

FOR SALE & FOR LEASE

PARK DRIVE, WEIRTON, WV 26062

COMMERCIALLY ZONED LAND,
OUTPARCELS, & FUTURE BUILDINGS



**OUTPARCEL
FOUR
0.990 ACRES**

**OUTPARCEL
THREE
0.782 ACRES**

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143 Canton Road, Wintersville, OH 43953 | (740) 264-7131 | cedaronecommercial.com



Aerial Map



Details

2 OUTPARCELS FOR LEASE & FOR SALE

- AVAILABLE RANGES FROM .78 TO 1.00 AC
- 192 FT OF FRONTAGE
- RAW LAND
- COMMERCIAL ZONING

Amazing Outparcel opportunities for commercially zoned land off Park Drive in Weirton! Two out parcels at the entrance of the development available ranges from .78 to 1.00 acre. They are located right across from the entrance to Walmart. Surrounded by other businesses and a new development these are the perfect outparcel locations for several types of end users.

LAND PROPERTY FOR LEASE & FOR SALE

- 1,000 SF - 24,000 SF OF RETAIL/PROFESSIONAL SPACE
- 192 FT OF FRONTAGE
- COMMERCIAL ZONING

Amazing opportunity for commercially zoned land off Park Drive in Weirton! The land will be built out as 2 buildings totaling 24,000 SF of retail/professional space (availability ranging anywhere from 1,000 SF of retail/professional space to 24,000 SF of retail/professional space) and will include multiple stories of multi-family units on the upper levels. Surrounded by other businesses, these are the perfect retail/professional location for various businesses.

2 BUILDINGS FOR LEASE & FOR SALE

- 1,000 SF - 12,000 SF OF RETAIL/PROFESSIONAL SPACE
- 137.31 LAND AC
- 5,981,024 LAND SF
- 200 FT OF FRONTAGE
- TRIPLE NET

Amazing opportunity for commercially zoned land off Park Drive in Weirton! Land will be built out as 2 buildings totaling 24,000 SF of retail/professional space (availability ranging anywhere from 1,000 SF of retail/professional space to 12,000 SF of retail/professional space) and will include multiple stories of multi-family units on the upper levels. Surrounded by other businesses, these are the perfect retail/professional location for various businesses.

Demographics

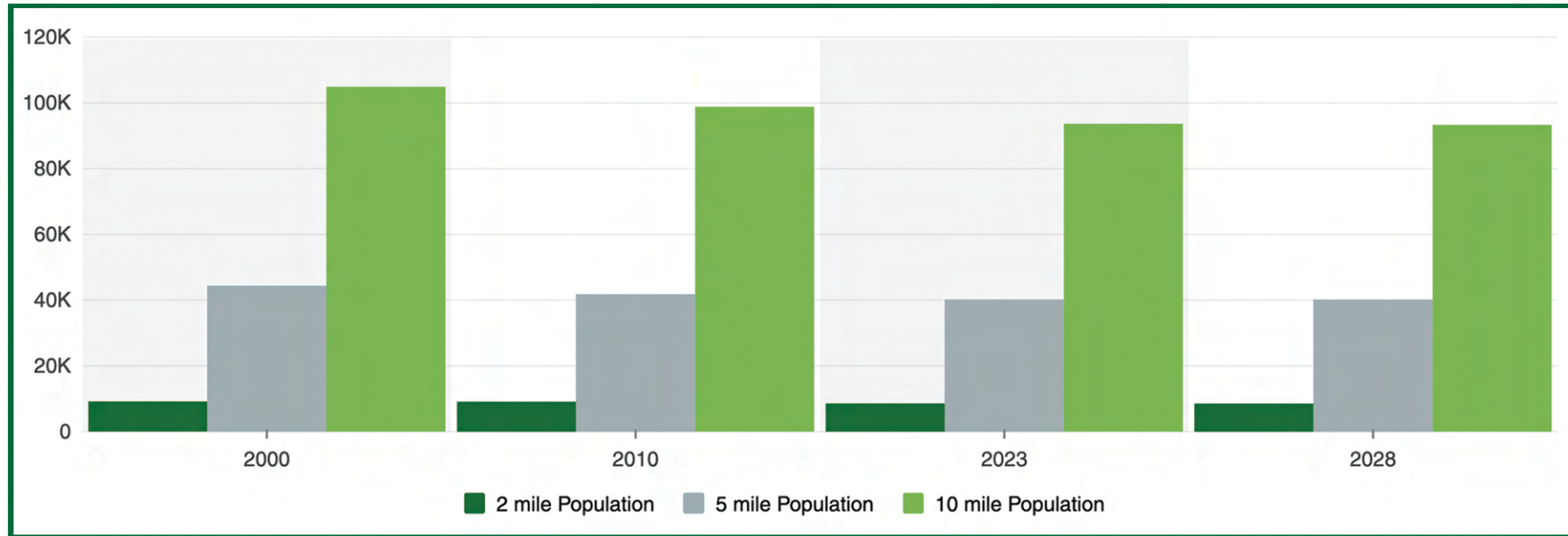
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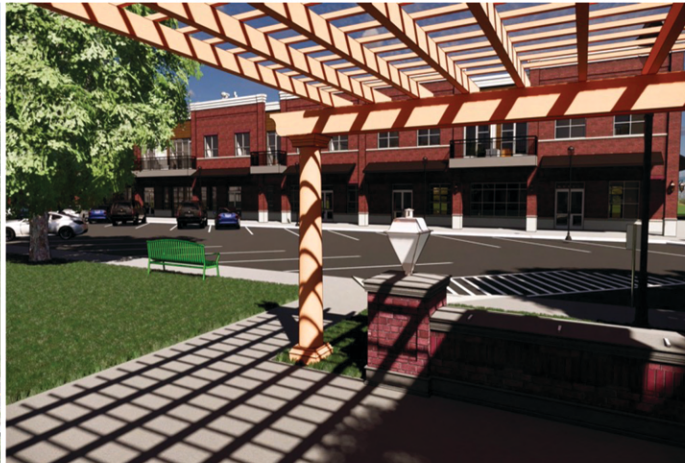
Population



