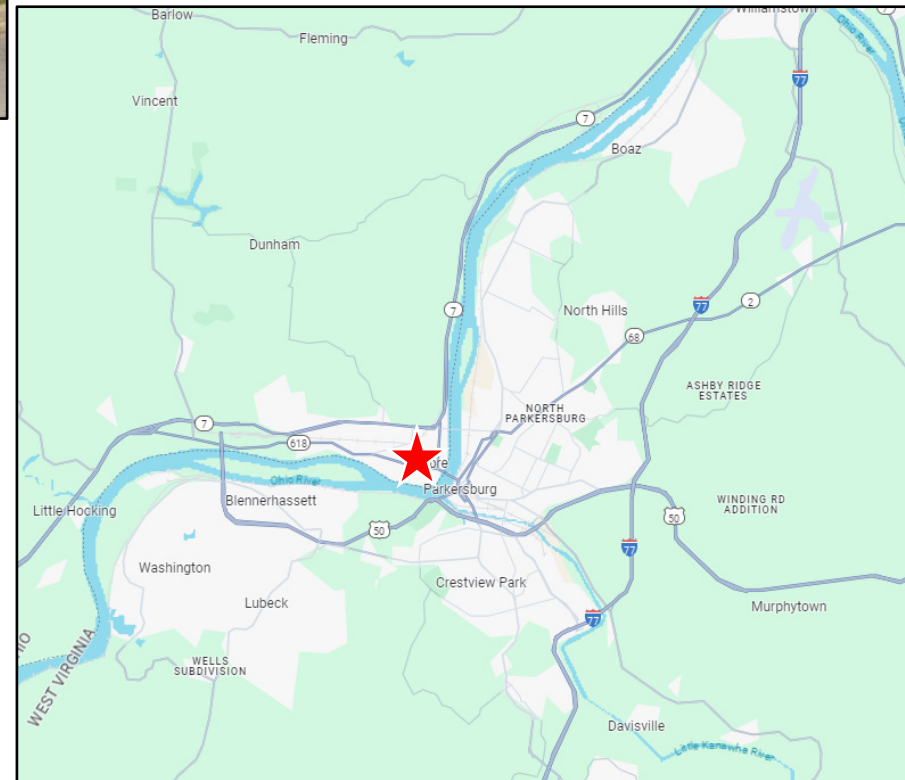


## Highlights:

- 5,596 SF building on 0.99 acre parcel
- Building constructed in 2003
- 190 ft of indirect frontage on Washington Blvd
- Zoned C2

## Location:

- Former auto facility located in front of Kroger
- Building can be razed
- 10,916 average daily traffic on Washington Blvd
- Area retailers include Kroger, Dollar General, Family Dollar, CVS, and McDonald's



*The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.*



Belpre, Ohio  
1004 Washington Blvd



AVAILABLE



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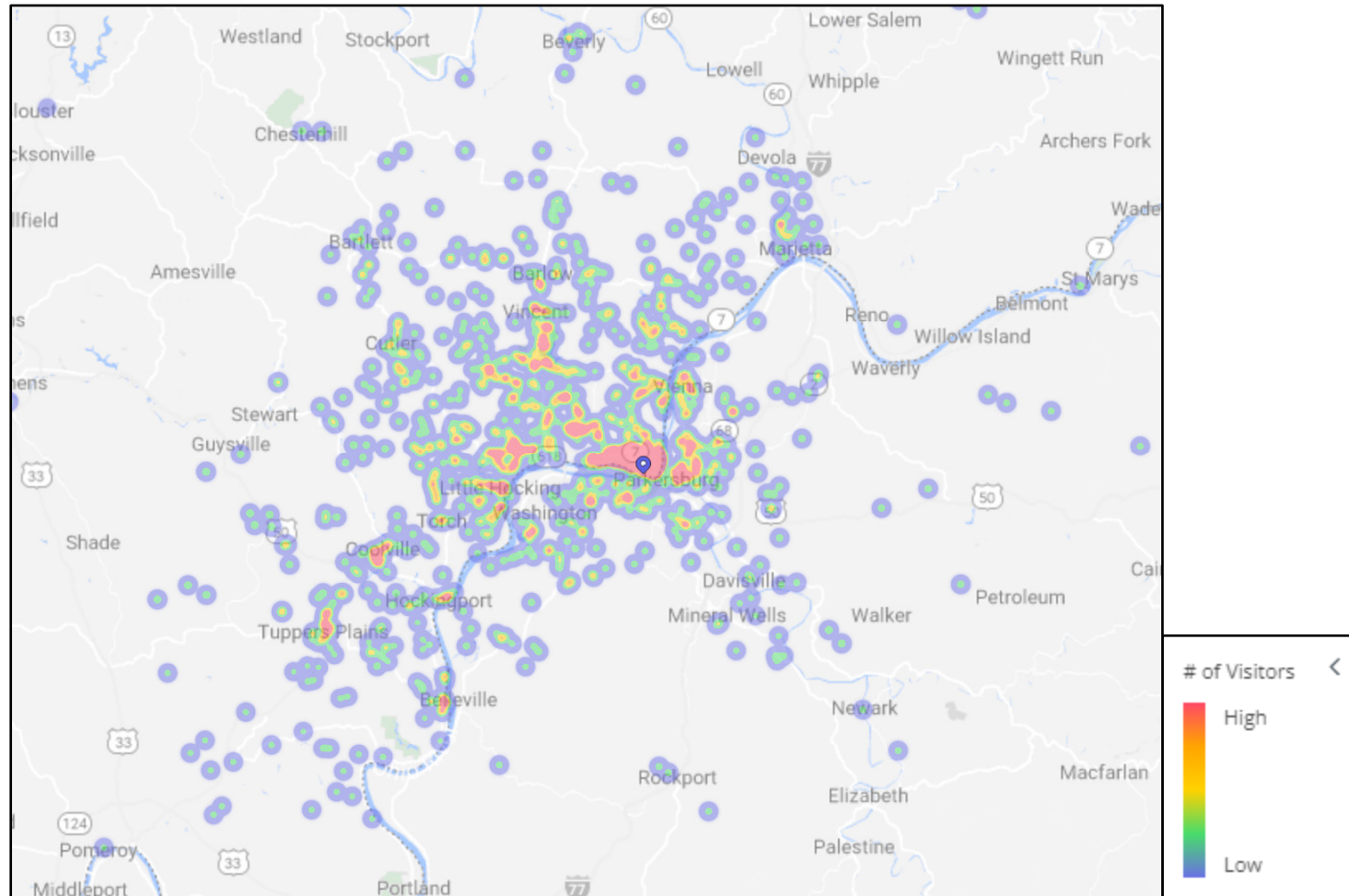
500 Trillium Dr  
Galloway, OH 43119

