

200 School St
Wintersville, OH 43953



AVAILABLE FOR LEASE

Exceptional Behavioral Healthcare Facility Opportunity



OFFERING MEMORANDUM

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200 School St, Wintersville, OH

Executive Summary

The Subject Property, built in 2009 as a Long-Term Acute Care Hospital (LTACH), was converted within the past 4 years to an inpatient SUD residential treatment center. This 48,000 SF two-story facility on 4.48 acres supports detox, residential care, PHP, and IOP. Features include a sprinkler system, ample parking, and central Wintersville location in Jefferson County.

Near Ohio-Pennsylvania-West Virginia borders, it accesses a tri-state market with high addiction rates—West Virginia leads nationally in overdoses, Pennsylvania ranks 9th, Ohio 7th. Proximity to Pittsburgh (47 miles) and Wheeling (29 miles), plus Wintersville's \$74,648 median income and 3,840 population, aids client and staff recruitment. Nearby hospitals like Trinity Health System enable integrated care.

Ideal for SUD providers, this ready-to-operate asset leverages Medicaid expansions and regional demand for scalable behavioral health services in underserved areas.

Property Description

Located at 200 School Street, Wintersville, OH 43953, this 48,000 SF two-story building on a 195,434 SF (4.48-acre) lot was built in 2009 as Life Line Hospital (LTACH) and repurposed for inpatient SUD treatment, including detox, residential, PHP, and IOP.

Key features:

- Modern layout with patient rooms, therapy spaces, offices, and support areas; full sprinkler system.
- On-site parking and expandable lot.
- Healthcare zoning for behavioral operations.
- Minimal upgrades/renovation needed for immediate use.

Tailored for SUD operators, it offers hospital-grade infrastructure for efficient, high-quality care.

Location Analysis

Wintersville, Jefferson County, OH (pop. 3,840; median age 47.9; median income \$74,648) is in the Weirton-Steubenville metro, with demographics (93% White, 2% African American, 2% Hispanic, 3% multiracial) and economy focused on healthcare, education, and manufacturing (per capita income \$39,096; poverty 8.08%). Near Ohio River (7 miles) and borders, it's a regional hub for SUD services.

