



FOR
LEASE

DOWNTOWN

SUITE A
114 E. MAIN ST,
ST. CLAIRSVILLE, OH

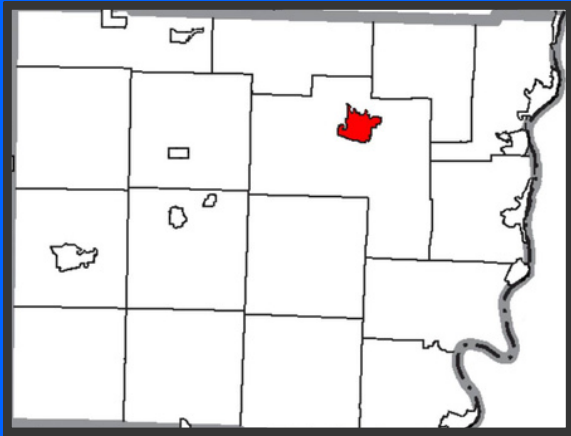


**HARVEY
GOODMAN**

Broker, John Sambuco



John Goodman



- **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.

LOCATION OVERVIEW

The city of St. Clairsville was established in 1796 as Newellstown and renamed in 1802 to honor General Arthur St. Clair. It is the county seat of Belmont County and is home to 5,000 people, businesses, and recreational opportunities. St. Clairsville's Downtown Historic District, a portion of which was listed on the U.S. Department of the Interior's National Register of Historic Places in 1994, is the heartbeat of the community. The Belmont County Courthouse and the Belmont County Heritage Museum serve as anchors. The service industry is well represented with many professional offices, banks and small businesses, along with county offices and the public library.



**HARVEY
GOODMAN**

Broker, John Sambuco

Executive Summary



Prime Downtown St. Clairsville Restaurant for Lease!

Former Home Pizza location available on Main Street with prime visibility and one of downtown's largest off-street parking lots. This space is perfect for both sit-down dining and bustling carry-out business, ready to meet high local demand.

Recent improvements include a newly sealed and striped parking lot with new lighting, and a freshly cleaned and painted exterior. The kitchen includes walk-in coolers and a commercial hood, offering a solid foundation for your culinary venture.

Contact us today for details! Owned by licensed real estate broker.



