



*"All your needs under one tree."*

# OFFERING MEMORANDUM

2230 SUNSET BLVD  
STEUBENVILLE, OH 43952

FLEXIBLE PROFESSIONAL SPACE  
FOR LEASE



## CONTACT

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OH, WV, & PA Broker

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143 Canton Rd. Wintersville, OH 43953 • (740) 264-71313

# AERIAL



## PROPERTY SUMMARY

### FLEXIBLE PROFESSIONAL SPACE FOR LEASE

4500 Sq ft of fantastic professional space that can be used for several purposes in the heart of Steubenville. This building has traffic exposure close to 20,000 cars daily and is located in the main hub of Steubenville close to the Kroger Plaza. There are access points from both floors and an elevator for handicap accessibility. This space is perfect for medical, which is the prior use, or it can be repurposed very easily. There is a reception area, waiting area, private rooms, offices, bathroom, etc. This building is minutes from the highway and close to WV and PA state lines. Tenant pays water and electric. Please call now for a tour!!



### HIGHLIGHTS

- Strategic exposure along Steubenville's main commercial corridor with high daily traffic counts.
- Proximity to Kroger Plaza, retail services, and downtown amenities.
- Pittsburgh International Airport : 50 min | 31.8 mi



## PROPERTY DETAILS

**LEASE PRICE: \$6,000/ MO**  
**4,500 SF ON THE MAIN FLOOR**

## BUILDING DETAILS

Type	2 Star Office
Available SF	4,500 SF
Stories	2
Tenancy	Multi
Class	B
Construction	Reinforced Concrete
Year Built	1990
Parking Spaces	Surface - 16



## LAND DETAILS

Land Acres	0.16 AC
Land SF	6,752 SF



PROPERTY PHOTOS



# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	18,176	49,713	91,876
2025 Population	18,150	47,659	87,841
2030 Population Projection	17,925	46,604	85,899
Annual Growth 2020-2025	0%	-0.8%	-0.9%
Annual Growth 2025-2030	-0.2%	-0.4%	-0.4%
Median Age	38.2	43.2	45.7
Bachelor's Degree or Higher	20%	19%	18%
U.S. Armed Forces	1	19	53

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$58,995	\$69,871	\$73,546
Median Household Income	\$46,305	\$53,005	\$56,730
< \$25,000	2,390	4,931	8,162
\$25,000 - 50,000	1,391	4,554	8,596
\$50,000 - 75,000	1,194	3,536	6,847
\$75,000 - 100,000	840	2,367	4,791
\$100,000 - 125,000	460	1,897	3,655
\$125,000 - 150,000	243	966	2,068
\$150,000 - 200,000	373	1,000	1,978
\$200,000+	102	647	1,394

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sunset Blvd	Linduff Ave SE	20,083	2025	0.06 mi
S Hollywood Blvd	-	6,854	2025	0.13 mi
HOLLYWOOD BLVD	Cherry Ave N	3,568	2024	0.19 mi
Hollywood Boulevard	Cherry Ave N	3,554	2025	0.24 mi
Sunset Blvd	Stanton Blvd W	21,132	2025	0.33 mi
Hollywood Blvd	Cherry Ave S	1,396	2025	0.34 mi
RAMP FROM SR43 SB TO LANGLEY AVE / BRADY AVE	Sunset Blvd NE	4,698	2025	0.44 mi
Sunset Blvd	Langley Ave NW	4,875	2025	0.49 mi
Paul Street	Lafayette Blvd N	62	2025	0.52 mi
RAMP FROM BRADY AVE TO SR43 NB	Granard Pkwy N	4,196	2025	0.56 mi



2228-2230

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