Traffic Count

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Three Springs Dr	Hwy 22 N	12,076	2022	0.18 mi
US Hwy 22	Old 22 SW	26,429	2022	0.28 mi
Three Springs Dr	Hwy 22 S	13,402	2022	0.32 mi
Three Springs Dr	US Hwy 22 S	13,886	2020	0.32 mi
Three Springs Dr	Hwy 22 W	3,598	2022	0.34 mi
US Hwy 22	Three Springs Dr SW	4,037	2022	0.36 mi
Three Springs Drive	13 N	13,876	2022	0.47 mi
Three Springs Dr	13 N	15,955	2022	0.47 mi
Potomac St	Palomino Dr NW	6,037	2022	0.48 mi
13	Three Springs Dr S	14,819	2022	0.55 mi

Property Photos

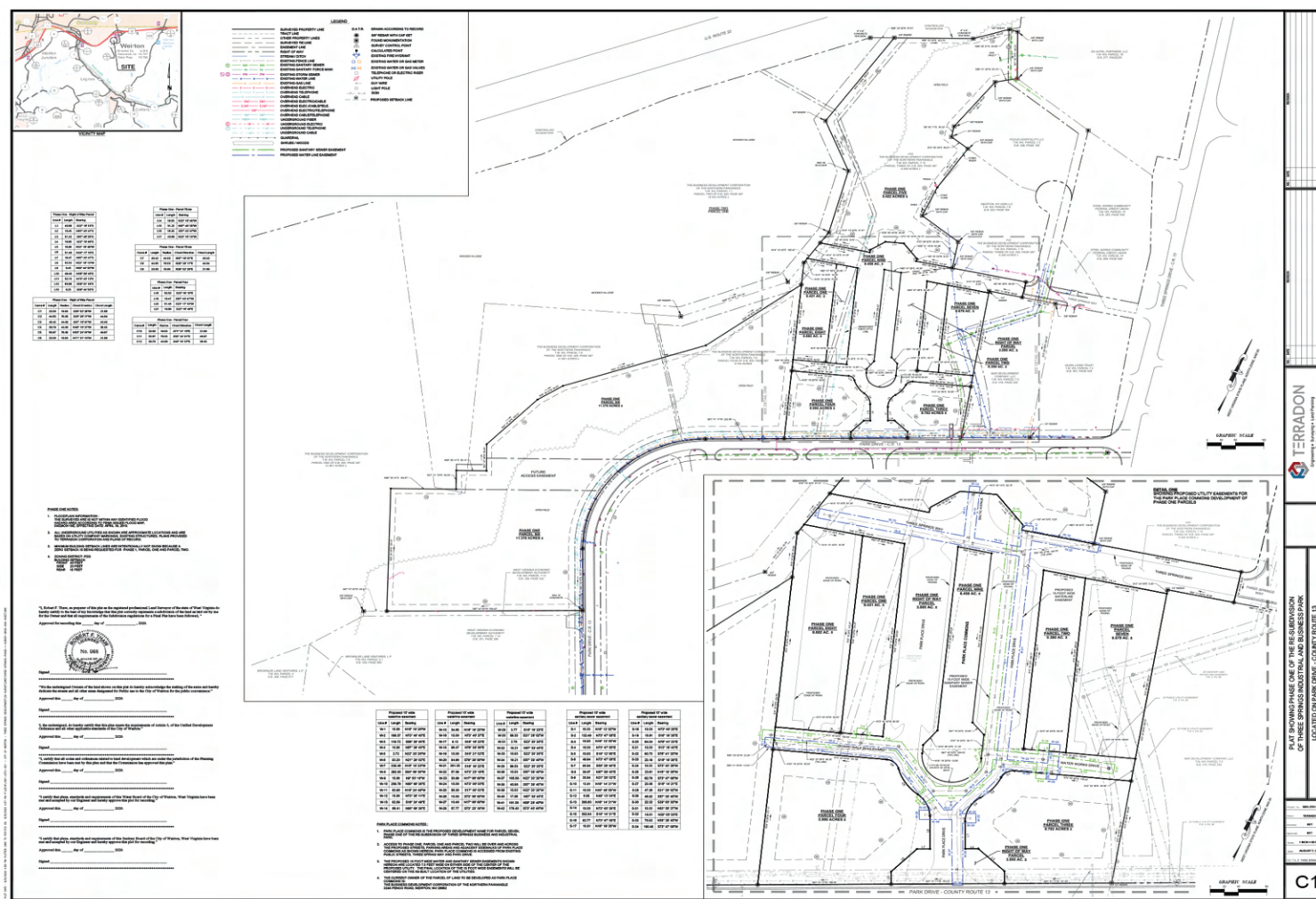


Contact Information

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."



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