



8328 Ohio River Rd.
Wheelersburg, OH 45694

EPIQUE
REALTY

Property Features:

- Prime Retail / Commercial Opportunity Along Ohio River Rd (US-52)
- High Visibility with Strong Frontage on Major Regional Corridor
- Ample Surface Parking for Customers & Staff
- Located in Established Retail Corridor Serving Scioto County
- Strong Daily Traffic Counts Along US-52
- Suitable for Owner-User or Investment Redevelopment
- Growing Commercial Area with Continued Development Activity
- Convenient Access to Portsmouth and Surrounding Communities



Chris Swain
513-382-0794
chris@swa.in

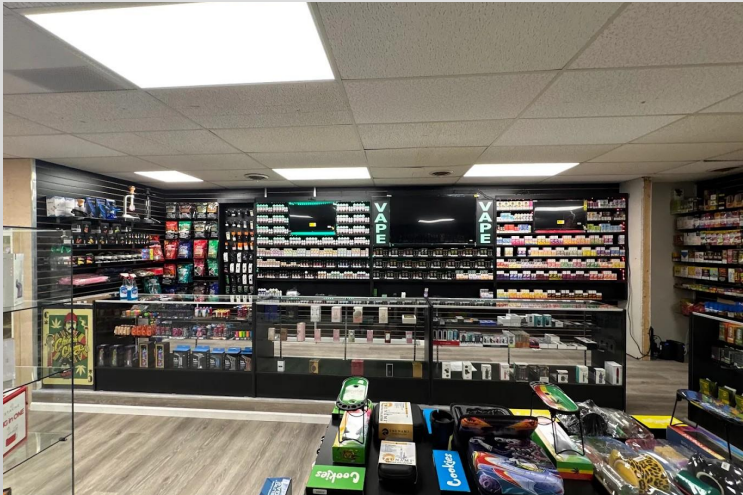
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Prospective purchasers are advised to conduct their own independent investigation and verification of all information, including but not limited to property condition, zoning, environmental matters, and any hazards that may exist. The broker and seller make no representations or warranties regarding the condition of the property or its suitability for any particular use.

