

43510 National Rd, Belmont, OH 43718



**FORMER LOCATION OF THE  
JAMBOREE IN THE HILLS READY FOR NEW LIFE!  
UNLIMITED POSSIBILITIES! FOR LEASE/ SALE OR BUILD TO SUIT!**



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## HIGHLIGHTS

This property hosted the iconic Jamboree in the Hills for over 4 decades bringing over 200,000 country music fans to this property every year. It has the potential to enhance Belmont County with prime property right off the highway ready for re development!!

This is an EXCELLENT opportunity for re purposing over 210 acres of easy access commercial traffic. It is less than 10 minutes from America's throughway I-70. There is FANTASTIC VISIBILITY from the interstate and this property can be utilized as a large mixed-use project with potential industrial, office, retail, hotels, and/or condos/residential development. This is a PRIME location!! Most of the acreage is cleared, flat, and rolling ready for your next growing business adventure. This legacy property is 1 1/2 hour from Pittsburgh, PA and 20 min from Wheeling, WV. The central most building can be currently used as industrial and measures at approximately 100 ft by 80 ft. There is a concrete pad right off the space measuring almost an acre at around 370 ft by 100 ft wide. There is another acre of concrete parking next to that as well. There are two buildings that were previous office space that are both around 3400 sq ft each. There is also other buildings and pavilions that can be utilized for other purpose as well.

This property features 72KV commercial power that is available underground. There are speed fiber optic lines along the frontage of the property and a 6 inch water line feeding the property. Call now for a tour of the property!!



| Radius             | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|--------|--------|
| <b>Population</b>  |        |        |        |
| 2026 Projection    | 808    | 5,321  | 10,072 |
| 2021 Estimate      | 818    | 5,404  | 10,244 |
| 2010 Census        | 826    | 5,556  | 10,604 |
| Growth 2021 - 2026 | -1.22% | -1.54% | -1.68% |
| Growth 2010 - 2021 | -0.97% | -2.74% | -3.39% |





## TRAFFIC COUNTS



| Collection Street       | Cross Street           | Traffic Vol | Last Mea... | Distance |
|-------------------------|------------------------|-------------|-------------|----------|
| Lloydsville Street      | N Grady Rd E           | 443         | 2020        | 1.09 mi  |
| National Oco Road       | Saffel Rd NE           | 186         | 2020        | 1.48 mi  |
| W Main St               | Laklyn Dr W            | 8,605       | 2020        | 1.49 mi  |
| Lloydsville Bannock ... | Lude Rd SW             | 292         | 2020        | 1.67 mi  |
| Pogue Road              | Roscoe Rd N            | 182         | 2020        | 1.69 mi  |
| Oak View Road           | Split Oak Dr W         | 463         | 2020        | 1.73 mi  |
| National New Laffert... | New Lafferty Rd SW     | 785         | 2020        | 1.89 mi  |
| Plainfield Road         | Pogue Rd NE            | 438         | 2020        | 1.91 mi  |
| I- 70                   | Belmont Morristown ... | 4,476       | 2020        | 2.04 mi  |
| Belmont Morristown ...  | I- 70 W                | 4,474       | 2020        | 2.05 mi  |

## MINTUES AWAY FROM HIGHWAY ACCESS





# PROPERTY PHOTOS

