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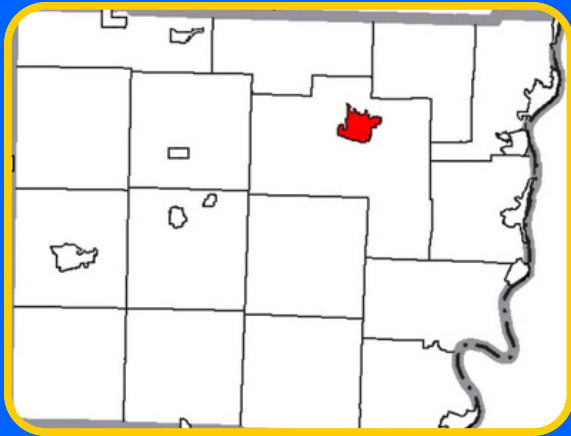
OFFICE SPACE

252 W. MAIN ST, ST. CLAIRSVILLE, OH



**HARVEY
GOODMAN**
BROKER, JOHN SAMBUCO

**Jay
Goodman**
REALTOR®
Salesperson



- **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.



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Executive Summary

Available now this commercial office space offers the convenience and high traffic of Main Street/National Road. Plentiful parking. Front and Rear Entrance. Great signage & visibility with pylon sign on Route 40. Tenant pays electric, gas, and CAM.





Property Highlights



- **This commercial office space offers the convenience and high traffic of Main Street/National Road with plentiful parking.**
- **Suite D**
- **1,600/sf**
- **Tenant pays electric, gas**
- **CAM: \$1.95/sq.ft. (includes water & trash)**
- **Traffic on Route 40 - 11,000 Cars per day**
- **Avg Household Income - \$71,000**
- **Population in 5 miles - 17,000**
- **17 Parking Spaces**

Lease
\$1,575



AERIAL



REGIONAL



Broker, John Sambuco



**HARVEY
GOODMAN**

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**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

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

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
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