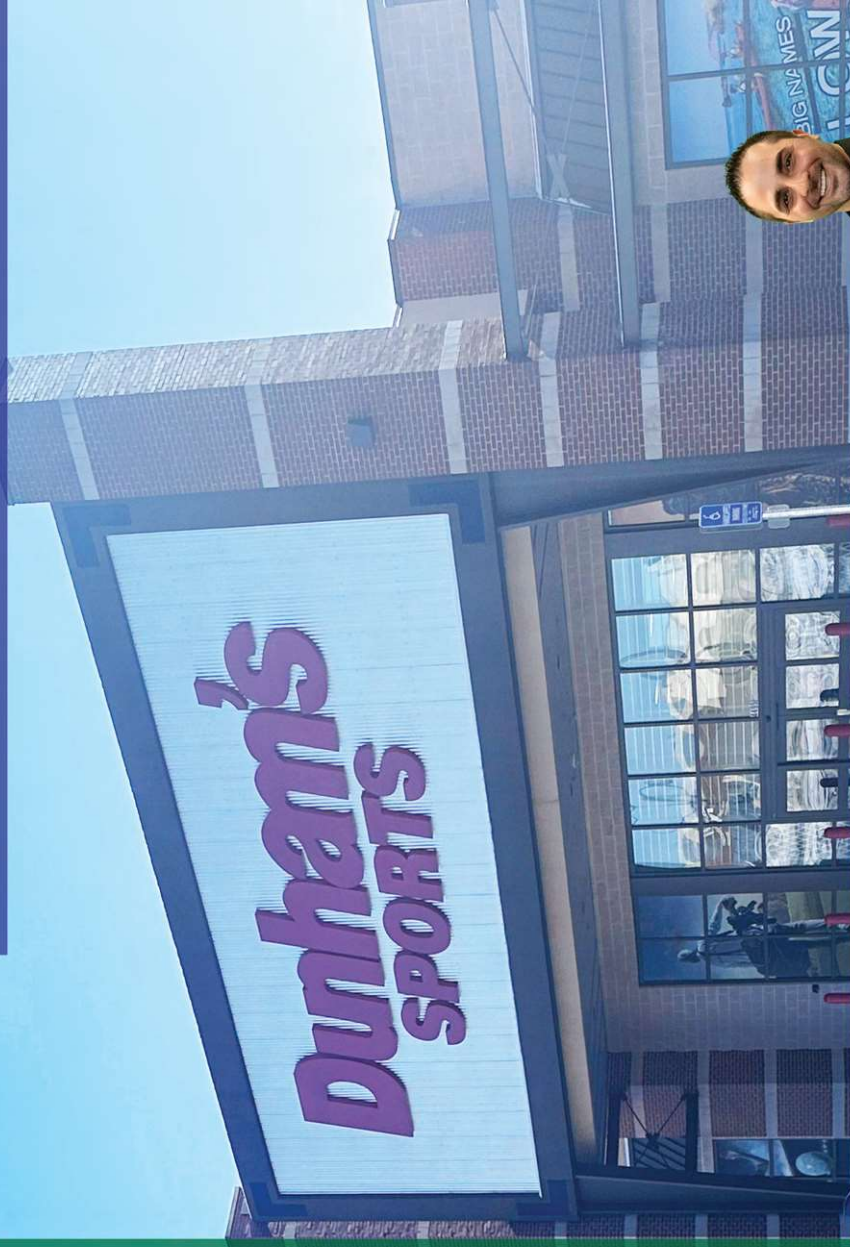






**SPACE AVAILABLE  
TO THE THE LEFT  
OF A NEW  
DUNHAM SPORTS  
STORE!!!**

**28,823 SF  
AVAILABLE  
SPACE FOR  
LEASE**

**MULTI-TENANT COMMERCIAL LISTING  
4495 MALL DRIVE  
STEUBENVILLE, OH 43952  
OFFERING MEMORANDUM**



3329 Pennsylvania Ave. Weirton, WV 26062  
143 Canton Road, Wintersville, OH 43953  
[cedaronecommercial.com](http://cedaronecommercial.com)    