**HARVEY
GOODMAN**

Broker, John Sambuco

Property Highlights



- 2,100+ SF
- WALK-IN COOLER
- 2 RESTROOMS
- GAS LINES FOR OVENS
- TENANT PAYS ALL UTILITIES
- LARGE PARKING LOT

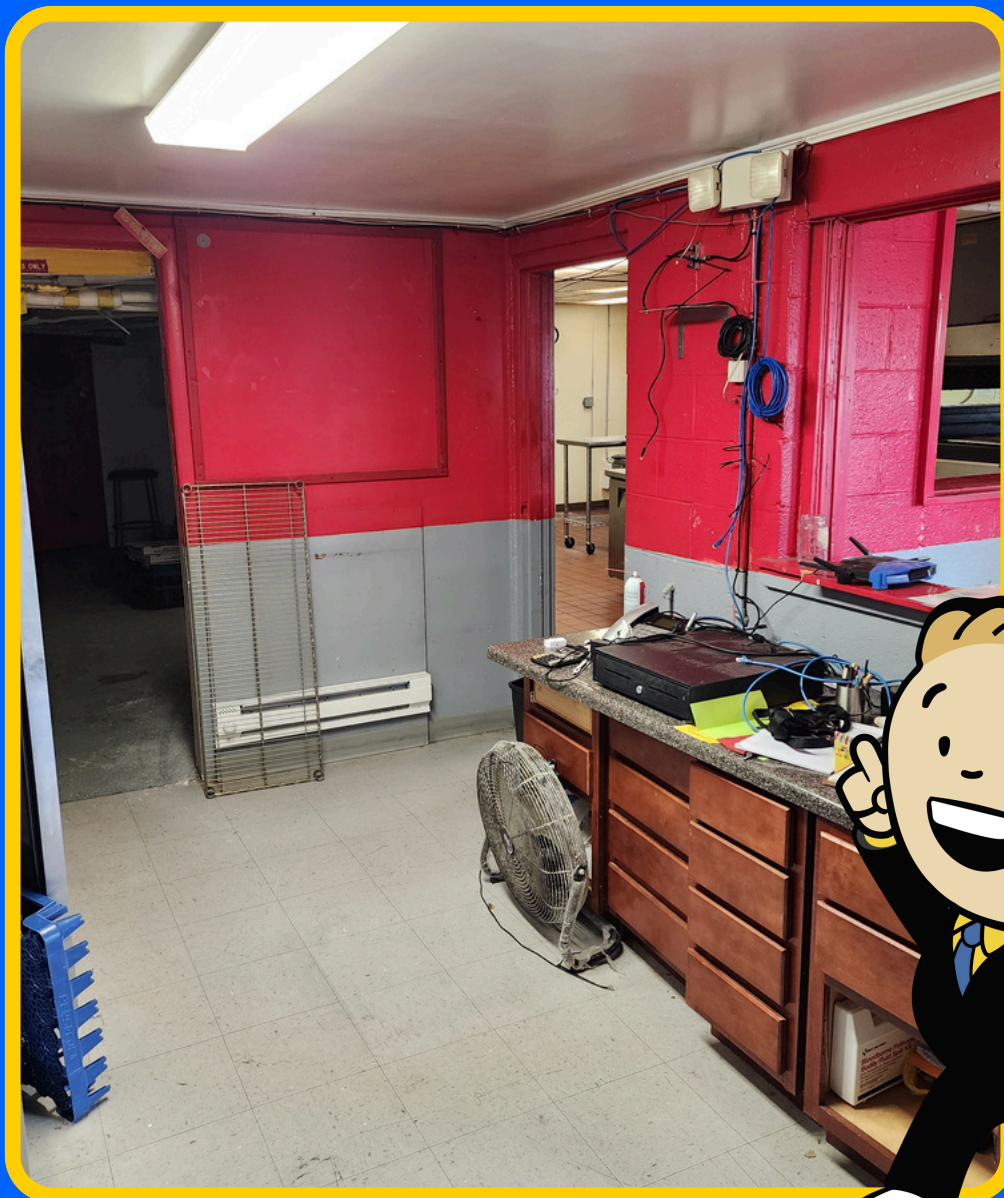
**FOR LEASE
\$750/MO.**

PHOTOS



**HARVEY
GOODMAN**

Broker, John Sambuco



PHOTOS

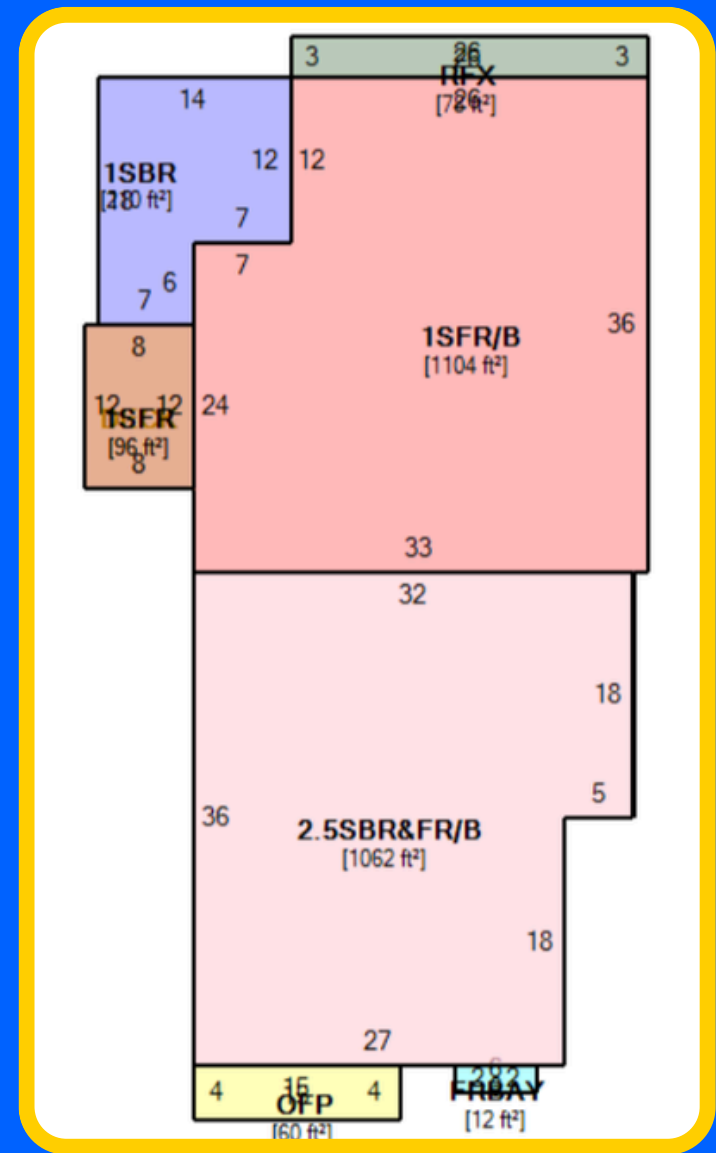


**HARVEY
GOODMAN**

Broker, John Sambuco



FLOOR PLAN



REGIONAL MAP





HARVEY GOODMAN

Broker, John Sambuco

THANK YOU!



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

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

WEIRTON, WV OFFICE
253 Three Springs Dr
Weirton, WV 26062
304-723-3131

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, CCIM
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.