



3329 PENNSYLVANIA AVE. WEIRTON WV 26062 | (304) 914-4400
CEDARONEREALTY.COM



FOR LEASE & FOR SALE

PRICE REDUCED!

\$795,000

\$9 NNN /SQ FT

**490 PARK DR,
WEIRTON, WV 26062**

**PRIME COMMERCIAL PROPERTY IN
WEIRTON'S PARK DRIVE**

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



PROPERTY SUMMARY

Prime commercial property for sale in the rapidly evolving Park Drive district of Weirton! This exceptional office building offers immense potential for businesses seeking to expand or establish a presence in a thriving community. Perfectly positioned just moments from key transportation hubs, including US Route 22, Ohio Route 7, and easy connections to Interstate 79 and the newly opened Southern Beltway, this property provides unmatched convenience for clients and employees alike. Inside, you'll find an array of versatile workspaces designed to accommodate both small teams and larger corporate operations. The building includes executive suites for privacy and prestige, a well-appointed conference room ideal for hosting meetings, a comfortable break room, and a cutting-edge, climate-controlled data center that ensures the security and efficiency of your technological needs. What truly sets this property apart is its proximity to significant ongoing development. With multimillion-dollar investments in retail, professional, and residential projects nearby, the surrounding area is transforming into a vibrant business and living hub. This is your chance to secure a foothold in one of Weirton's most promising areas. Don't miss this rare opportunity to own a premium office space with room to grow in such a sought-after location. Reach out now to learn more and schedule a tour.

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.

\$890,000 | \$137.02/SF
FOR SALE - OWNER USER

BUILDING DETAILS

| | |
|-----------------|---------------|
| RBA | 7,225 SF |
| STORIES | 1 |
| YEAR BUILT | 2004 |
| PARKING RATIO | 4.43/1,000 SF |
| SURFACE PARKING | 25 SPACES |