**PRESENTED BY:**

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# EXECUTIVE SUMMARY

## SPACE FOR LEASE

### A GREAT OPPORTUNITY TO BE A RENTER NEXT TO THE VERY POPULAR DUNHAM SPORTS STORE!

Dunham's Sports is the Midwest's largest sporting goods chain! Their roots go back to 1937 in West Bloomfield, MI, when a small shop called Dunham's Bait & Tackle opened. Over the years with hard work, great customer service and attention to detail we have grown into a full line sporting goods chain serving customers in 23 states, from Wyoming to Maryland.

Every one of their over 250 stores nationally offers a full line of traditional sporting goods and athletic equipment as well as a wide variety of active and casual sports apparel and footwear.



THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.

# SPACE AVAILABLE • ADDITIONAL UNLEASED ROUGHLY 28,823 SQ FT!!!

This property has a solid renter with Dunham's as well as vacant adjoining space ready to be repurposed!! There could be many possibilities with this space such as temperature controlled storage, retail, medical, or professional. Fort Steuben Mall has been going thru some repurposing and new investment itself and the former Sears is being transformed into Seven Ranges Entertainment with plans of a full service restaurant and bar. [7rangesentertainment.com](http://7rangesentertainment.com)

Area Occupied : 51,585 SF

Floors : GRND

Location Type : Branch

Dicks Established : 2006

Industry : Retailer

Parcel Size : 10.33 acres /08-01636-009

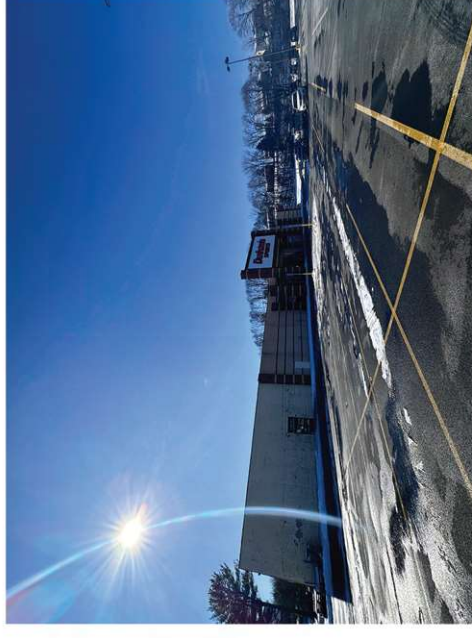
NAICS : Sporting Goods Stores - 451110

SIC : Spring Goods/Bicycle Shops - 5941

Annual Property Tax : 70,221.21

Total Building Size 80,408 sq.ft.

