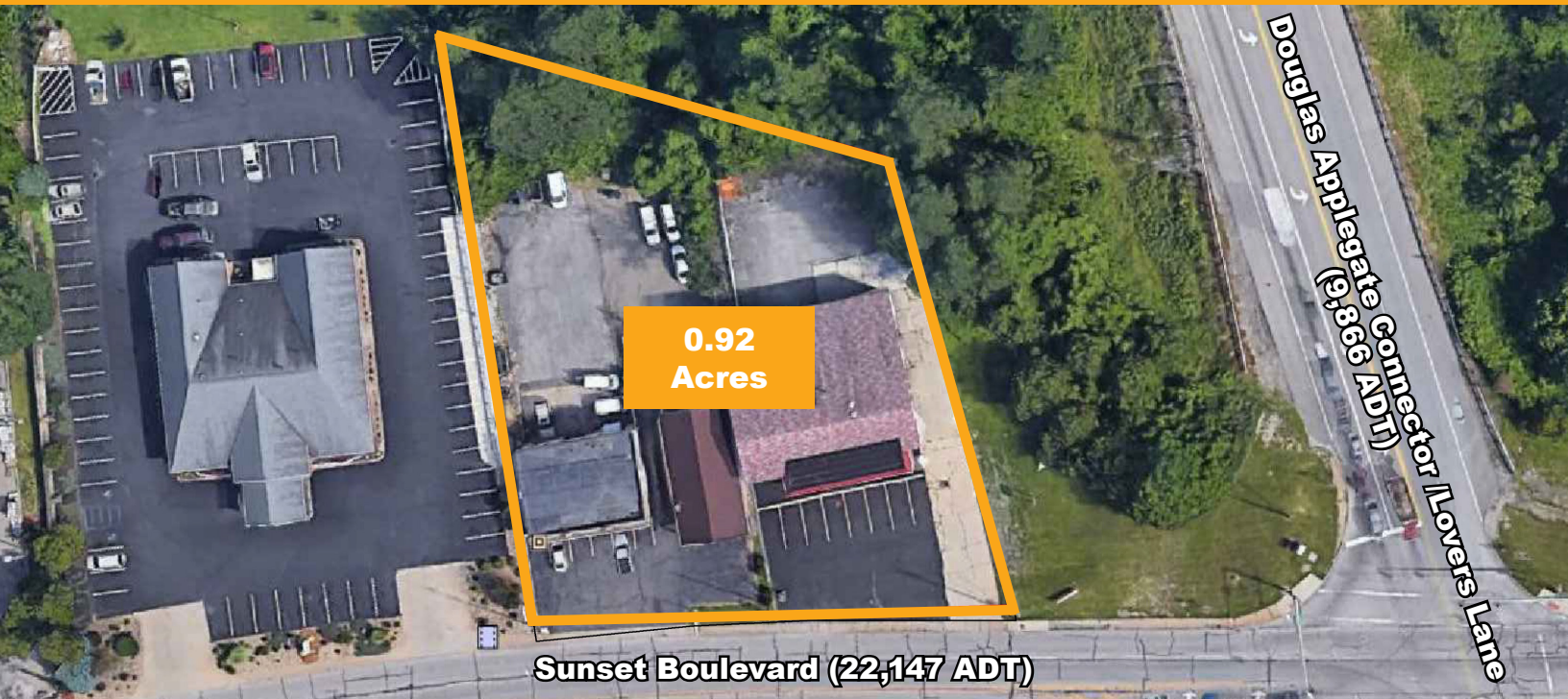


**Available - Retail Space**  
4419, 4425 & 4429 Sunset Boulevard  
Steubenville, OH 43952



**FOR LEASE (Ground Lease Or Build-To-Suit)**



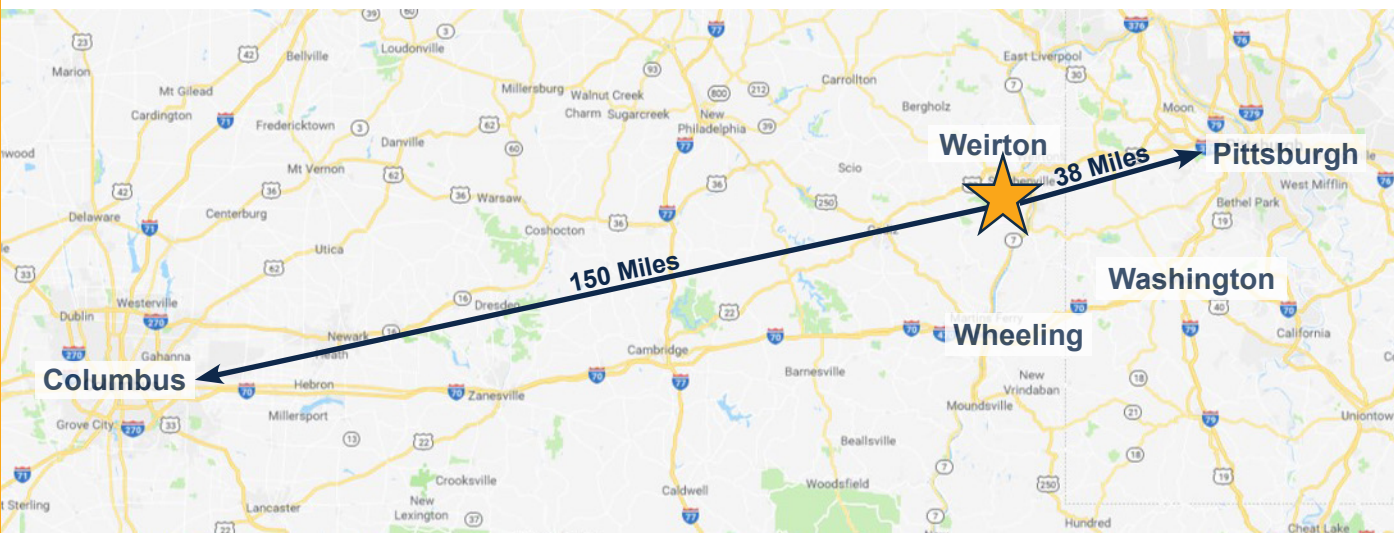
## Property Information

- 0.92 Acres available for ground lease or build-to-suit
- Preeminent retail corridor (22,147 ADT on Sunset Boulevard & 9,866 ADT on Lovers Lane)
- 200' of frontage
- Corner site on a lit intersection
- Great Access to Route 22 and Route 7
- Minutes from the West Virginia & Pennsylvania borders
- Located in Jefferson County (estimated population 65,249) and a part of the Weirton–Steubenville, WV–OH Metropolitan Statistical Area (estimated population 116,903)



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Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.