

FORMER RITE AID AVAILABLE

201 Washington Blvd., Belpre, OH 45714

11,918 SF on 1.81 Acres
Available for SALE or LEASE



Property Details:

- Former Rite Aid available at prominent, signalized intersection in Belpre, OH
- Located at the entryway to Belpre from Parkersburg, WV
- Washington Blvd. is the main retail corridor in Belpre, and site is just ½ mile from a high-traffic Kroger store
- Parkersburg, WV CSA (which includes Belpre / Washington County, OH) population was roughly 147,000 in 2023.

Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,567	38,217	61,647	92,208
Households	2,204	17,383	27,641	40,270
Average HH Income	\$63,631	\$69,703	\$74,838	\$82,521
Total No. of Employees	5,327	21,697	27,485	34,553

Traffic Counts:

Inrix 2024	ADT
Washington Blvd. (SR 618)	14,753
SR 32	12,610

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Surrounding Retailers Include:



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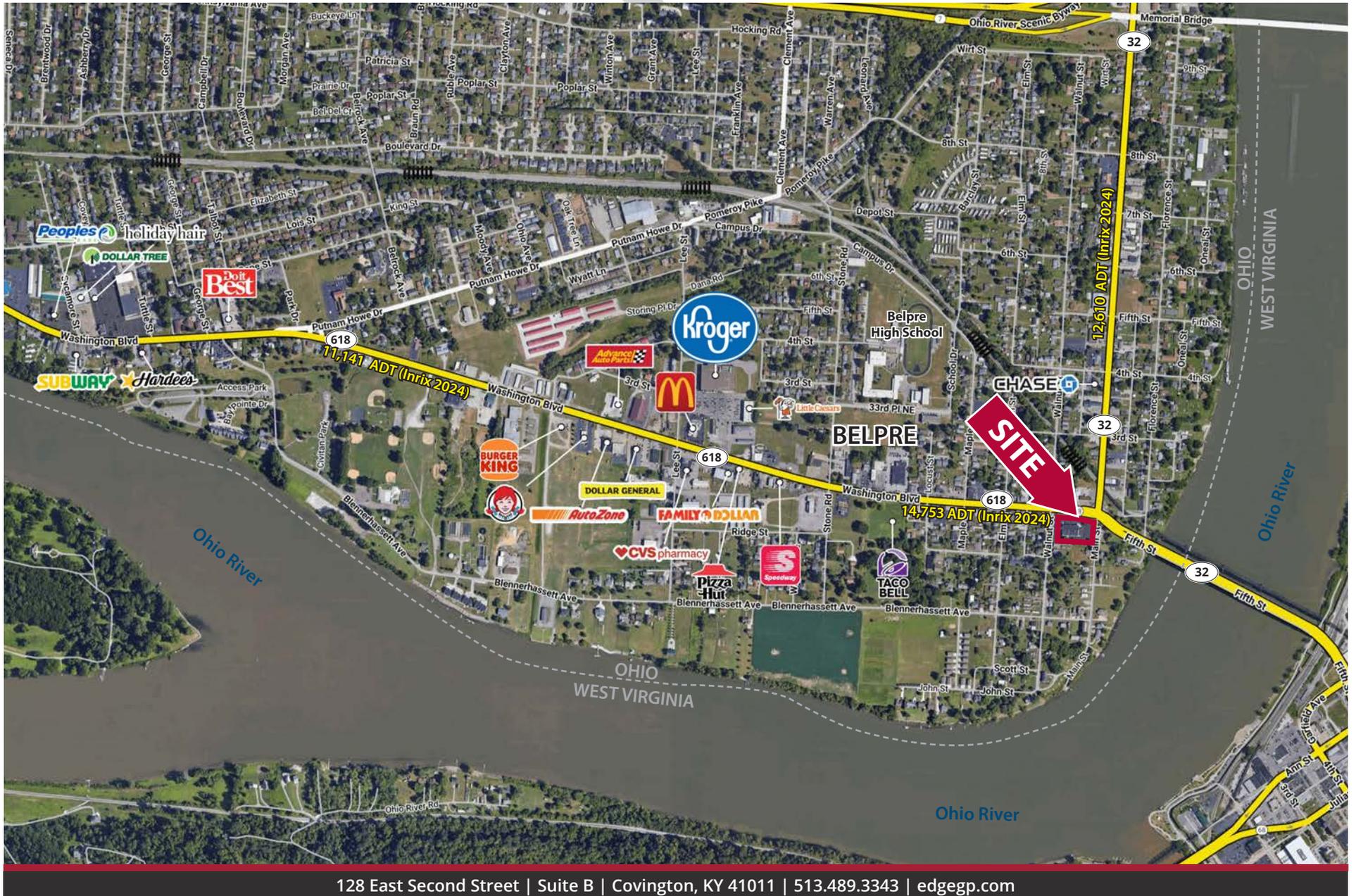
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Detail Aerial