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## Trade area map of the Kroger:

This data represents the approximate home location and density of customers who visited Kroger at least 12 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



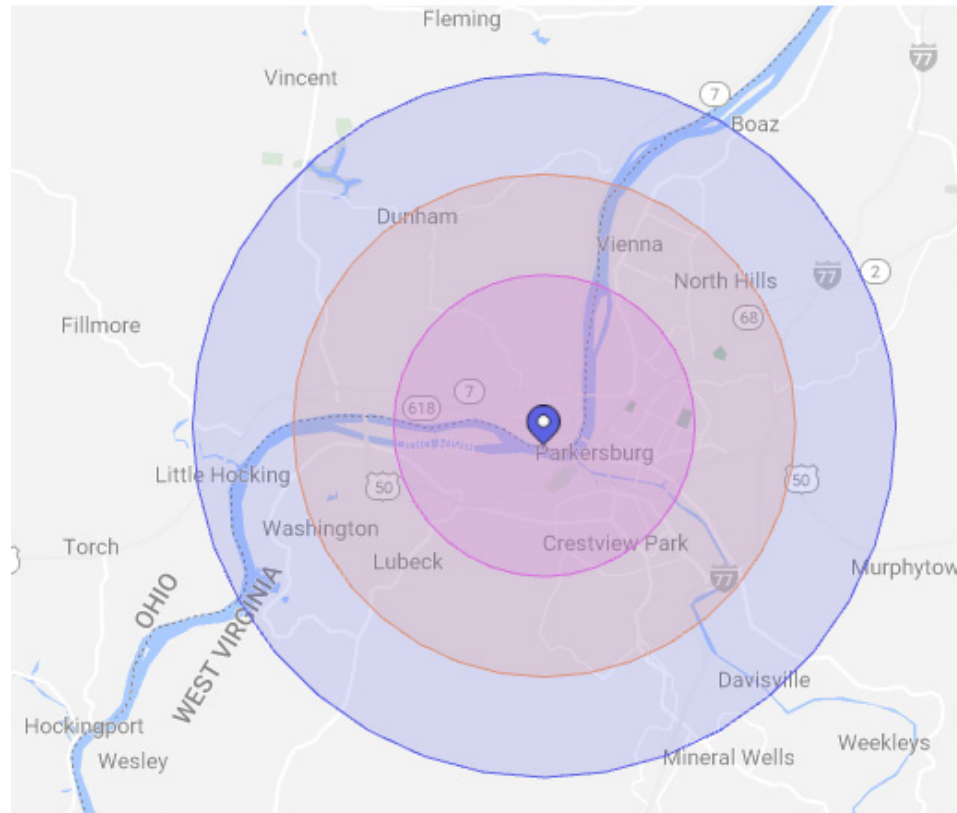
Kroger / 1008 Washington Blvd, Belpre, OH 45714 | Based on Home Location, by Visitors | Min. Visits: 12 | Aug 1st 2023 to Jul 31st 2024 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc.

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Search Group or Attribute



3 Mile

5 Mile

7 Mile

**Overview**

|                         |  |  |  |
|-------------------------|--|--|--|
| Population              | 31,489   | 59,116   | 74,976   |
| Household Median Income | \$43,548.99 <span style="background-color: #e91e63; color: white; padding: 2px;">57</span> | \$48,671.93 <span style="background-color: #e67e22; color: white; padding: 2px;">64</span> | \$52,421.32 <span style="background-color: #2980b9; color: white; padding: 2px;">69</span> |
| Daytime Population      | 43,171   | 67,998   | 82,708   |

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