Building Built in : 1982

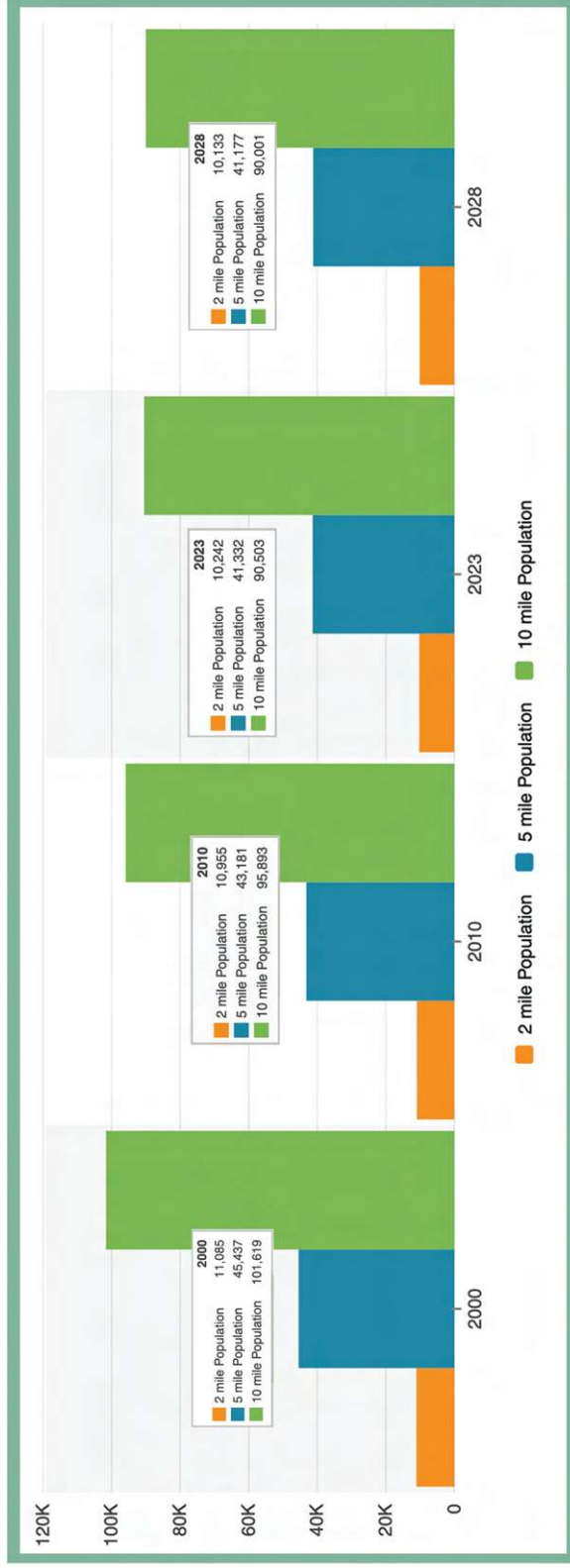


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# DEMOGRAPHICS



## POPULATION



## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Not Available	-	3,942	2015	0.03 mi
Sinclair Avenue	Lovers Ln W	4,443	2020	0.10 mi
Sinclair Ave	Lovers Ln W	4,318	2022	0.10 mi
Lovers Ln	Bryden Rd S	5,741	2022	0.12 mi
Mall Dr	Lovers Ln SW	6,438	2022	0.24 mi
Mall Drive	Lovers Ln SW	10,260	2022	0.31 mi
Lovers Ln	Teresa Dr N	9,866	2017	0.37 mi
Mall Dr	John Scott Hwy NE	9,920	2022	0.42 mi
Lovers Ln	E Carlton Rd N	8,939	2022	0.43 mi
Lovers Lane	E Carlton Rd N	9,302	2020	0.43 mi

