

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

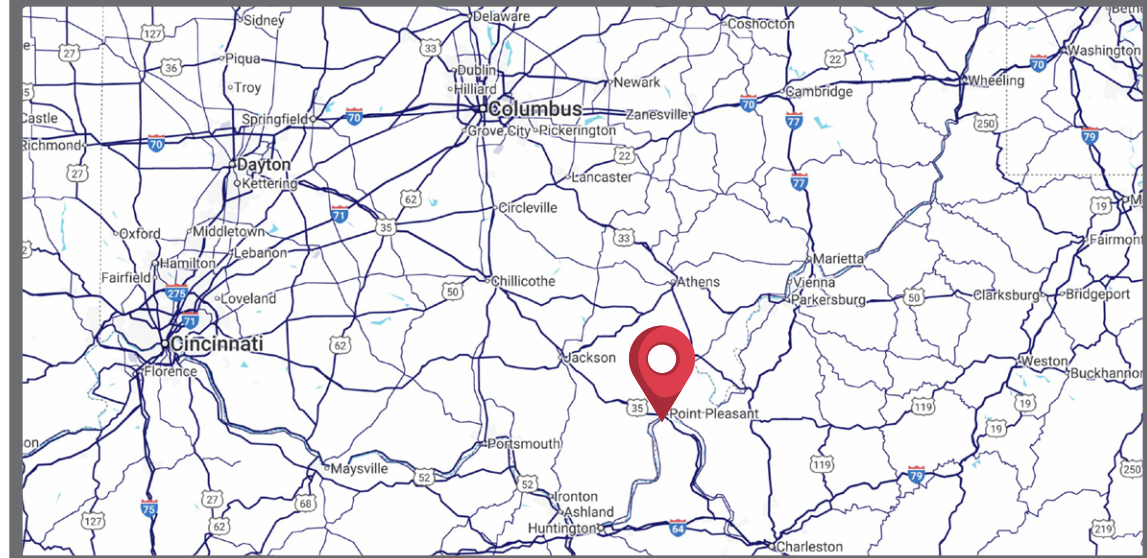
- **Approximately 7,420 SF free-standing former restaurant on 1.335 AC available for sale or lease**
- Strategically positioned in the heart of Gallipolis, the regional trade area and county seat of Gallia County
- Serving the Point Pleasant micropolitan statistical area which consists of Gallia County, Ohio and Mason County, West Virginia with a primary trade area of 57,000 residents
- Excellent visibility and access to OH-7/Upper River Road
- Nearby retailers include Super Walmart, Burkes Outlet, Rural King, Big Sandy Superstore, Aldi, Tractor Supply Company and more
- Nearby restaurants include Bob Evans, Wendy's, Buffalo Wild Wings, Dairy Queen, KFC, Burger King, Taco Bell, McDonald's, Arby's, Pizza Hut and more

TRAFFIC COUNTS

- 27,498 (25) VPD: East US 35
- 22,693 (25) VPD: West US 35
- 10,757 (25) VPD: State Route 7

2026 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	915	6,341	13,894
 HOUSEHOLDS	434	2,938	6,256
 AVG HH INCOME	\$57,312	\$61,632	\$71,788
 EMPLOYEES	1,020	4,734	9,065



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Former Golden Corral

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