



"All your needs under one tree."

OFFERING MEMORANDUM

2225 SUNSET BLVD
STEUBENVILLE, OH 43952

.82 ACRES READY FOR DEVELOPMENT

**5 COMMERCIAL PARCELS FOR SALE
IN A PRIME LOCATION, INCLUDING
ALL UTILITIES AND TURNING LANE!**



CONTACT

Beth Bressler, OH Realtor®

(740) 278-6018

bbressler@cedaronerealty.com



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

AERIAL



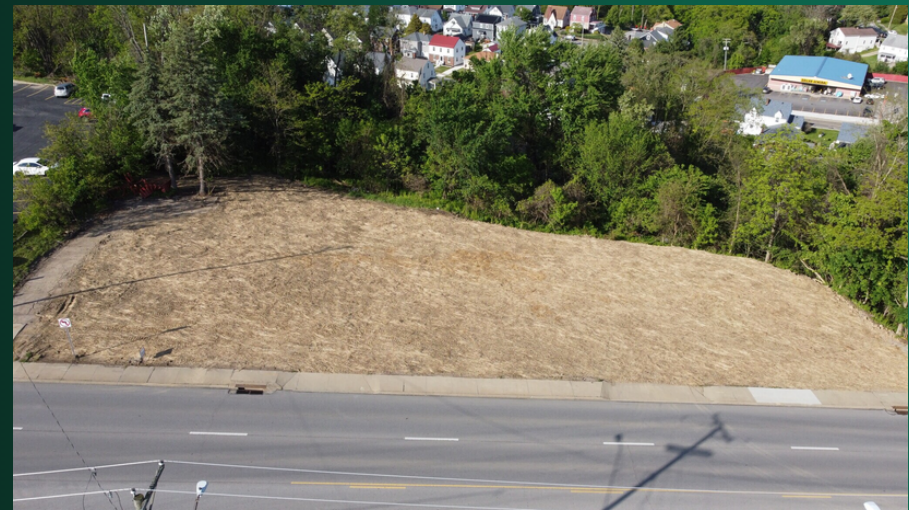
PROPERTY SUMMARY

FLEXIBLE PROFESSIONAL SPACE FOR LEASE

2225 Sunset Boulevard presents an opportunity to acquire a commercially zoned land assemblage positioned along one of Steubenville's established commercial corridors. The offering consists of five parcels totaling approximately 0.82 acres with public water and public sewer available, creating a site well-suited for a variety of commercial development concepts. The property's location along Sunset Boulevard provides visibility within an active commercial area and benefits from access that includes a dedicated turning lane, supporting convenient ingress and egress for future users and customers.

The surrounding area includes existing retail and commercial activity, with the site situated near a shopping plaza and other established businesses that contribute to local consumer traffic and daily commercial activity. Its location offers connectivity to John Scott Highway and other major local roadways, allowing access throughout Steubenville and the broader Jefferson County market. These transportation links support a range of potential commercial uses including retail, office, restaurant, medical office, and service-oriented development, subject to applicable approvals and zoning requirements.

For investors, developers, and owner-users, the property offers the flexibility of a commercially zoned site with utility availability and an established commercial setting. The combination of multiple parcels, municipal utility access, roadway visibility, and proximity to existing businesses creates a development opportunity within a recognized commercial corridor of Steubenville.



HIGHLIGHTS

- The property consists of five commercial parcels totaling approximately 0.82 acres.
- Commercial zoning supports a variety of potential development concepts, including retail, office, restaurant, medical, and service-oriented uses.



PROPERTY DETAILS

SALE PRICE: \$925,000

LAND DETAILS

Type	Commercial Land
Land AC	0.82 AC
Land SF	35,719 SF
On Sites	Finish grade
Proposed Use	Commercial, Retail



- **Pittsburgh International Airport :**
49 min | 31.7 mi



DEMOGRAPHICS



Population	2 miles	5 miles	10 miles
2020 Population	18,158	49,889	91,860
2025 Population	18,128	47,804	87,828
2030 Population Projection	17,903	46,741	85,888
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

Households	2 miles	5 miles	10 miles
2020 Households	7,129	21,040	39,428
2025 Households	6,984	19,966	37,486
2030 Household Projection	6,876	19,483	36,617
Annual Growth 2020-2025	-0.6%	-0.5%	-0.3%
Annual Growth 2025-2030	-0.3%	-0.5%	-0.5%
Owner Occupied Households	3,606	12,359	25,402
Renter Occupied Households	3,270	7,124	11,214
Avg Household Size	2.2	2.2	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending	\$162.3M	\$511.4M	\$1B

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sunset Blvd	Linduff Ave SE	20,083	2025	0.05 mi
S Hollywood Blvd	-	6,854	2025	0.14 mi
HOLLYWOOD BLVD	Cherry Ave N	3,568	2024	0.16 mi
Hollywood Boulevard	Cherry Ave N	3,554	2025	0.21 mi
Hollywood Blvd	Cherry Ave S	1,396	2025	0.31 mi
Sunset Blvd	Stanton Blvd W	21,132	2025	0.32 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	0.48 mi
Paul Street	Lafayette Blvd N	62	2025	0.49 mi
RAMP FROM BRADY AVE TO SR43 NB	Granard Pkwy N	4,196	2025	0.55 mi



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, and 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."

CONTACT

Beth Bressler, OH Realtor®

(740) 278-6018

bbressler@cedaronerealty.com

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