

FOR LEASE

6,000 SF OFFICE SPACE | \$16.00/SF GROSS LEASE



630 MARKET ST. STEUBENVILLE, OH 43952

JOSEPH LUCKINO, CCIM | OH, WV & PA BROKER

(740) 632-9111

jluckino@cedar-one.com

143 CANTON RD. WINTERSVILLE, OH 43953 • (740) 264-7131
CEDARONEREALTY.COM



630 MARKET ST. STEUBENVILLE, OH 43952



OVER 6,000 SF OF OFFICE SPACE FOR LEASE

143 CANTON RD. WINTERSVILLE, OH 43953 • (740) 264-7131

PROPERTY SUMMARY

Be a part of the resurgence of Downtown Steubenville!!!

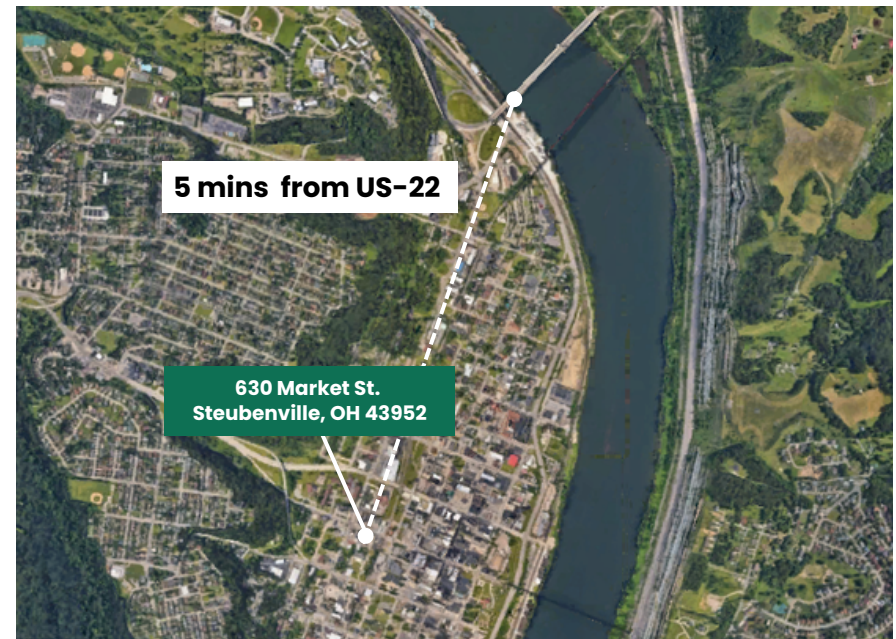
This building offers over 12,000 sq ft of office space on two floors with private parking. This building is home to the Chamber of Commerce as well as 3 other tenants and room for more! The main floor is vacant only due to the owner retiring and moving the business out after 20 years in business.

There is a private entrance, and the space can be taken as a whole unit or divided up. This is a gross lease with all utilities included!!

Call to take a tour today!

HIGHLIGHTS

- Home of Jefferson County Chamber Of Commerce
- Home of Big Brothers Big Sisters
- Home of Presley Hearing Center
- All new windows within the last 10 yrs
- Most of the HVAC has been replaced
- Roof is approx 10 years old
- Walking distance to the Commissioners' Towers
- Private parking
- Great income potential



630 MARKET ST. STEUBENVILLE, OH 43952

OVER 6,000 SF OF OFFICE SPACE FOR LEASE



143 CANTON RD. WINTERSVILLE, OH 43953 • (740) 264-7131

\$16.00 per sq ft - Gross Lease
Approx. 10% CAP RATE Potential

BUILDING SPECIFICATIONS

TOTAL BUILDING SF:	12,059 SF
FLOORS:	2
AVAILABLE SF:	6,700 SF
LOT SIZE:	0.57 AC
CLASS:	C
TENANT:	MULTI
PARKING:	44 – SURFACE
CONSTRUCTION:	MASONRY
YEAR BUILT:	1962
RENOVATED:	1990



630 MARKET ST. STEUBENVILLE, OH 43952

OVER 6,000 SF OF OFFICE SPACE FOR LEASE



143 CANTON RD. WINTERSVILLE, OH 43953 • (740) 264-7131

DEMOGRAPHICS

Households	2 miles	5 miles	10 miles
2020 Households	5,508	20,855	39,302
2024 Households	5,838	20,652	38,395
2029 Household Projection	5,812	20,175	37,444
Annual Growth 2020-2024	0.2%	-0.1%	-0.1%
Annual Growth 2024-2029	-0.1%	-0.5%	-0.5%
Owner Occupied Households	2,831	12,849	25,960
Renter Occupied Households	2,981	7,326	11,485
Avg Household Size	2.2	2.2	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending	\$125.9M	\$501.8M	\$999.7M

