

OFFERING MEMORANDUM



AVAILABLE FOR LEASE

FORMER WALGREENS RETAIL DRUG STORE IN A NEIGHBORHOOD CENTER

1600 MAIN ST FOLLANSBEE, WV 260372

PROPERTY DETAILS



BUILDING DETAILS

GLA SF:	14,580 SF
Available SF:	12,000 SF
Tenancy:	Single
Type:	3 Star Retail Drug Store (Neighborhood Center)
Center:	Brooke Plaza
Stories:	1
Ind. Intended Use:	Retail Storefront Retail
Year Built:	2006
Construction:	Masonry
Tenacy:	Single
Class:	C
Owner Occupancy:	No
Parking Spaces:	Surface - 65



LAND DETAILS

Land Acres:	1.84 AC
Land SF:	80,281 SF

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JOSEPH LUCKINO, CCIM - OH, WV, & PA BROKER | (740) 632-9111 | JLUCKINO@CEDAR-ONE.COM

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143 CANTON RD. WINTERSVILLE, OH 43953 • (740) 264-7131
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SITE MAP



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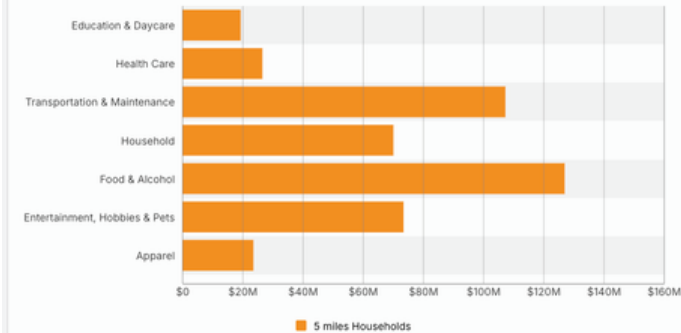
DEMOGRAPHICS



Population

	2 miles	5 miles	10 miles
2020 Population	11,648	44,422	90,420
2025 Population	11,537	43,190	86,548
2030 Population Projection	11,349	42,336	84,684
Annual Growth 2020-2025	-0.2%	-0.6%	-0.9%
Annual Growth 2025-2030	-0.3%	-0.4%	-0.4%
Median Age	44.4	43.1	45.4
Bachelor's Degree or Higher	14%	18%	19%
U.S. Armed Forces	0	3	61

Consumer Spending



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
State Rte 2	Mahan Ln NW	15,907	2025	0.05 mi
WV 2	Mahan Ln NW	12,972	2024	0.08 mi
Mahan Lane	State Hwy2 W	2,087	2025	0.11 mi
Veterans Drive	Koppers Rd S	1,487	2025	0.17 mi
State Rte 2	Mahan Ln SE	17,976	2023	0.17 mi
Veterans Dr	Koppers Rd S	994	2025	0.23 mi
Mahan Ln	State Hwy2 W	2,048	2025	0.38 mi
Raspberry Aly	Front St W	47	2024	0.47 mi
Front Street	Front St W	39	2025	0.51 mi
Main St	Strawberry Aly N	18,325	2025	0.53 mi

Pittsburgh
International Airport

48 min | 32.1 mi

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CONTACT



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, 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.

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