

LEASE

25935 STATE ROUTE 7

25935 State Route 7 Marietta, OH 45750

PROPERTY DESCRIPTION

This outstanding property features modern office or retail space perfectly suited for businesses seeking a high-visibility location with exceptional amenities. Offering ample parking, flexible floor plans, and state-of-the-art infrastructure, it's designed to support a wide range of professional needs. Its prime positioning ensures excellent exposure and accessibility, helping tenants establish a strong presence in the market. Inside, expansive work areas filled with natural light create a welcoming, productive environment, complemented by premium finishes and amenities. With customizable options and convenient transportation access, this property presents an ideal opportunity for businesses looking to elevate their operations in the heart of Marietta.

PROPERTY HIGHLIGHTS

- 5,000 SF Modern Office/Retail Space with Flexible Floor Plans
- Three 8-Foot Drive In Doors
- State-of-the-Art Facilities and Top-Tier Amenities
- Customizable Options to Suit Diverse Business Needs
- Abundant Natural Light and Spacious Work Areas
- Ample Parking for Tenants and Visitors
- Strategic Positioning for Excellent Visibility & Accessibility
- Strategic Location with Easy Transport Access



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$11.00 SF/yr (NNN) |
| Available SF: | 5,000 SF |
| Lot Size: | 0.87 Acres |
| Building Size: | 5,000 SF |

PROPERTY WEBSITE

<https://bit.ly/25935StateRoute7>

Kim Benincasa

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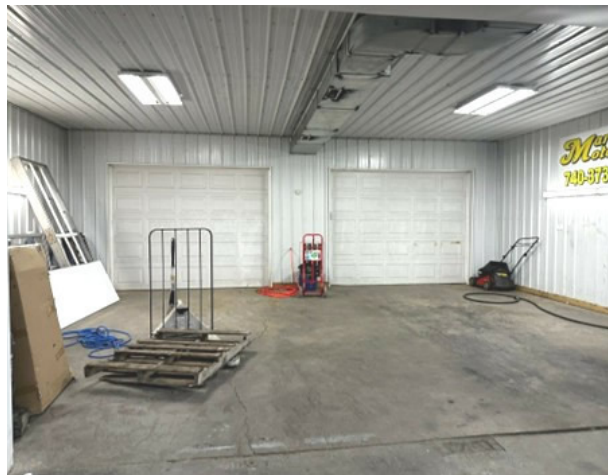
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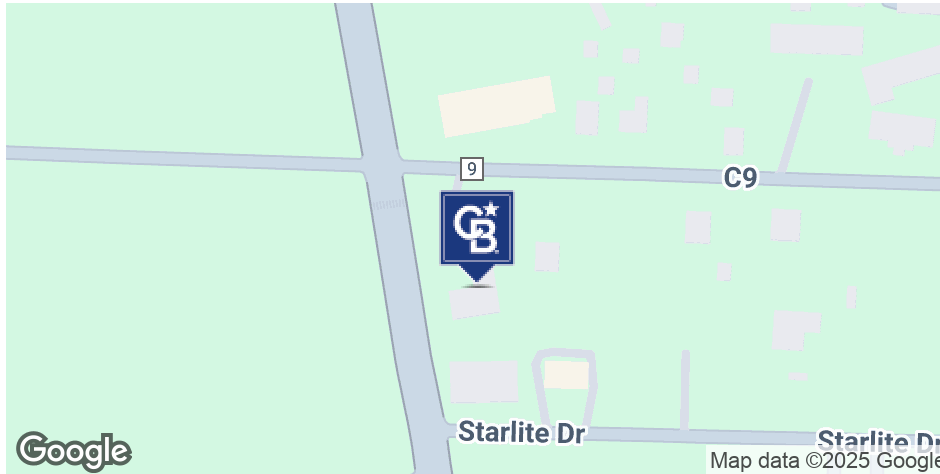
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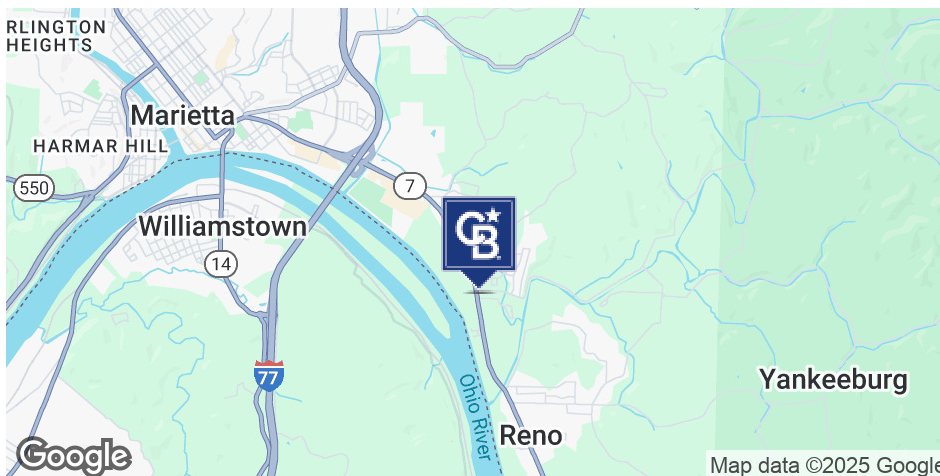
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LOCATION SUMMARY

Add text here. Strategically located at 25935 State Route 7 in Marietta, this property boasts a highly visible position along the Ohio River Scenic Byway at the intersection of State Route 7 and County Road 9, just southeast of State Route 77. This prime corridor is one of the most traveled in the region, offering outstanding daily traffic counts and effortless access to major transportation routes. Its excellent visibility and convenient access make it an ideal destination for businesses seeking to capture attention from both local customers and travelers passing through the area. With direct frontage on a major thoroughfare, the property ensures maximum exposure and accessibility — key advantages for retail, office, or service-oriented users looking to grow their presence in the Marietta market.