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Trinity Health System

the YMCA

Eat n Park

Walmart

HARBOR FREIGHT  
Quality Tools at Remarkably Low Prices

TEXAS ROADHOUSE

LOWE'S

ALDI

SHOE DEPT. ENCORE

FORT STEUBEN MALL

DaVita

OLLIE'S  
GOOD STUFF CHEAP

Planet Fitness

SHOE sensation

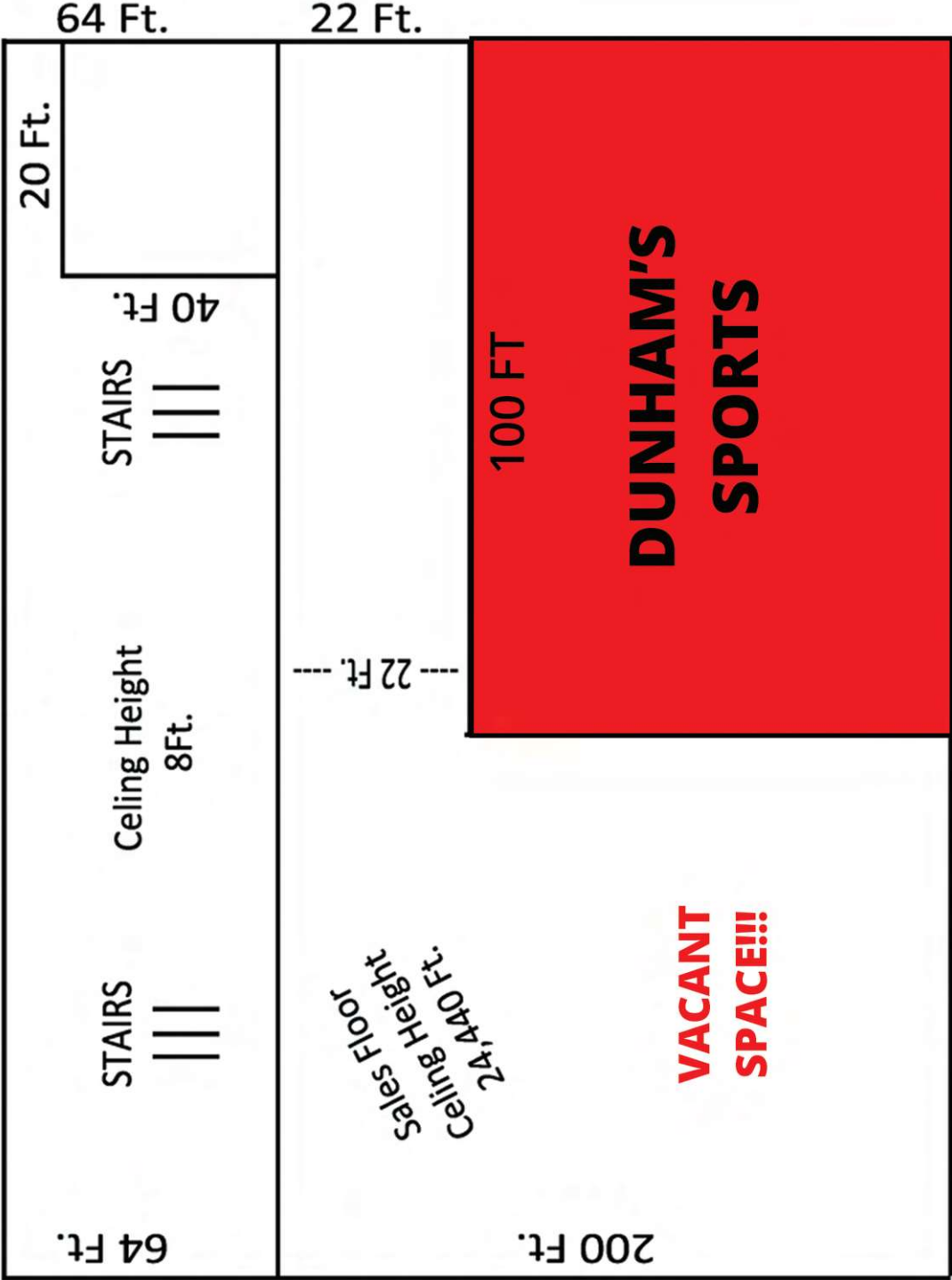
Rural King  
America's Farm & Home Store

Dunham's



**1ST FLOOR - WAREHOUSE: 24,440 FT**

160 Ft.



264 FT

64 Ft.

200 Ft.

20 Ft.

64 Ft.

22 Ft.

100 FT

**DUNHAM'S  
SPORTS**

**VACANT  
SPACE!!!**

60 Ft.

STAIRS  
|||

Ceiling Height  
8Ft.

STAIRS  
|||

Sales Floor  
Ceiling Height  
24,440 Ft.

---22 Ft.---

40 Ft.

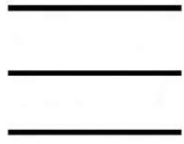


# Warehouse: 10,240 SF • 2nd Floor

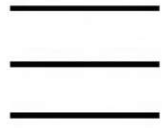
160 Ft.

Ceiling Height

8Ft.