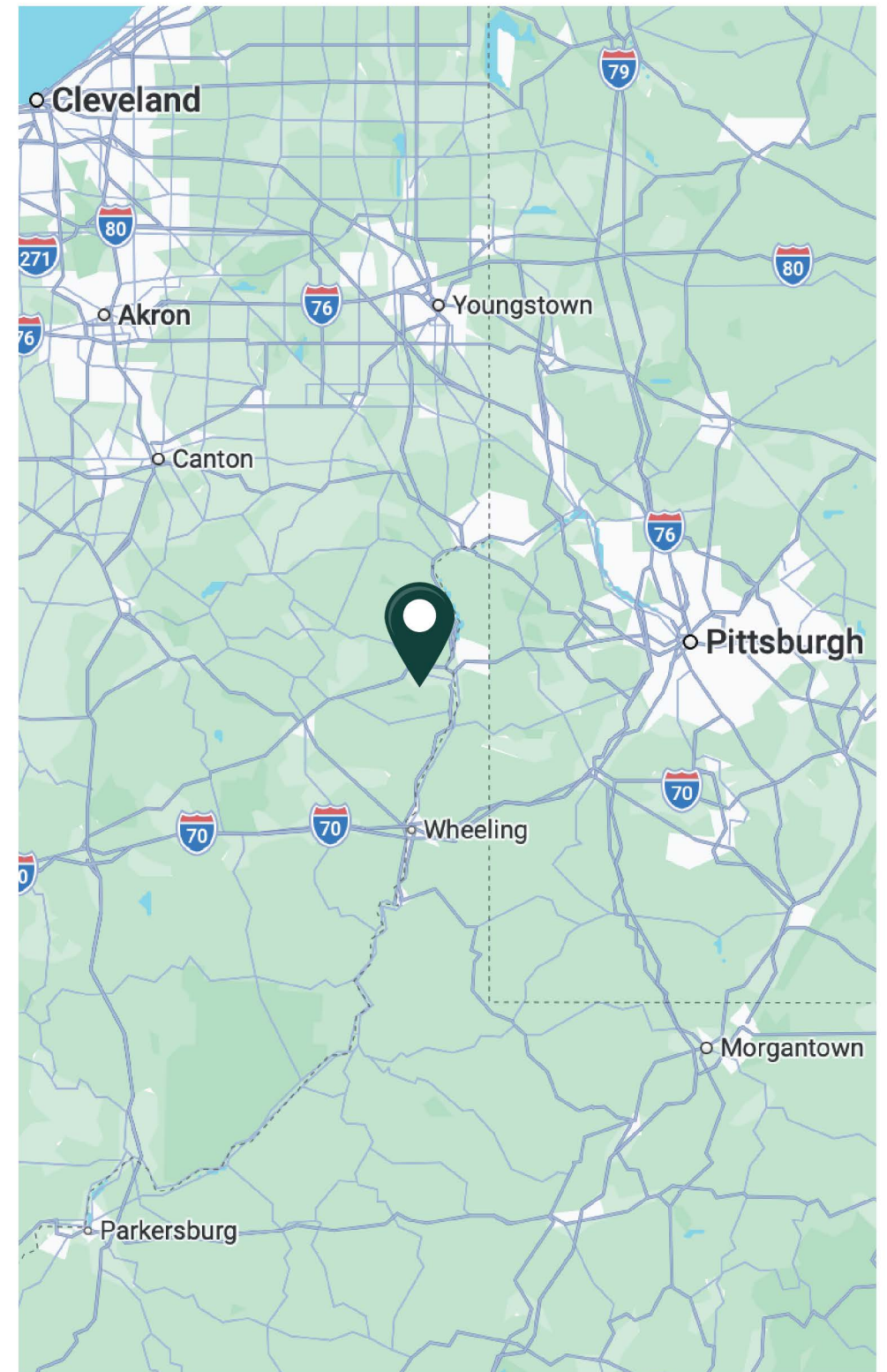
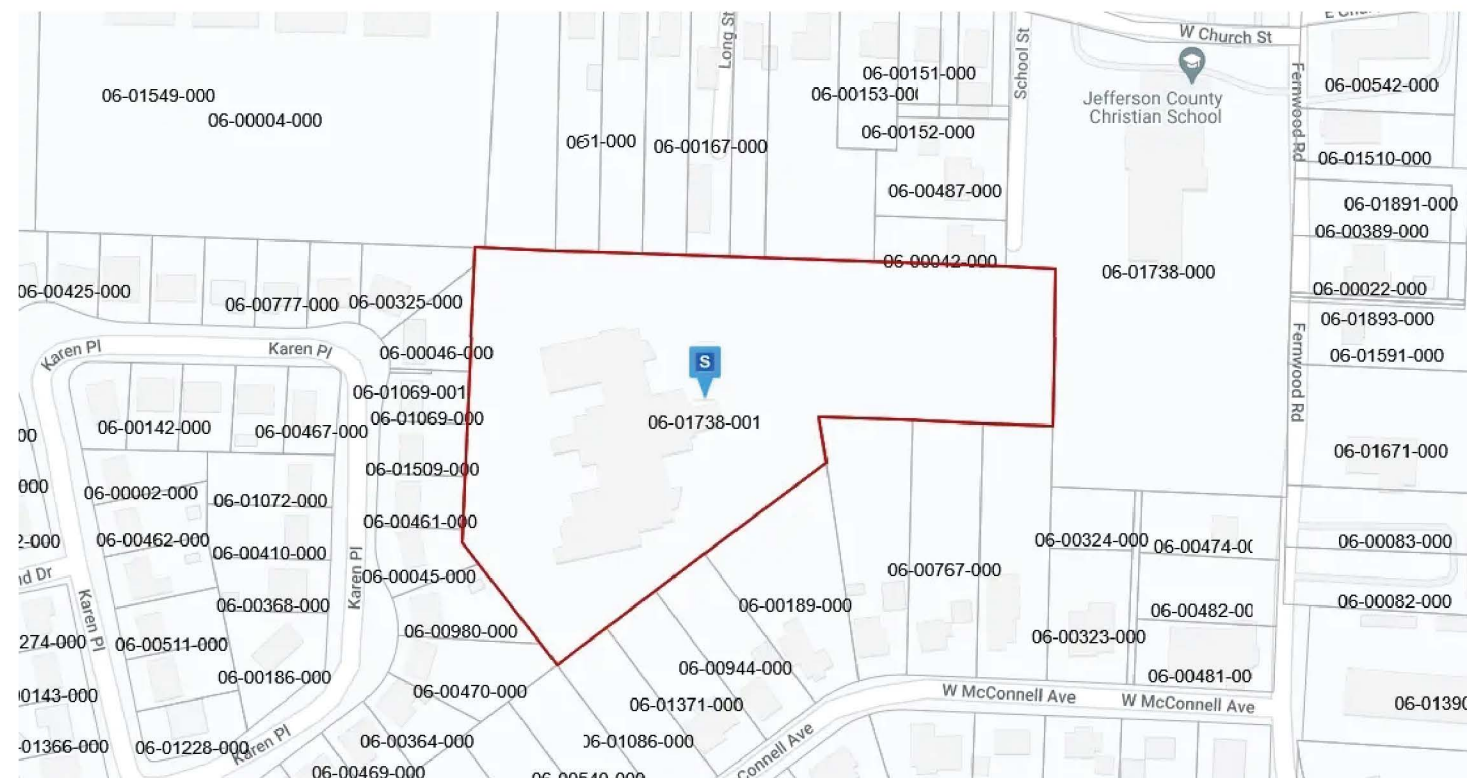
Hospitals: Close to Trinity Medical Center (4-5 miles, Steubenville), Weirton Medical Center (10 miles, WV), and Dixon Healthcare (local) for referrals and medical support.

