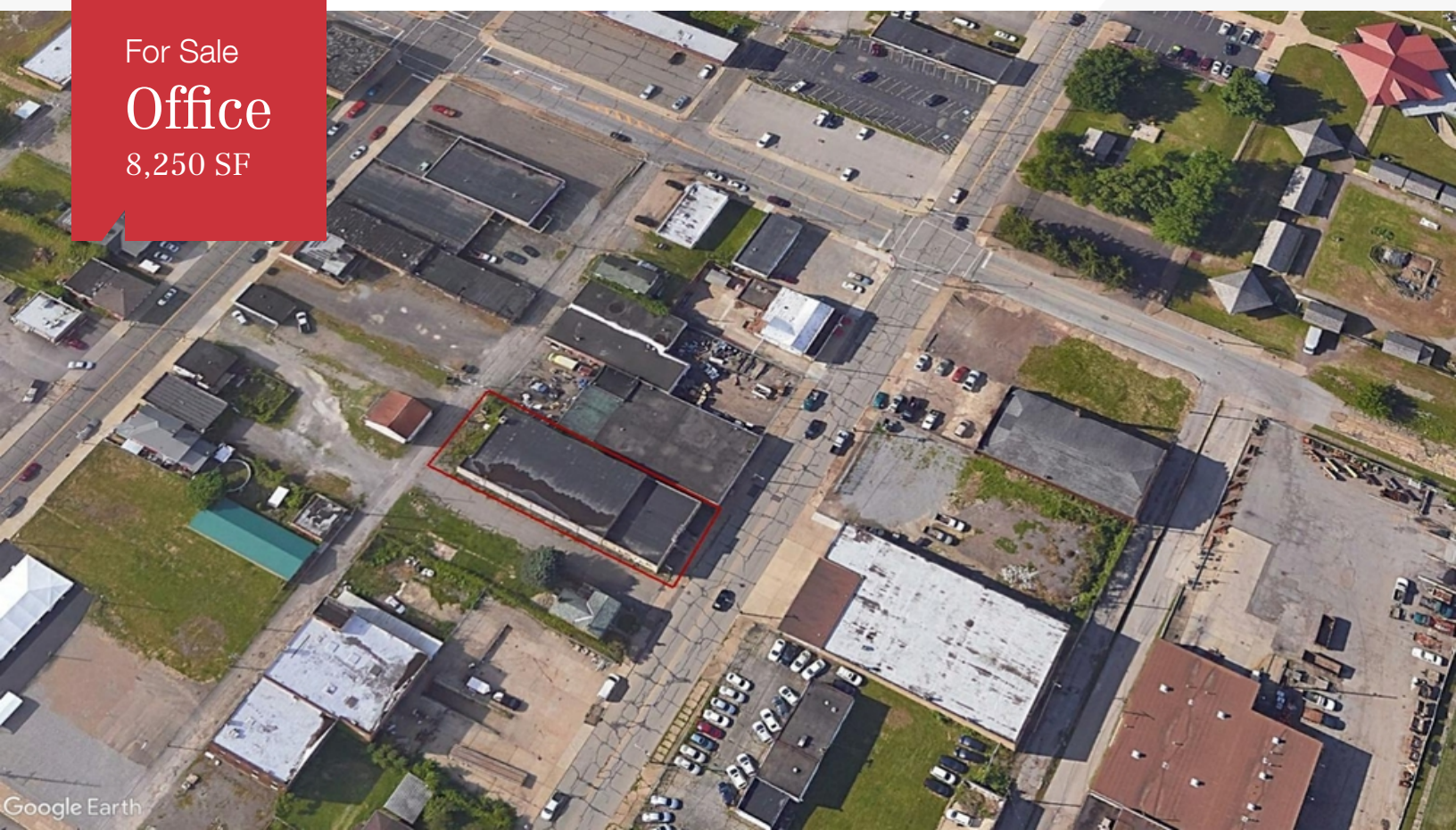


For Sale
Office
8,250 SF



227 South 3rd Street

Steubenville, Ohio 43952

Property Highlights

- ~0.25 Acres with ~8,250 SF building
- Office building with storage
- Perfect for electrical or any type of contractor
- Convenient location in Steubenville/Weirton area
- Close to Ohio River and bridge to Weirton, WV

