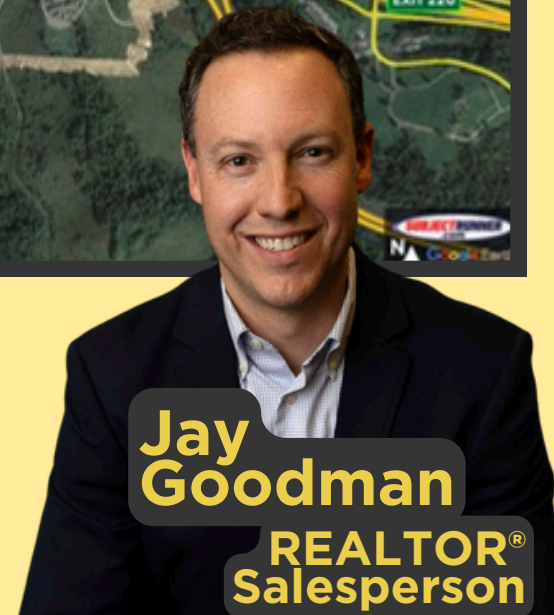




SPACE FOR LEASE

51710 NATIONAL RD E., ST. CLAIRSVILLE, OH



Jay Goodman

REALTOR®
Salesperson



**HARVEY
GOODMAN**

BROKER, JOHN SAMBUCCO

MARKET OVERVIEW

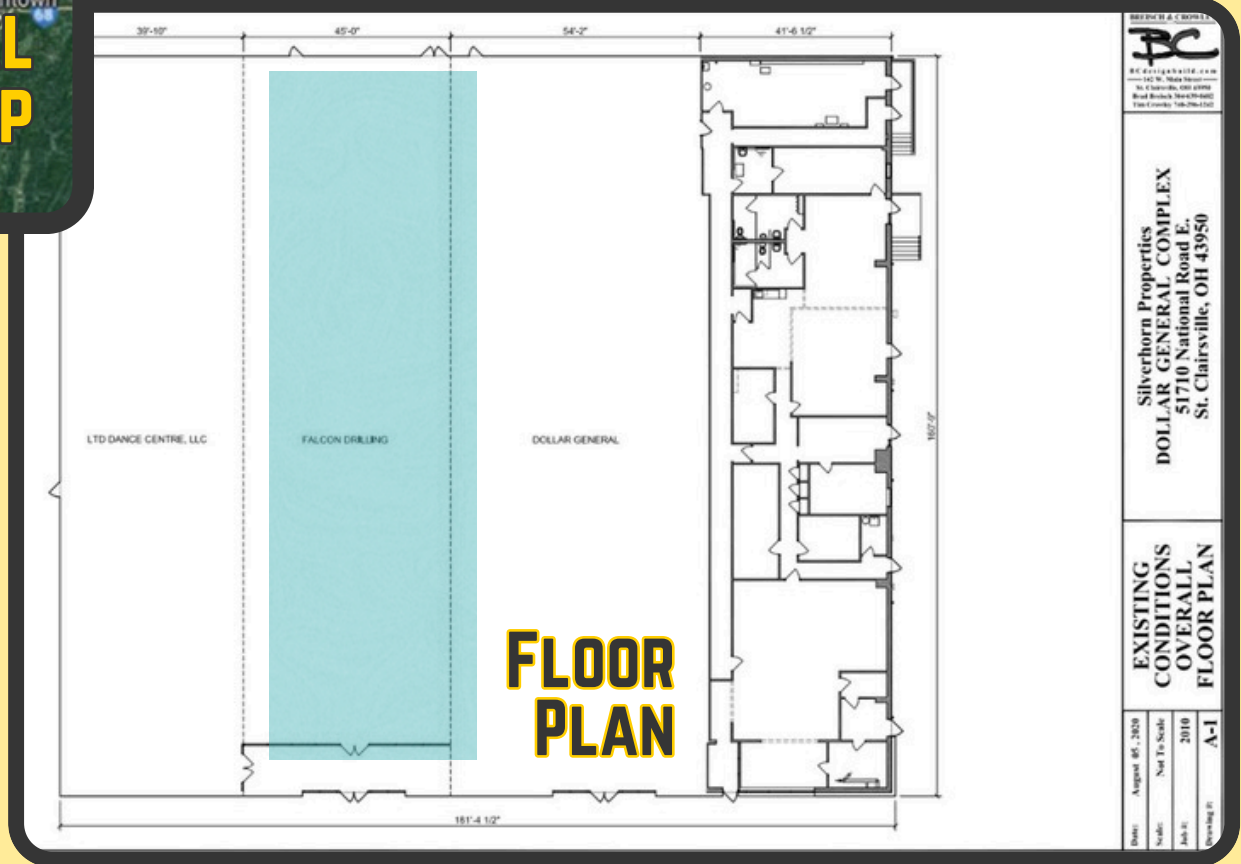


The city of St. Clairsville was established in 1796 as Newellstown and renamed in 1802 to honor General Arthur St. Clair. It is the county seat of Belmont County and is home to 5,000 people, businesses, and recreational opportunities. St. Clairsville's Downtown Historic District, a portion of which was 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.