Transportation: U.S. Route 22 and OH Route 43 connect to Pittsburgh (47 miles), Wheeling (29 miles), Columbus (150 miles), Cleveland (115 miles). Airports: Jefferson County (adjacent), Pittsburgh International (30 miles), Wheeling-Ohio County (20 miles). River/rail options nearby.

Market: Tri-state SUD crisis drives demand—West Virginia's \$10B annual costs, high overdose rankings. Underserved rural areas, Medicaid support, and urban proximity enable high utilization for operators.

200 School St, Wintersville, OH

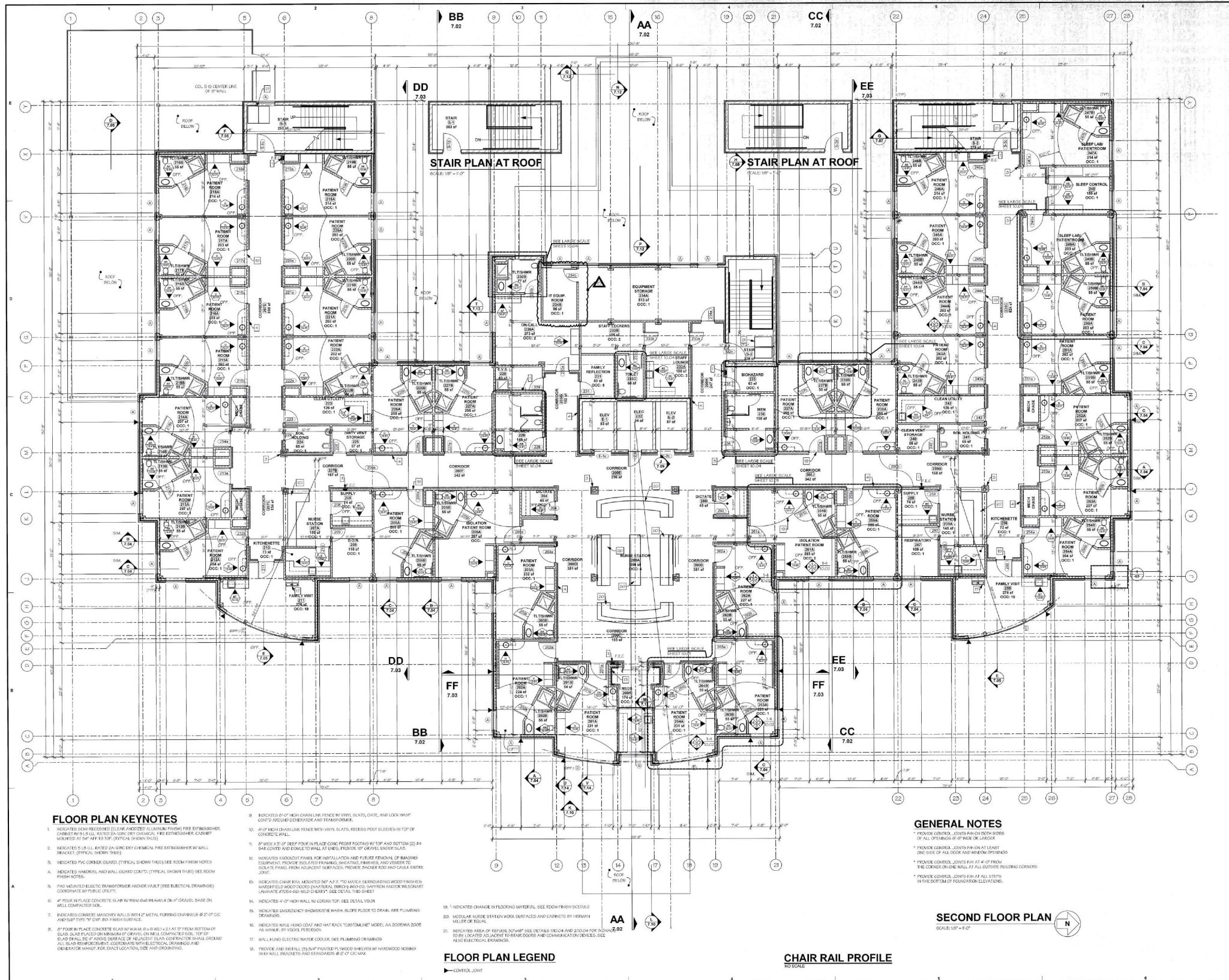
Gross Building Area (SF)	±48,000 SF
Bed Capacity	80 Beds
Buildings	1 Building
Lot Size (AC)	4.49 AC
Year Built / Reno	2009 / 2022
Parcel APN	06-01738-001