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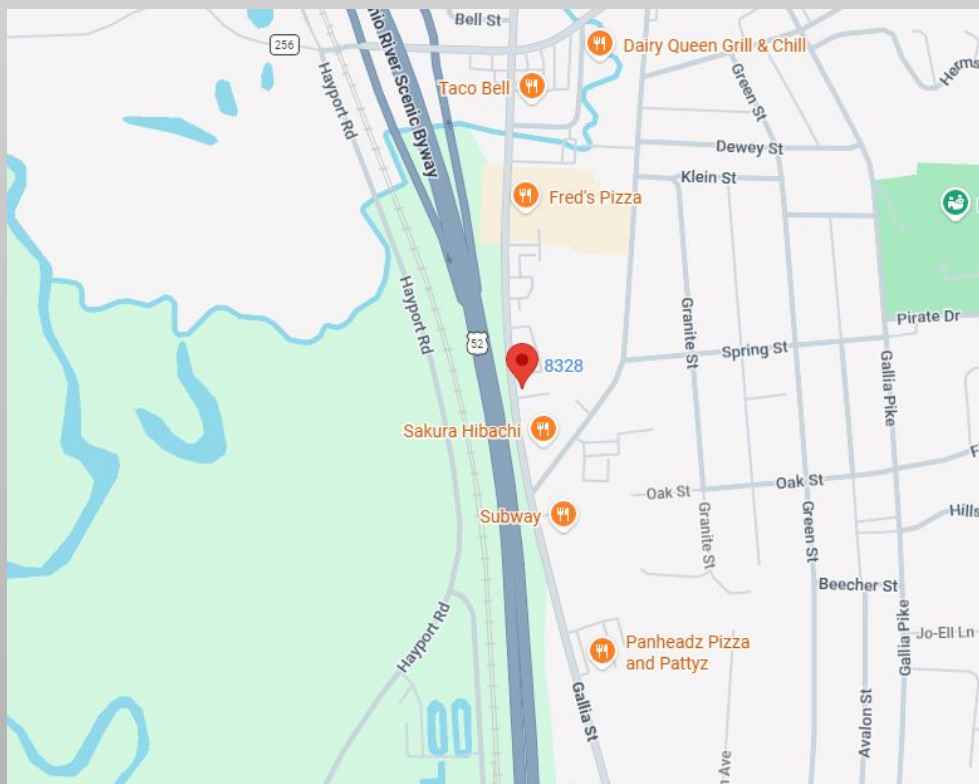
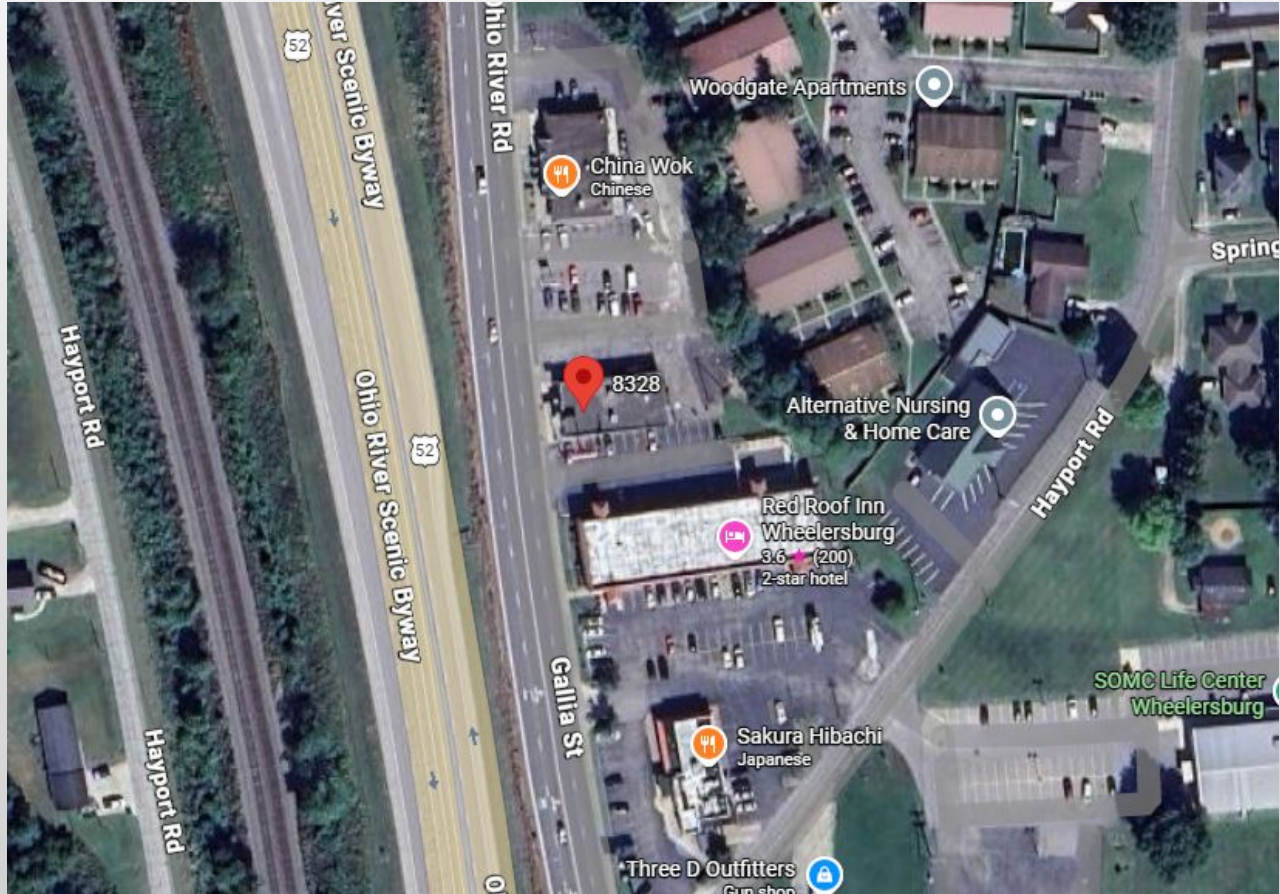
Property Photos