The surrounding area is a thriving commercial hub anchored by a diverse mix of established businesses, residential neighborhoods, and essential services, creating a steady flow of potential customers and consistent economic activity. The property's location along the scenic Ohio River corridor adds to its appeal, offering a distinctive setting that enhances its marketability and customer draw. Whether your goal is to establish a flagship retail location, launch a professional office, or develop a new commercial venture, 25935 State Route 7 provides an exceptional opportunity to position your business for success in a growing and well-connected part of Marietta...

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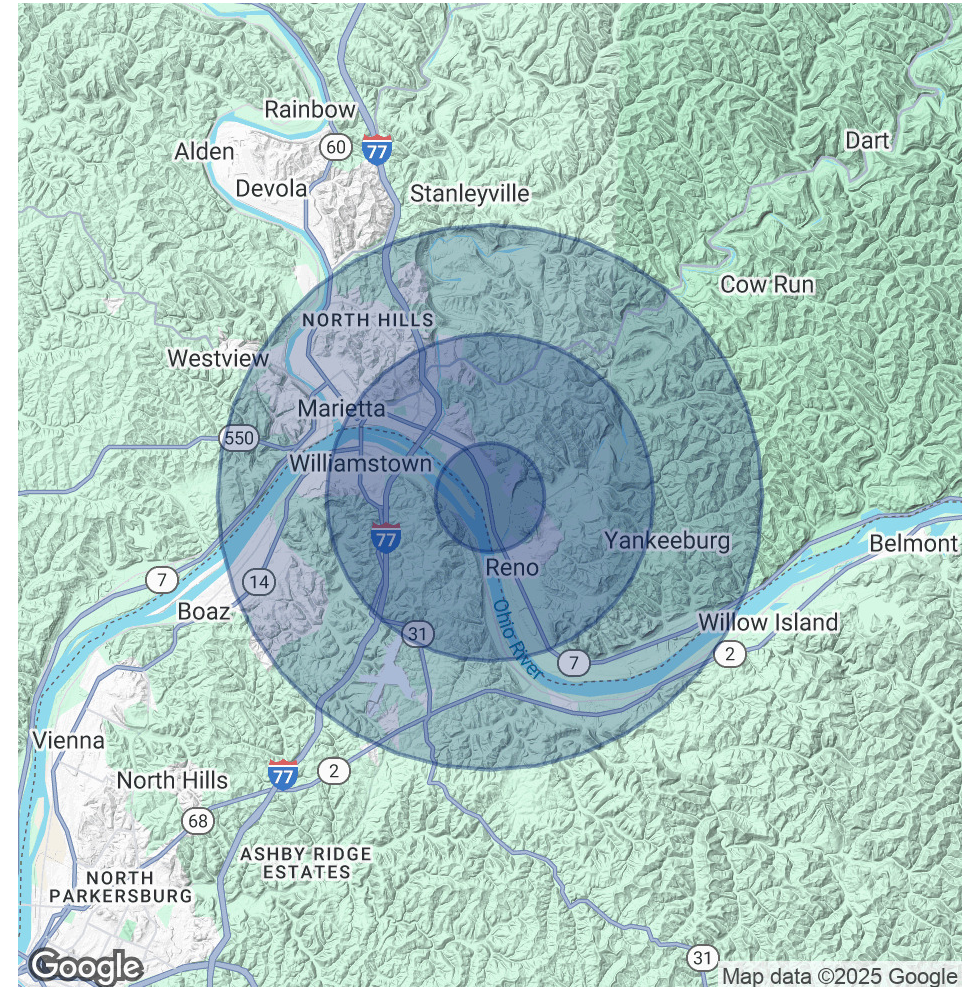
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,196 | 10,722 | 25,200 |
| Average Age | 45 | 43 | 43 |
| Average Age (Male) | 44 | 42 | 42 |
| Average Age (Female) | 47 | 45 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 554 | 4,702 | 10,816 |
| # of Persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH Income | \$76,789 | \$87,587 | \$87,247 |
| Average House Value | \$165,560 | \$214,353 | \$245,824 |

Demographics data derived from AlphaMap

| TRAFFIC COUNTS | DIRECTION | YEAR | AADT |
|--|-----------|------|--------|
| SR-7 S of T542A Browns Rd, SE off Marietta | 2-Way | 2024 | 11,726 |
| County Rd 9 Between SR-7 and Brandy Dr | 2-Way | 2024 | 1,661 |



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