PROPERTY PHOTOS



**Images reflect the property's condition prior to recent property impacts*



FLOOR PLAN KEYNOTES

- INDICATED REVISIONS (COLOR AND/OR ALPHABETIC) FOR FIRE EXTINGUISHER CABINET W/ 9 L B.U. RATED 2A-DCO DRY CHEMICAL FIRE EXTINGUISHER CABINET MOUNTED AT 4'6" AFF TO TOP OF EXISTING CROWN TRUSS.
- INDICATED SLIP-RESISTANT SURFACE DRY CHEMICAL FIRE EXTINGUISHER W/ WALL BRACKET. (TYPICAL SHOWN TRUSS)
- INDICATED PVC CORNER GUARD. (TYPICAL SHOWN TRUSS) SEE ROOM FINISH NOTES.
- INDICATED HANDRAIL AND WALL GUARD CONT'D. (TYPICAL SHOWN TRUSS) SEE ROOM FINISH NOTES.
- PAID MOUNTED ELECTRIC TRANSFORMER AND/OR VAULT (SEE ELECTRICAL DRAWINGS) COORDINATE W/ PUBLIC UTILITY.
- 4" POUR IN PLACE CONCRETE SLAB W/ 4000 PSI W/ 4000 PSI ON 4" GRAVEL BASE ON WELL COMPACTED SOIL.
- INDICATES CONCRETE MASONRY WALLS WITH 2" METAL FURRING CHANNELS @ 24" O.C. AND 5/8" TYPE "N" GYP. RD. FINISH SURFACE.
- 4" POUR IN PLACE CONCRETE SLAB W/ 4000 PSI W/ 4000 PSI ON 4" GRAVEL BASE ON WELL COMPACTED SOIL.
- INDICATES EMERGENCY SHOWER/EYE WASH. SLOPE FLOOR TO DRAIN. SEE PLUMBING DRAWINGS.
- INDICATED HANGING COAT AND HAT RACK "CUSTOM" MODEL JAA 2009WA 2009 AS MANUFACTURED BY VOGEL PETERSON.
- WALL HUNG ELECTRIC WATER COOLER. SEE PLUMBING DRAWINGS.
- PROVIDE AND INSTALL (3) 3/4" PAINTED PLYWOOD SHELVES W/ HARDWOOD NOSEBAND 1/2" WALL BRACKET AND STANDARDS @ 24" O.C. MAX.