STAIRS



STAIRS

64 Ft.

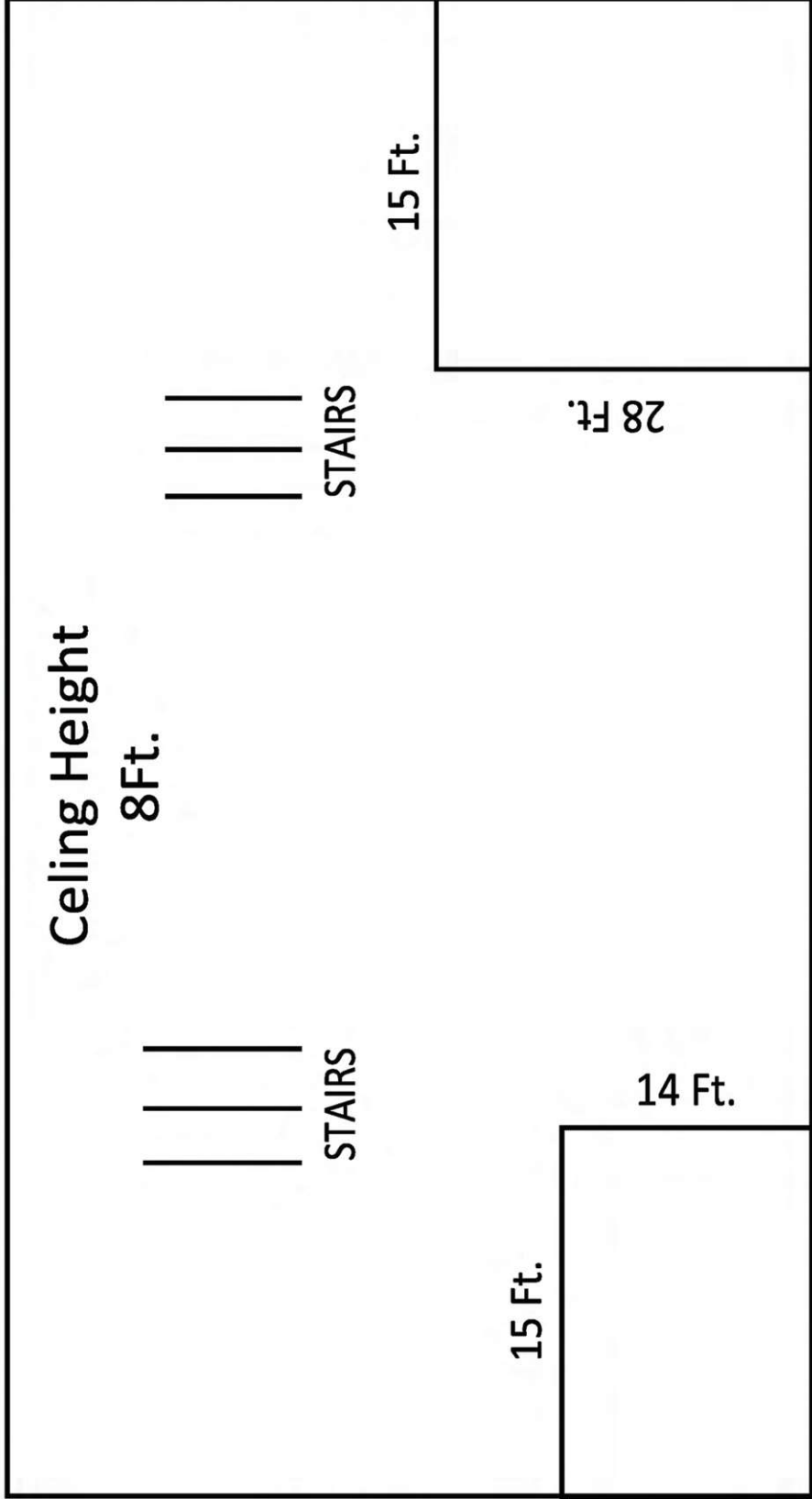
15 Ft.

28 Ft.

15 Ft.

14 Ft.

64 Ft.





# CONTACT INFORMATION

Cedar One 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 who are well versed in retail, industrial, office, investment properties, raw land, 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 volume of commercial transactions in the Ohio Valley.

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



**JOSEPH LUCKINO**  
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