



# COMMERCIAL LAND

Addie Way, St. Clairsville, OH

FOR  
SALE

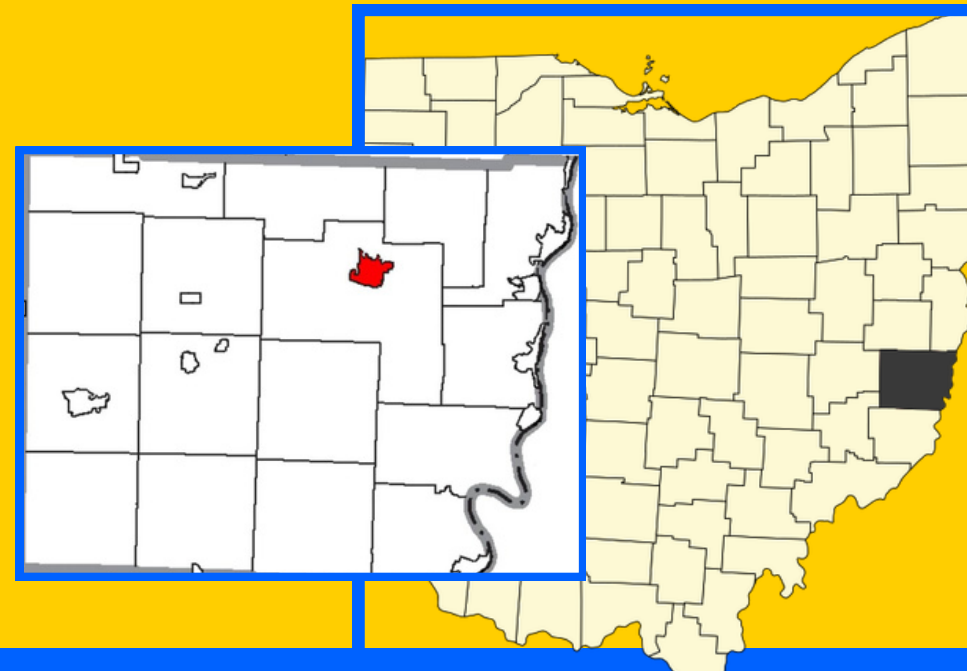


Jay Goodman  
REALTOR®  
Salesperson

 **HARVEY GOODMAN**  
BROKER, JOHN SAMBUCCO

# AREA OVERVIEW

- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.





**HARVEY  
GOODMAN**  
BROKER, JOHN SAMBUCCO



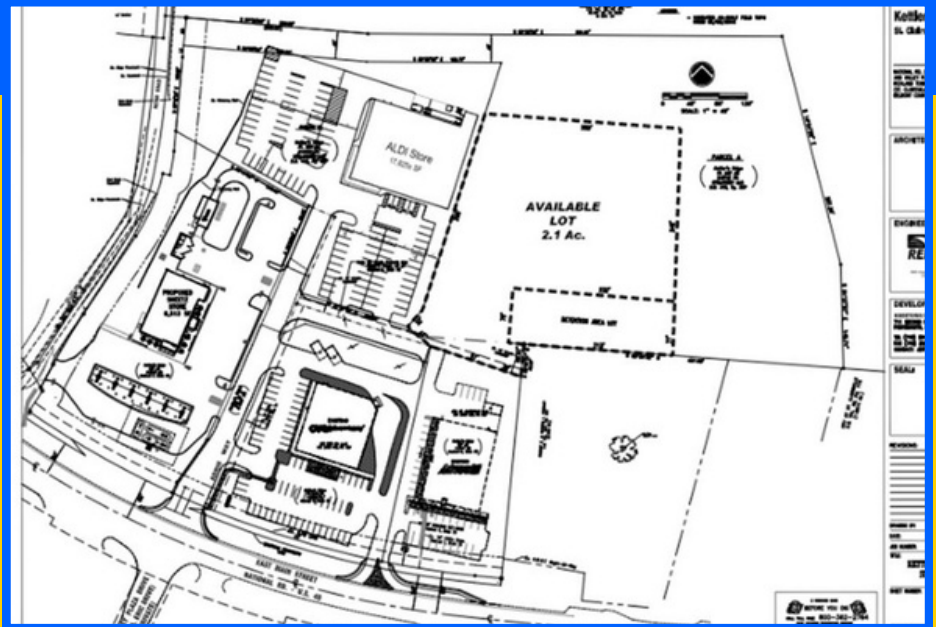
**Executive  
Summary**



Position your business for maximum visibility and sustained growth at St. Clairsville's premier commercial development corridor. This offering encompasses a 6.0 total acre parcel featuring a +/- 2.1-acre buildable, pad-ready footprint, ideally situated less than 0.2 miles from Interstate 70 (Exit 218) along heavily traveled National Road (U.S. 40). The site benefits from an established national anchor ecosystem, joining Aldi, CVS Pharmacy, Sheetz, and Advance Auto Parts. It comes fully serviced with all public utilities (natural gas, electric, Belmont County water and sewer) delivered directly to the pad site.

# PROPERTY HIGHLIGHTS

- Anchor Co-Tenancy & Synergies: Join top-tier national brands—Aldi, CVS Pharmacy, Sheetz, and Advance Auto Parts—generating consistent, high-volume daily retail traffic to the immediate site.
- Pad-Ready Delivery with Utilities On-Site: Delivers +/- 2.1 buildable acres (6.0 acres total) pad-ready with stubbed municipal water, sewer, natural gas, electric, and telecom infrastructure.
- Unmatched Interstate & Corridor Access: Located just 0.2 miles from the Interstate 70 interchange (Exit 218). Exposure to 13,000+ Vehicles Per Day (VPD) on National Road and 50,000+ VPD on I-70.
- Strong Belmont County Seat Demographics: Serves a robust trade area with over 18,000 residents within 5 miles and an average household income exceeding \$60,000 within a 1-mile radius.
- Ideal Uses: Drive-thru Quick-Service Restaurants (QSR), casual dining/sit-down restaurants, medical/dental clinics, outpatient care centers, boutique hospitality/hotel, bank/financial institutions, and professional office suites.
- Development versatility: +/- 2.1 buildable acres, the master site plan accommodates single-user pad sites, multi-tenant strip centers, or build-to-suit medical/office facilities.





**HARVEY  
GOODMAN**  
BROKER, JOHN SAMBUCCO

**THANK  
YOU!**



**ST CLAIRSVILLE, OH OFFICE**  
250 W. Main St  
St. Clairsville, Ohio 43950  
740-695-3131

**MARTINS FERRY, OH OFFICE**  
410 Walnut St  
Martin Ferry, OH 43935  
740-633-6363

**STEUBENVILLE, OH OFFICE**  
2700 Sunset Blvd  
Steubenville, Ohio 43952  
740-264-0300

**WHEELING, WV, OH OFFICE**  
980 R National Rd  
Wheeling, WV 26003  
304-233-4451

**BARNESVILLE, OH OFFICE**  
820 Bond Ave  
Barnesville, Ohio 43713  
740-425-3535

**JAY GOODMAN** REALTOR®  
Salesperson  
O (740) 695-3131, C (773) 936-6511  
jayg@goodmanrealtor.com



The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Harvey Goodman and should not be made available to any other person or entity without the written consent of Harvey Goodman Realtor.

The information in this market package has been secured by sources deemed to be reliable. Harvey Goodman Realtor makes no representations or warranties expressed or implied as to the accuracy of this information. References to square footage or age are approximate. Purchaser must verify the accuracy of the information and bears all risks for any inaccuracies. Information is subject to verification and no liability for errors or omissions are assumed.