Location Overview

Position your business in a high-visibility retail center along one of the Ohio Valley's busiest corridors located at 51710 National Rd East near St. Clairsville, OH, and the Ohio Valley Mall. This well-located strip features strong frontage along US-40 (National Road) providing consistent daily traffic just minutes from I-70 access and the region's primary shopping destinations. The property benefits from exceedingly high foot traffic driven by a diverse mix of tenants.





Leasing & Positioning Insights

- Strong visibility + traffic counts
- Proximity to interstate + mall corridor
- Daily-needs anchor (Dollar General)
- New dispensary traffic driver (big plus)

Trade Area Snapshot



Radius	Population	Median HH Income	Median Home Value
43950	17,013	\$73,360	\$256,900
Belmont	66,300	\$59,880	\$168,580
Ohio	11,800,000	\$71,000	\$277,270

Best-Fit Categories

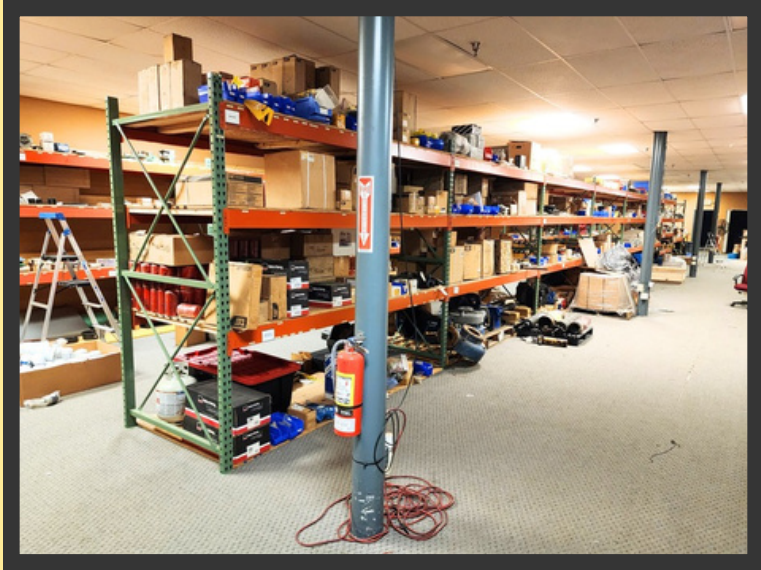
- Wellness
- Physical Therapy
- Chiropractic
- Urgent Care
- Hair Salon
- Massage Therapy
- Tanning
- Pizza/Sandwich Shop
- Coffee/Smoothie Bar
- Ice Cream/Desesert
- Martial Arts
- Yoga
- Dance
- Insurance
- Home Health
- Non-Profits



**HARVEY
GOODMAN**

Broker, John Sambuco

Property Highlights

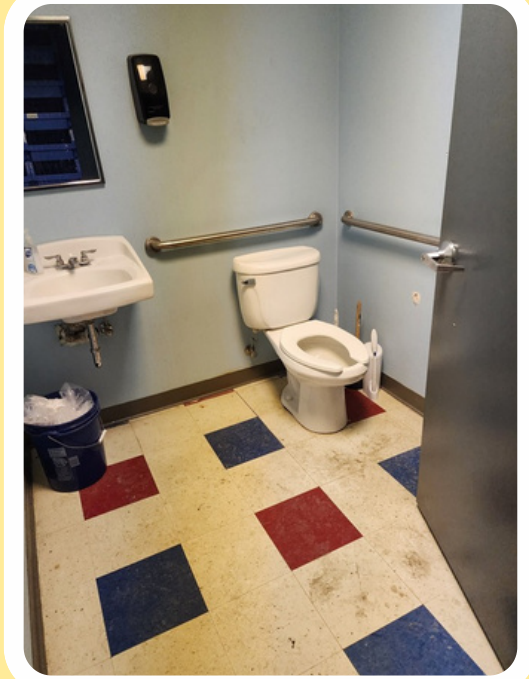


- **Very high foot traffic**
- **High Traffic location on National Road - 7,100+ vehicles per day**
- **0.4 miles from Interstate 70 with 50k+ daily traffic count**
- **Suite #2 is available: 5,040 sf**
- **Warehouse / Retail / Flex space**
- **High ceilings and open concept**
- **\$3,500/mo plus CAM and utilities**

For Lease

\$3,500

PHOTOS





**THANK
YOU!**



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