

# Building FOR LEASE

2700 Sunset Blvd, Steubenville, OH

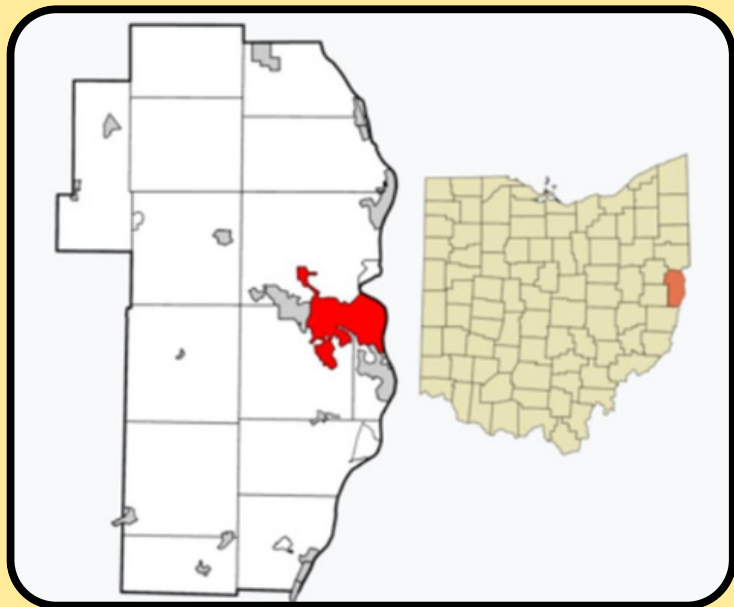
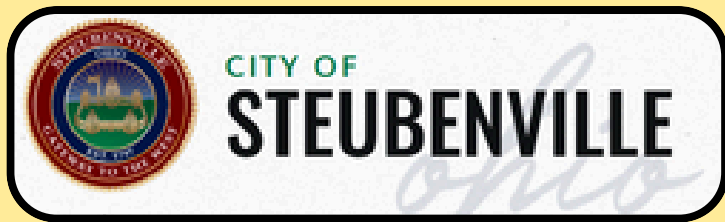


**ARCHITECTURAL RENDERING  
OF NEW STORE FRONT**



**HARVEY  
GOODMAN**  
BROKER, JOHN SAMBUCCO

Jay  
Goodman  
REALTOR®  
Salesperson



- **Historic Roots:** Founded in 1797 and named after Fort Steuben, the city played a vital role in the early development of the Northwest Territory.
- **City of Murals:** Known for its vibrant public art, Steubenville features over 25 murals that showcase its cultural and historical legacy.
- **Education Hub:** Home to Franciscan University of Steubenville, a nationally recognized Catholic institution with significant economic impact in the Ohio Valley.
- **Dean Martin's Hometown:** Birthplace of iconic entertainer Dean Martin, celebrated with events and landmarks honoring his legacy.
- **Economic Overview:** The local economy centers on healthcare, education, and retail, with a median household income of around \$47,000.
- **Charming Events:** Hosts the popular Steubenville Nutcracker Village during the holidays, drawing visitors from across the region.

## **LOCATION OVERVIEW**

**Steubenville is a city in Jefferson County, Ohio. It's the county seat, and is located along the Ohio River, 33 miles west of Pittsburgh. It had a population of 18,161 at the 2020 census. The city's name is derived from Fort Steuben, a 1786 fort that sat within the city's current limits and was named for Prussian military officer Baron Friedrich Wilhelm von Steuben. Steubenville's economy includes coal mining, power generation, and manufacturing of items like titanium, chemicals, and automobile parts. It is a principal city of the Weirton-Steubenville metropolitan area, which had a population of 116,903 residents in 2020.**

# SUNSET BLVD

WILSHIRE BLVD

15,000



VPD

PYLON

## Office Space

- Suite 2 = (1,937sf) - \$1,800
- Suite 3 = (1,293sf) - \$2,200
- Suite 5 = (775sf) - \$875
- Suite 7A = (2,000sf) - \$2,000
- Suite 12 = (1,556sf) - 1,800
- Suite 14 = (3,261sf) - \$1,500

## Full Service Lease







# THANK YOU!



**STEUBENVILLE, OH OFFICE**  
2700 Sunset Blvd  
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740-264-0300

**ST CLAIRSVILLE, OH OFFICE**  
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St. Clairsville, Ohio 43950  
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410 Walnut St  
Martin Ferry, OH 43935  
740-633-6363

**WHEELING, WV, OH OFFICE**  
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Wheeling, WV 26003  
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