- INDICATES 6" HIGH CHAIN LINK FENCE W/ VINYL SLATS, GATE, AND LOCK HASP. CONT'D. AROUND CORRIDOR AND TRANSFORMER.
- 4" HIGH CHAIN LINK FENCE W/ VINYL SLATS. RECESS POST SLIDES IN TOP OF CONCRETE WALL.
- 2" WIDE X 2" DEEP POKE IN PLACE CONC. PROST FOOTING W/ TOP AND BOTTOM (2) #4 BARS. CONT'D. AND EMBED TO WALL AT SLOPE. PROVIDE 3" GRANULAR UNDER SLAB.
- INDICATES KNOCKOUT PANEL FOR INSTALLATION AND FUTURE REMOVAL OF BEARING EQUIPMENT. PROVIDE ISOLATED FRAMING, BRACING, FINISHES, AND COVER TO ISOLATE PANEL FROM ADJACENT OVERHEADS. PROVIDE SINKER ROD AND GABLE CENTRE JOINT.
- INDICATES CHAIR RAIL MOUNTED 36" AFF. TO MATCH SUBSTRATING WOOD FINISHES. HARDWARE W/ WOOD DOORS (NATURAL FINISH) AND W/ CHERRY (PAINTED ANTIKOR MILD STAIN) LAWNITE #F054-SG WILD CHERRY. SEE DETAIL THIS SHEET.
- INDICATES 4'-0" HIGH WALL W/ CORIAN TOP. SEE DETAIL 19.01.
- INDICATES CHANGE IN FLOORING MATERIAL. SEE ROOM FINISH SCHEDULE.
- INDICATES NURSE STATION WORK SURFACES AND CABINETS BY BERMAN MILLER OR EQUAL.
- INDICATES AREA OF REPAIR 30" x 48" SEE DETAILS 19.04 AND 20.04 FOR SIGNAGE TO BE LOCATED ADJACENT TO BATH DOORS AND COMMUNICATION DEVICES. SEE ALSO ELECTRICAL DRAWINGS.

FLOOR PLAN LEGEND

▶ CONTROL JOINT

GENERAL NOTES

- PROVIDE CONTROL JOINTS PER OH BOTH SIDES OF ALL OPENINGS IF 6" WIDE OR LARGER.
- PROVIDE CONTROL JOINTS PER OH AT LEAST ONE SIDE OF ALL DOOR AND WINDOW OPENINGS.
- PROVIDE CONTROL JOINTS PER OH AT 4'-0" FROM THE CORNER OR ONE WALL AT ALL OUTSIDE CORNERS.
- PROVIDE CONTROL JOINTS PER OH AT ALL STEPS IN THE BOTTOM OF FOUNDATION ELEVATIONS.

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CHAIR RAIL PROFILE
NO SCALE



Contractors & Engineers

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A
NEW BUILDING
FOR



Life Line
LONG TERM ACUTE CARE HOSPITAL

LTAH INVESTORS, LLC
WINTERSVILLE
OHIO

ISSUED FOR CONSTRUCTION - FEBRUARY 1, 2008	
MARK	DESCRIPTION
9/24/07	DESIGN REVIEW REVISIONS
10/3/07	PHYSICIAN / V.E. CHANGES
6/20/08	RPI AND CORRECTION LETTER
07/17/08	WALL SECTION DETAIL REVISION
08/04/08	WINDOW REVISIONS
08/27/08	HARDWARE REVISIONS AND WATER ENTRY REVISIONS
10/08/08	LEAD SHIELDING REQUIREMENTS
10/21/08	WOOD CHAIR RAIL, HANDRAIL, & WALL GUARD REVISIONS
10/21/08	EFFS CHANGES
11/18/08	PATIENT BATHROOM CHANGES
11/20/08	LOADING DOCK REVISIONS AND WALL SECTION REVISIONS
07-18-09	FIELD CHANGES REQUESTED BY OWNER

DRAWN BY: MAC/MJ PROJ. MGR.: B.L.B.

SHEET CONTENT	
SECOND FLOOR PLAN	
AS BUILT	4.02
JOB NO. 07-HC1-018	SHEET 4.02

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FOR MORE INFORMATION, PLEASE CONTACT:



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