Housing	2 miles	5 miles	10 miles
Median Home Value	\$98,893	\$105,628	\$113,784
Median Year Built	1952	1957	1959
Population	2 miles	5 miles	10 miles
2020 Population	14,445	49,322	91,621
2024 Population	15,326	49,081	89,784
2029 Population Projection	15,258	48,016	87,645
Annual Growth 2020-2024	1.5%	-0.1%	-0.5%
Annual Growth 2024-2029	-0.1%	-0.4%	-0.5%
Median Age	35.8	43.4	45.7
Bachelor's Degree or Higher	18%	19%	18%
U.S. Armed Forces	3	56	103

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Market St	N 7th St NW	3,421	2025	0.02 mi
S 7th St	Barclay Ave SW	2,133	2025	0.05 mi
N 7TH ST	Market St SW	2,350	2025	0.06 mi
S 6th St	Barclay Ave SW	1,191	2025	0.07 mi
7TH ST	Barclay Ave NE	2,375	2024	0.07 mi
Market St Rear	N 7th St NW	5,059	2018	0.07 mi
S 7th St	Barclay Ave NE	2,377	2023	0.07 mi
South 7th Street	Barclay Ave NE	2,381	2025	0.07 mi
S 6TH ST	Barclay Ave NE	1,098	2025	0.09 mi
Market Street	N 5th St SE	3,838	2025	0.10 mi

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR LEASE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.

630 MARKET ST. STEUBENVILLE, OH 43952

OVER 6,000 SF OF OFFICE SPACE FOR LEASE

AERIAL MAP



PITTSBURGH INTERNATIONAL 47 MIN | 31.4 MI

OVER 6,000 SF OF OFFICE SPACE FOR LEASE



EXCLUDED AREAS

FLOOR PLAN CREATED BY CUBICAL

ROOM 9'10" x 8'9"

BATH 7'2" x 7'0"

BATH 5'0" x 8'9"

ROOM 21'10" x 11'6"

OFFICE 13'5" x 13'6"

ROOM 8'1" x 13'5"

ROOM 21'10" x 18'7"

OFFICE 21'10" x 21'7"

STORAGE 5'8" x 12'7"

OFFICE 19'10" x 11'4"

ROOM 4'0" x 8'9"

BATH 4'0" x 2'8"

BATH 6'0" x 7'3"

STORAGE 7'0" x 4'2"

BATH 12'2" x 8'9"

OFFICE 26'4" x 21'11"

ROOM 14'5" x 15'11"

OFFICE 11'7" x 15'11"

OFFICE 26'4" x 30'7"

BATH 5'11" x 7'5"

HALL 27'8" x 4'7"

OFFICE 16'1" x 9'6"

OFFICE 16'1" x 7'8"

OFFICE 16'1" x 11'8"

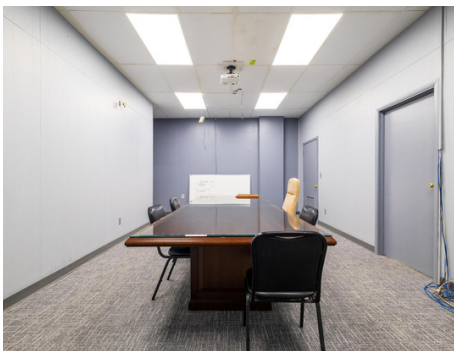
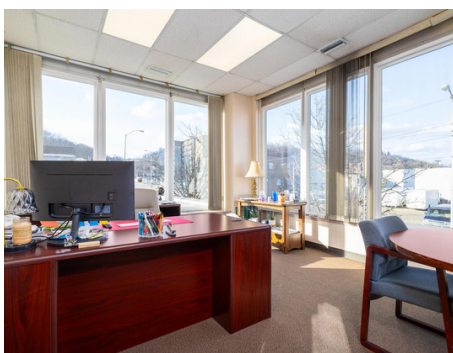
OFFICE 56'4" x 24'7"

RECEIVING 4'4" x 13'6"

HALL 8'7" x 7'3"

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

THE INFORMATION SUBMITTED HEREIN IS NOT GUARANTEED. ALTHOUGH OBTAINED FROM RELIABLE RESOURCES, IT IS SUBJECT TO ERRORS, OMISSIONS, PRIOR LEASE, AND WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKER HAS MADE NO INVESTIGATION AND MAKES NO REPRESENTATION OF THE PROPERTY.



630 MARKET ST. STEUBENVILLE, OH 43952

CONTACT INFORMATION

JOSEPH LUCKINO, CCIM | OH, WV & PA BROKER
(740) 632-9111

jluckino@cedar-one.com



Cedar OneTM
Realty

"All your needs under one tree."