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Aerial View



8328 Ohio River Rd.

Traffic Counts / Demographics

Traffic Count

8328 Ohio River Rd • Wheelersburg, OH

~12,000
Vehicles Per Day
US-52 / Ohio River Corridor

Primary Corridor

US-52

Regional Connectivity

OH • KY • WV Access

Source: Ohio Department of Transportation Traffic Count Database

Area Household Income

8328 Ohio River Rd • Wheelersburg, OH

\$64,538
Median Household Income

Average Household Income

~\$78,900

Per Capita Income

\$31,214

Source: U.S. Census Bureau – American Community Survey

Meet

Chris Swain

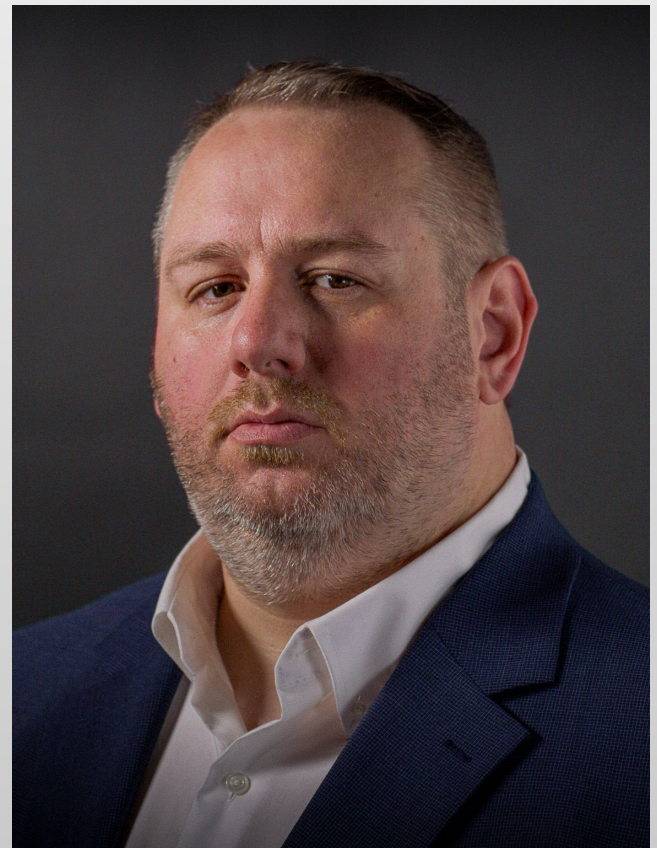
Ohio Licensed Commercial Agent

Chris Swain joins Epique as a licensed agent in Ohio.

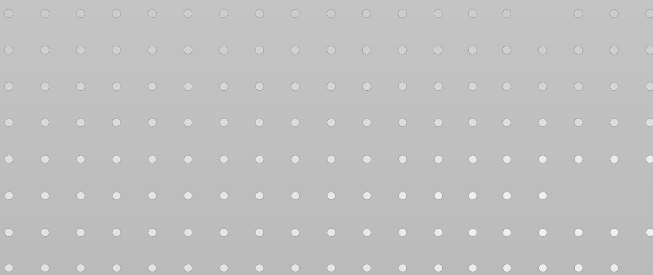
He works closely with investors to analyze acquisition opportunities, evaluate deal structure, and execute transactions that align with both short and long term investment objectives.

Chris brings over 10 years of experience working with office, multifamily and other commercial investors.

His background allows him to combine market insight, financial analysis, and investor-focused strategy to deliver thoughtful guidance and reliable execution across a wide range of commercial transactions.



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Meet

Brian Bell

OH/IN/KY Licensed Broker

Brian Bell is a seasoned and highly experienced state broker for Ohio and Kentucky at Epique Realty.

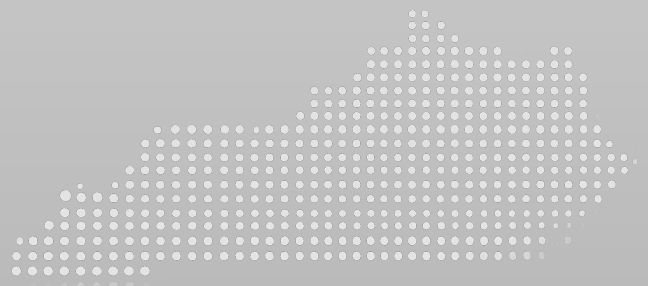
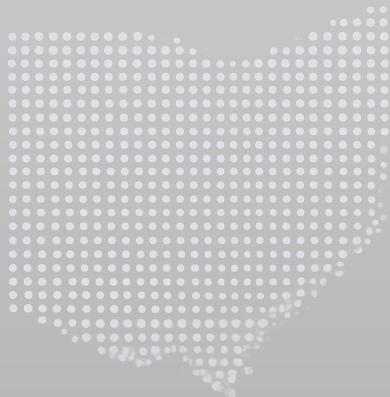
With over 20 years of experience in the real estate industry, Brian Bell has established himself as a knowledgeable and trusted professional in the field.

Brian Bell is a key figure at Epique Realty, driving the team towards success and fostering a culture of excellence.

His proactive approach, strategic vision, and business acumen set him apart as a motivated business leader who is dedicated to delivering exceptional results.



502-552-8001
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Chris Swain

Epique Agent

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