

# FOR SALE | RETAIL RESTAURANT | INVESTMENT OR OWNER USER



**PRICE: \$59,000**

**855 MAIN ST. FOLLANSBEE, WV 26037**

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**RETAIL RESTAURANT AVAILABLE FOR SALE**



3329 PENNSYLVANIA AVE. WEIRTON WV 26062 • (304) 914-4400  
143 CANTON RD. WINTERSVILLE, OH 43953 • (740) 264-7131



## PROPERTY SUMMARY

Located in the heart of Follansbee, this is a fantastic opportunity to bring your entrepreneurial vision to life!

This fully equipped restaurant is ready for a new owner to step in and make it their own. With its prime location and established setup, the possibilities are endless—whether you're looking to continue its current concept or create something entirely new.

Don't miss your chance to own your own business in a thriving community. Call today to schedule a showing and start turning your dream into reality!

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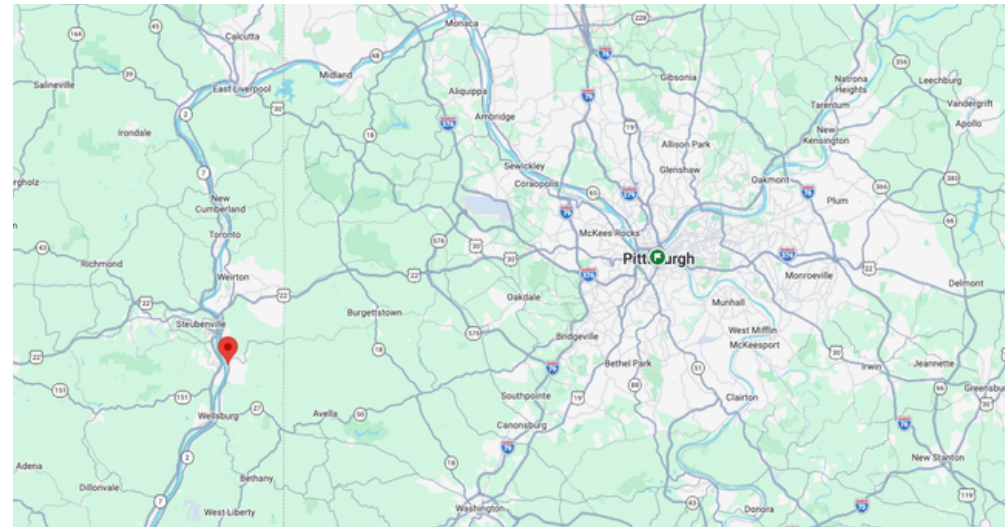
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### BUILDING DETAILS

Price	\$74,900
Price/SF	\$35.25
Stories	2
Type	Retail Restaurant
GLA	2,125 SF
Typical Floor	1,100 SF
Class	C
Construction	Masonry
Year Built	1950
Tenancy	Single

### LAND DETAILS

Land Acres	0.05 AC
Land SF	2,227 SF

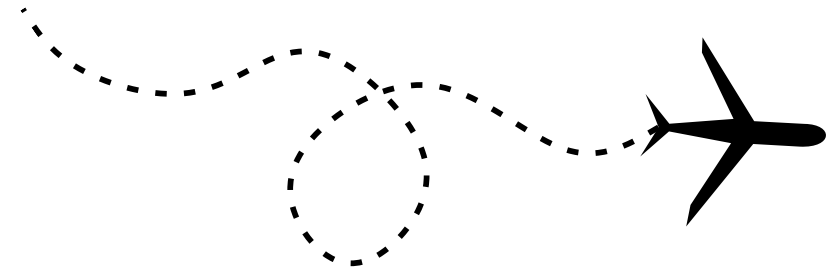


### Building Amenities

- Air Conditioning
- Signage

### Pittsburgh International Airport

50 minutes | 33.0 miles



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AERIAL MAP

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## DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	8,938	40,766	89,075
2025 Population	8,682	40,025	85,203
2030 Population Projection	8,497	39,306	83,353
Annual Growth 2020-2025	-0.6%	-0.4%	-0.9%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.4%
Median Age	45.4	43.2	45.4
Bachelor's Degree or Higher	15%	17%	19%
U.S. Armed Forces	0	4	61

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$122,063	\$122,242	\$136,184
Median Year Built	1959	1956	1958

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Main St	Raymond St N	10,222	2025	0.09 mi
Main St	Broad St S	13,925	2023	0.13 mi
Main Street	Broad St S	13,945	2025	0.14 mi
Allegheny St	Virginia Ave NE	4,734	2025	0.26 mi
Main St	Strawberry Aly N	18,325	2025	0.36 mi
Front Street	Front St W	39	2025	0.38 mi
Raspberry Aly	Front St W	47	2024	0.42 mi
Ramp from Logan Ave to SR-7 NB	Logan Ave SW	1,034	2025	0.49 mi
State Rte 7	Logan Ave SW	1,037	2023	0.49 mi
State Rte 7	Commercial St N	13,747	2025	0.51 mi



THE  
**CUOMO-LASH**  
GROUP



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OH, WV, & PA BROKER

