



"All your needs under one tree."

OFFERING MEMORANDUM

3721 MAIN ST
WEIRTON, WV 26062

INVESTMENT OR OWNER USER
FOR SALE



\$359,000.00

CONTACT

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143 Canton Rd. Wintersville, OH 43953 • (740) 264-71313
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AERIAL



PROPERTY SUMMARY

FORMER FUNERAL HOME FOR SALE

Great opportunity on Main Street in Weirton. This former funeral home has unlimited potential for the next chapter in its life. Conveniently located minutes from the highway and neighboring states, this property has 4 lots comprising 225 feet of frontage on a half-acre on the heavily trafficked Main Street with close to 17,000 daily traffic count.

This building comes with plenty of parking for over 30 cars and has over 2000 sq ft of garage space. There are two forms of ingress and egress, making it versatile for many uses. Inside, there is over 3200 sq ft of well-kept space that will be easily transformed for its new use. There is also a 1400 sq ft apartment upstairs that can be used by an owner-occupier or rented out for additional income. The two garages on site, with over 2000 sq ft, make it great for storage. There is over 3000 sq ft of well-kept basement space for use as well. This building has been very well kept; all the mechanical and electrical systems appear to be in good shape.

Rarely do you find a building with this much square footage and frontage on a heavily trafficked location for this price. Call now for a tour!!

Please see our Matterport Layout in the supplements. There is a deed restriction for funeral home use.



HIGHLIGHTS

- Highly visible location along Main Street with traffic counts exceeding 16,000 vehicles per day.
- 225 feet of prominent frontage positioned for easy access and strong exposure.
- Over 3,200 sq ft of adaptable main space plus garages and basement for significant supplemental storage.
- Includes an upper-level apartment providing additional income or operational flexibility.
- Includes Monument Signage.



PROPERTY DETAILS

SALE PRICE: \$379,000.00

BUILDING DETAILS

Type	Former Funeral Home
Available SF	Approx. 4,676 SF
Stories	2
Tenancy	Single
Own Occupancy	No
Class	C
Construction	Masonry
Year Built	1950
Parking Spaces	Surface - 35
Frontage	225' on Main St

LAND DETAILS

Land Acres	0.56 AC
Land SF	24,578 SF



- Pittsburgh International Airport : 50 min | 31.8 mi



PROPERTY PHOTOS



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	11,966	52,613	93,266
2025 Population	10,981	50,455	89,303
2030 Population Projection	10,638	49,397	87,415
Annual Growth 2020-2025	-1.6%	-0.8%	-0.9%
Annual Growth 2025-2030	-0.6%	-0.4%	-0.4%
Median Age	45.1	43.9	45.7
Bachelor's Degree or Higher	18%	18%	18%
U.S. Armed Forces	2	27	56

Households

	2 miles	5 miles	10 miles
2020 Households	5,369	22,424	39,999
2025 Households	4,911	21,317	38,085
2030 Household Projection	4,752	20,832	37,237
Annual Growth 2020-2025	0%	-0.3%	-0.3%
Annual Growth 2025-2030	-0.6%	-0.5%	-0.4%
Owner Occupied Households	3,039	13,615	25,897
Renter Occupied Households	1,713	7,217	11,340
Avg Household Size	2.2	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$119.3M	\$548.7M	\$1B

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Marland Heights Rd	West St Exd NW	7,990	2025	0.11 mi
Marland Heights Road	Elm St E	8,144	2021	0.12 mi
Main Street	Mildren Ave S	19,573	2025	0.14 mi
Main St	Mildren Ave S	19,583	2023	0.14 mi
West St	Mildren Ave S	1,853	2024	0.18 mi
West Street	Mildren Ave S	2,104	2025	0.20 mi
Marland Heights Rd	Elm St E	8,052	2025	0.20 mi
Cove Rd	Municipal Plz E	9,910	2023	0.24 mi
Cove Road	Municipal Plz E	9,883	2025	0.25 mi
Main St	Heaslett Ave S	17,382	2025	0.34 mi



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Cedar One is a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents well-versed in retail, industrial, office, investment properties, raw land, and real estate development involving municipalities and zoning considerations. grant funding, and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate.

We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volumes of commercial transactions in the Ohio Valley.

"When you think "Commercial Real Estate, think Cedar One Realty."

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