OFFERING SUMMARY

Sale Price	\$75,000
Lot Size	0.25 Acres
Building Size	8,250 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,836	\$31,250
3 Miles	29,583	\$40,773
5 Miles	56,371	\$46,383

For more information

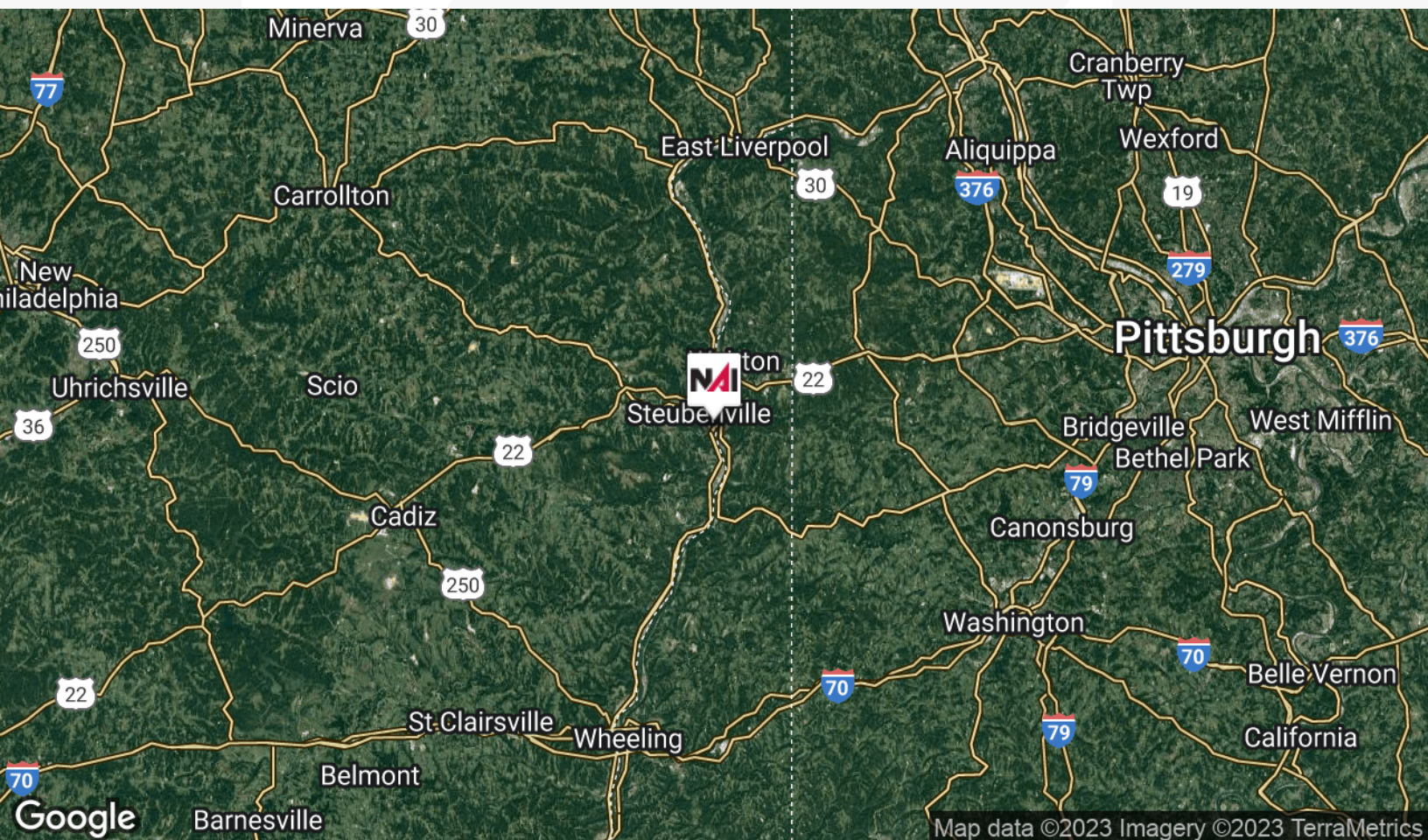
Bryce Custer

O: 330 418 9287 | C: 330 418 9287

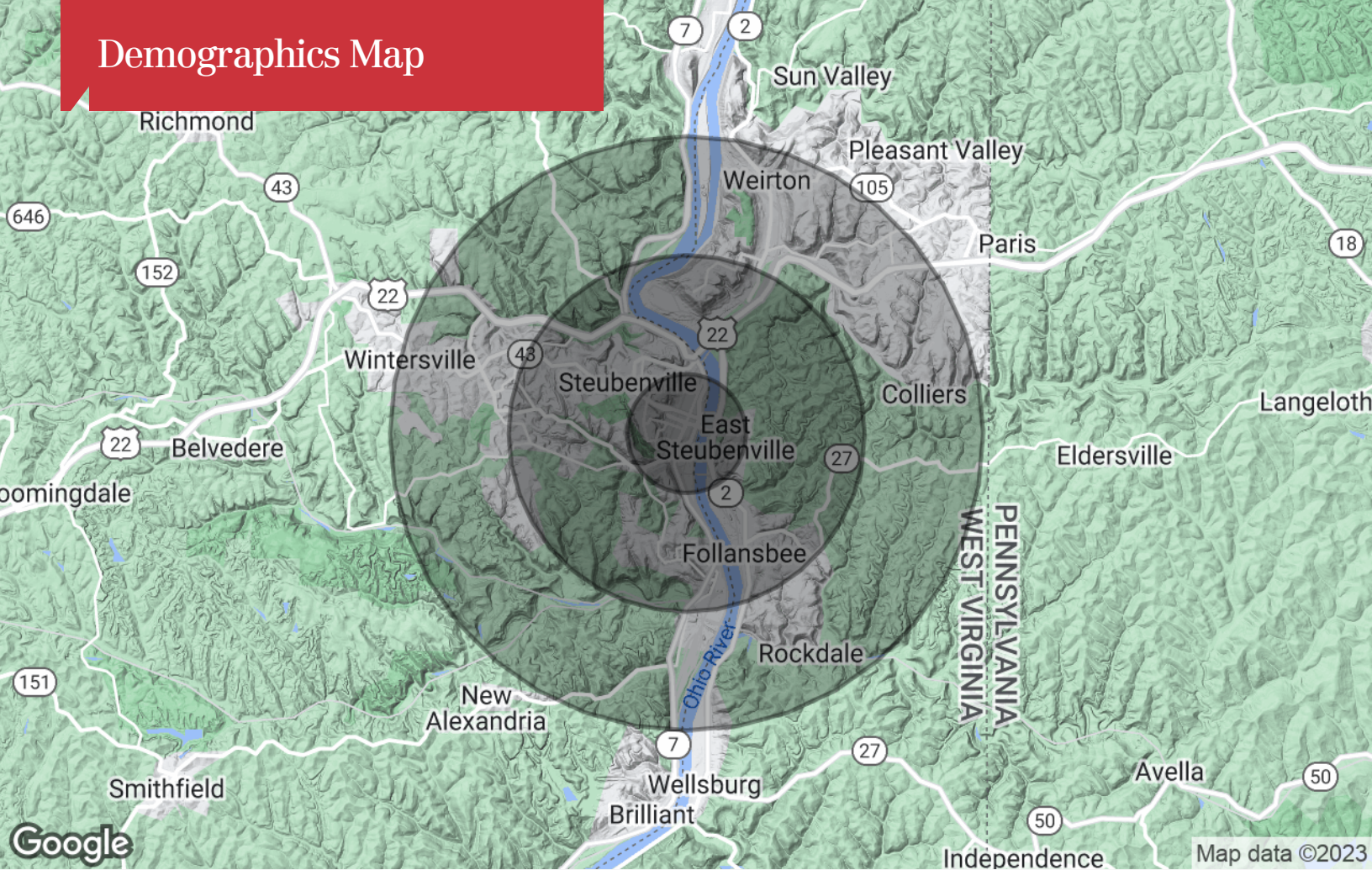
bryce@naispring.com | OH #BRKM.2017004455



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,836	29,583	56,371
MEDIAN AGE	39.4	40.3	41.5
MEDIAN AGE (MALE)	29.6	36.0	38.6
MEDIAN AGE (FEMALE)	43.3	42.6	43.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,582	11,882	23,298
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$31,250	\$40,773	\$46,383
AVERAGE HOUSE VALUE	\$122,331	\$135,125	\$128,254

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

330.418.9287 tel
330.418.9287 cell
bryce@naispring.com

Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties

Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In there spare time they enjoy boating on the Great Lakes from there home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development