



1401 Washington Blvd.  
Belpre, OH

**FOR SALE: \$1,200,000**

1.7 acres + 11,000 SF free standing building  
1401 Washington Blvd., Belpre, OH 45714

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**Greater Columbus Region**  
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## Property Highlights

- Total Land Area: 1.7 acres across three parcels  
Parcel # 080036072001 (0.34 acres)  
Parcel # 080036088002 (0.72 acres)  
Parcel # 080036088003 (0.64 acres)
- Building Size: 11,000 SF single-story freestanding structure (formerly Fruth Pharmacy)
- Zoning: City of Belpre C-2 General Commercial
- Prime Location: High-traffic corridor with excellent visibility
- Nearby Amenities: Close to major retailers, restaurants, and service businesses
- Parking: Ample on-site parking for customers and staff
- Accessibility: Convenient access to major roads and surrounding amenities
- Vacant & Ready: Immediate occupancy or redevelopment opportunity



### Prime Investment / Owner-User Opportunity

Three contiguous parcels totaling 1.7 acres, featuring an 11,000 SF single-story freestanding building—formerly Fruth Pharmacy. This vacant property offers exceptional flexibility for multi-uses, with ample parking and strong traffic counts. Ideal for investors or owner-users seeking a strategic location with growth potential.



### **Prime Location in Belpre, Ohio**

Situated along the scenic Ohio River in Washington County, the property is just 14 miles downriver from Marietta—the county seat—and directly across from Parkersburg, WV. Belpre is part of the Parkersburg-Marietta-Vienna WV-OH Combined Statistical Area (CSA), home to an estimated 146,629 residents in 2023, and maintaining steady growth since 2000.

### **Thriving Regional Economy**

The CSA continues to attract major employers and investments, including:

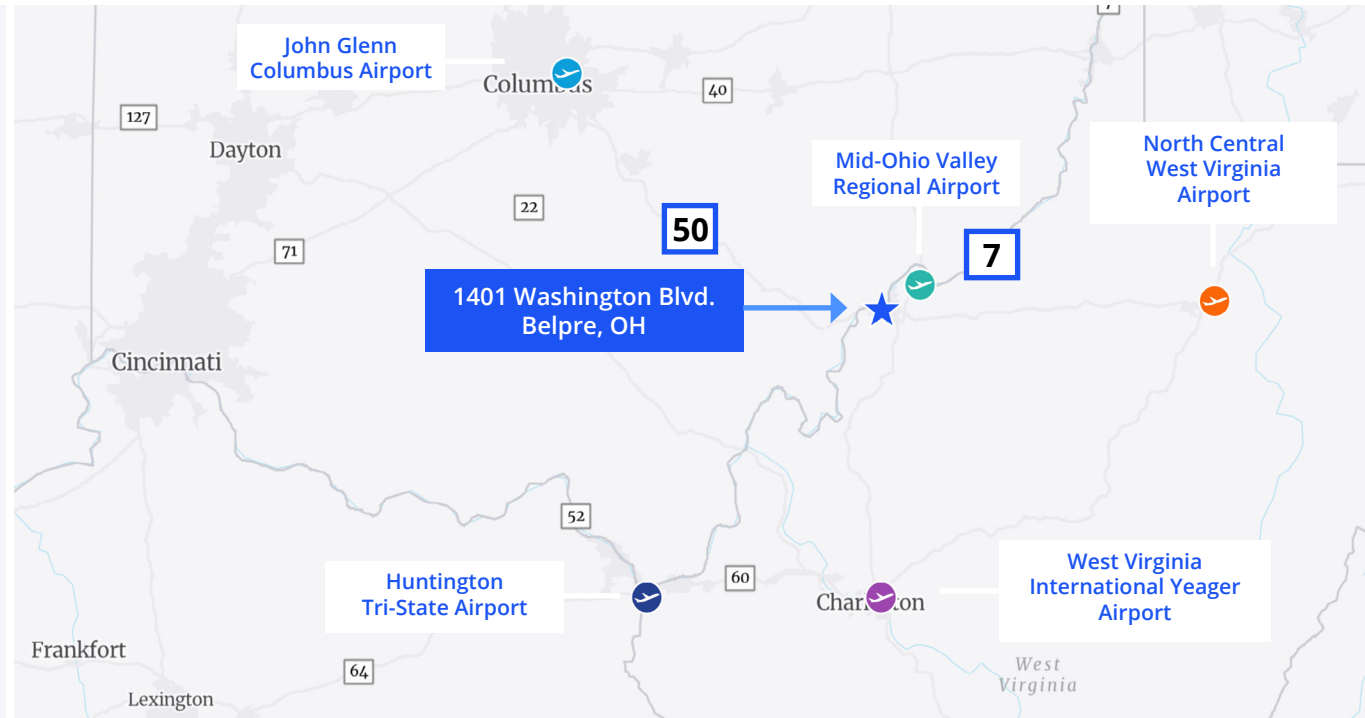
- Marietta Memorial Hospital Belpre Medical Campus**
- FedEx's 250,000 SF distribution center in South Parkersburg**
- Hino Motors' 900,000 SF truck manufacturing facility in Mineral Wells, WV**
- \$125 million, 50-bed children's hospital recently broke ground on the Belpre campus**

### **Enhanced Infrastructure & Connectivity**

The Washington County Commission has committed \$1.5 million to develop a multi-modal port facility on the Ohio River, approximately 8 miles from I-77. Adjacent to the Muskingum River Industrial Park, this Southeastern Ohio Port Authority (SeOPA) project will integrate river, rail, and trucking services, strengthening the region's logistics network.

## Location Highlights

- Business Friendly City Officials and Staff
- Situated on Washington Blvd/ State Route 618 & Ohio Ave West
- Approx. 1 mile to State Route 7
- Approx. 2 miles to US Route 50
- Approx. 6 miles to 1-77
- 12 miles to Mid-Ohio Valley Regional Airport
- 81 miles to North Central West Virginia Airport (Bridgeport, WV)
- 82 miles to West Virginia International Yeager Airport (Charleston, WV)
- 106 miles to Huntington Tri-State Airport (Huntington, WV)
- 112 miles to John Glenn Columbus International Airport (Columbus, OH)



## Traffic Counts



Washington Blvd & Ohio Ave W:  
10,353

For more information, contact:

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