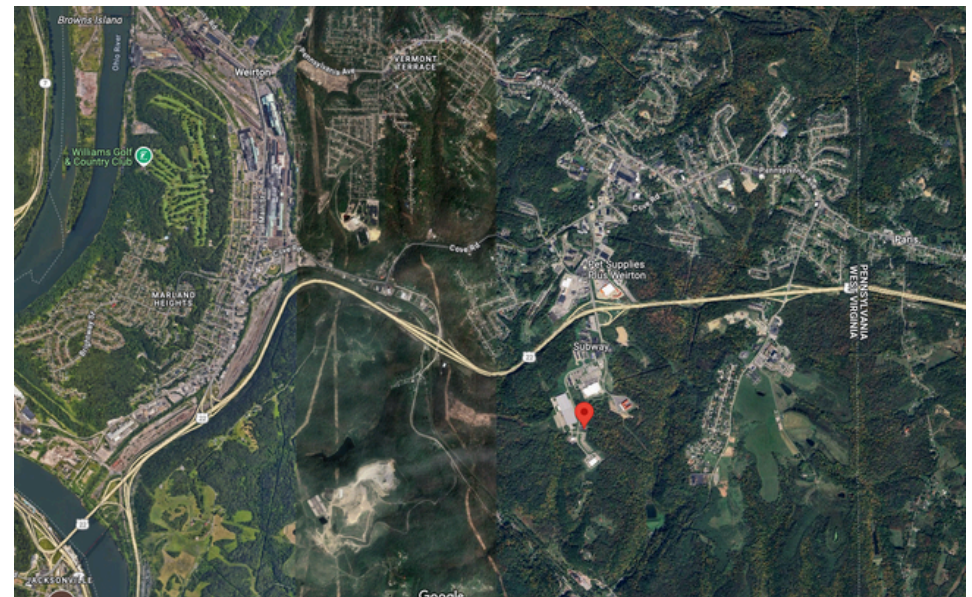
LAND DETAILS

| | |
|------------|-----------|
| LAND ACRES | 1.56 AC |
| LAND SF | 67,954 SF |

PITTSBURGH INTERNATIONAL AIRPORT
42 MIN | 26.0 MILES

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LOGO MAP

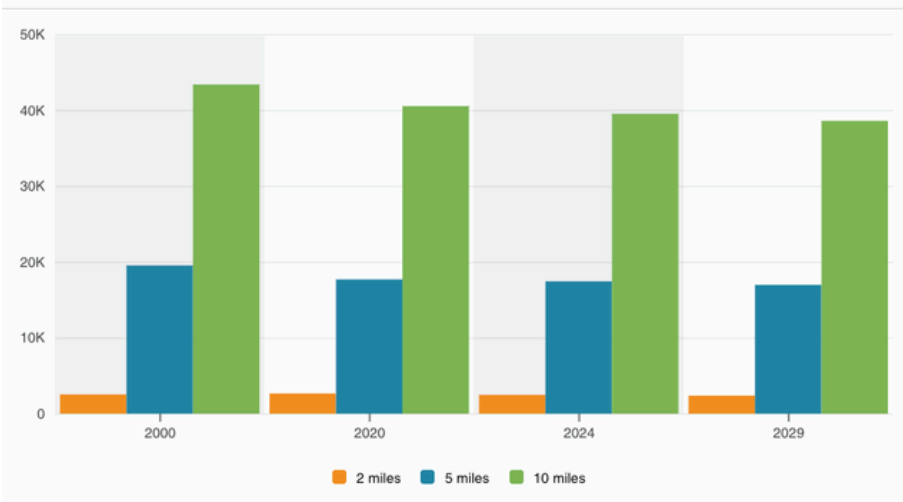


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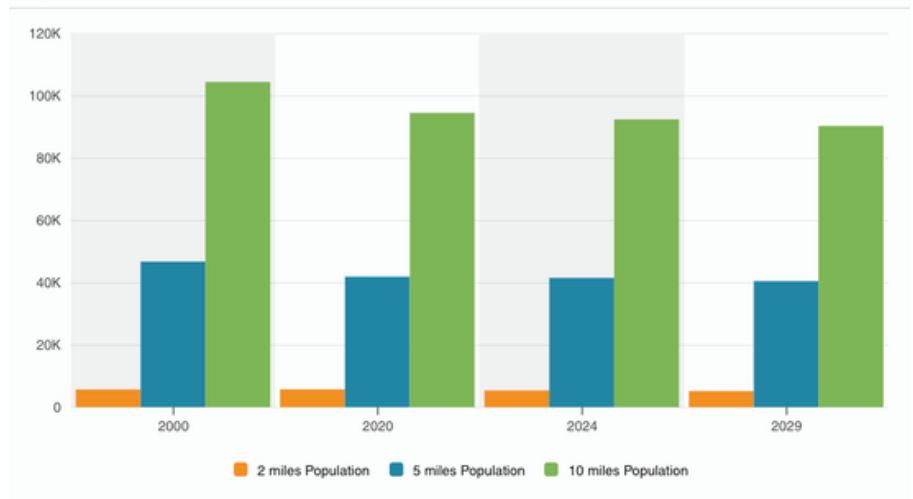


DEMOGRAPHICS

Households



Population



Traffic

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|---------------------|---------------------|----------------|------------|------------------------|
| US Hwy 22 | Old 22 SW | 29,573 | 2024 | 0.57 mi |
| Three Springs Dr | Hwy 22 N | 12,166 | 2025 | 0.59 mi |
| Three Springs Dr | Hwy 22 W | 3,627 | 2023 | 0.73 mi |
| Three Springs Dr | US Hwy 22 S | 13,886 | 2020 | 0.76 mi |
| Three Springs Drive | Hwy 22 S | 13,386 | 2025 | 0.76 mi |
| US Hwy 22 | Three Springs Dr SW | 3,376 | 2023 | 0.78 mi |
| Three Springs Dr | Hwy 22 S | 14,714 | 2025 | 0.81 mi |
| US Hwy 22 | Harmon Creek Rd N | 1,824 | 2023 | 0.86 mi |
| US 22 | US Hwy 22 W | 23,285 | 2023 | 0.87 mi |
| Colliers Way | Vista Dr NE | 1,748 | 2025 | 0.89 mi |

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PHOTOS



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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, 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."



"All your needs under one tree."

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