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Market Aerial



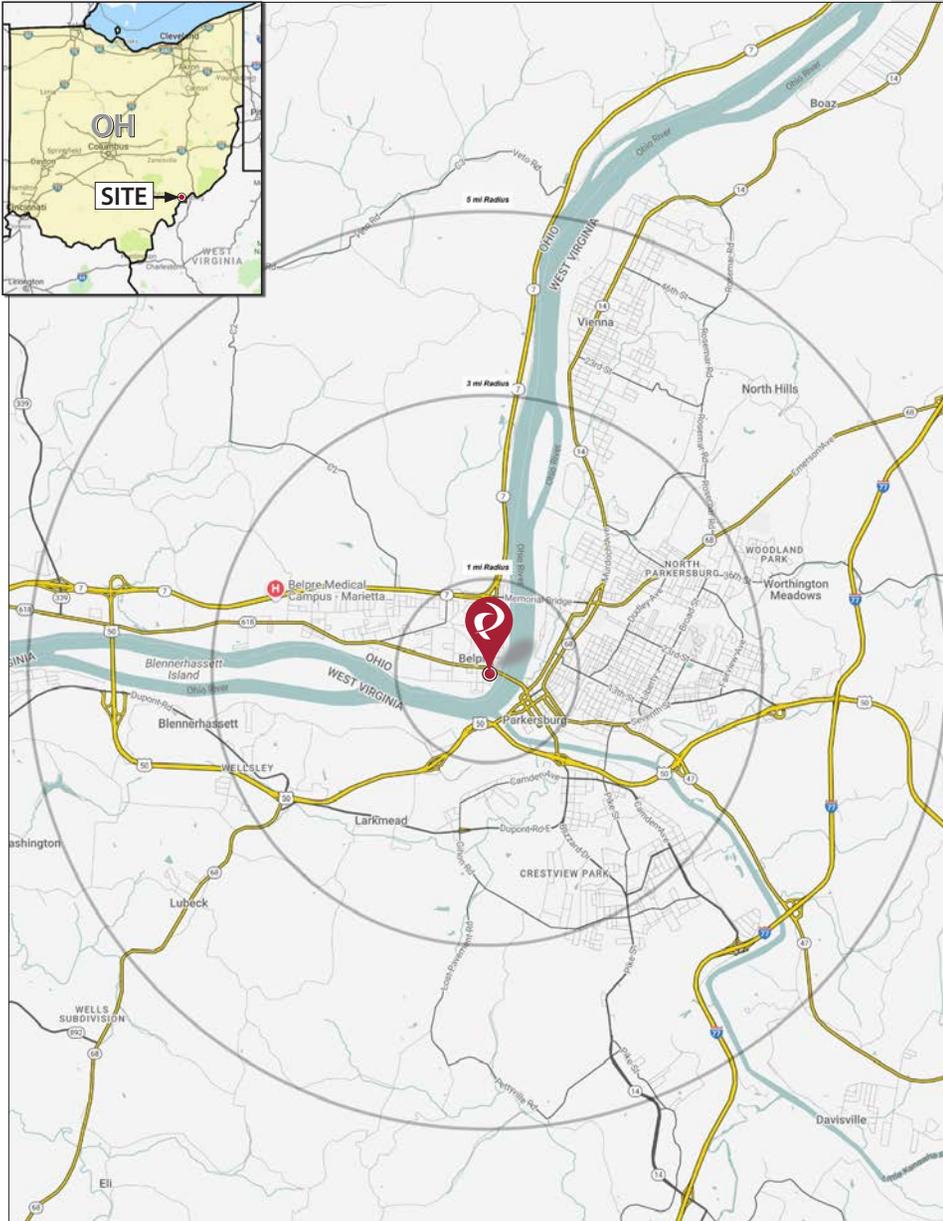
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.272/-81.5705

201 Washington Blvd Belpre, OH 45714	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	4,567	38,217	61,647	92,208
2030 Projected Population	4,444	37,264	59,922	89,583
2020 Census Population	4,221	37,953	62,047	93,507
2010 Census Population	4,188	39,425	63,470	95,641
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.6%	-0.2%	-0.2%	-0.2%
2025 Median Age	41.5	41.6	42.5	43.2
Households				
2025 Estimated Households	2,204	17,383	27,641	40,270
2030 Projected Households	2,158	17,028	26,999	39,318
2020 Census Households	1,991	17,081	27,381	40,292
2010 Census Households	1,921	17,443	27,687	40,504
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	1.0%	-	-	-
Race and Ethnicity				
2025 Estimated White	93.5%	93.8%	94.1%	94.7%
2025 Estimated Black or African American	2.2%	2.1%	1.8%	1.5%
2025 Estimated Asian or Pacific Islander	0.8%	0.8%	0.8%	0.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%	0.1%
2025 Estimated Other Races	3.4%	3.2%	3.1%	2.9%
2025 Estimated Hispanic	1.8%	1.8%	1.8%	1.5%
Income				
2025 Estimated Average Household Income	\$63,631	\$69,703	\$74,838	\$82,521
2025 Estimated Median Household Income	\$45,898	\$48,859	\$54,578	\$60,336
2025 Estimated Per Capita Income	\$30,719	\$31,751	\$33,601	\$36,072
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.7%	2.5%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	11.2%	9.6%	8.0%	6.9%
2025 Estimated High School Graduate	34.7%	36.9%	35.7%	35.5%
2025 Estimated Some College	19.3%	20.0%	20.7%	20.5%
2025 Estimated Associates Degree Only	14.6%	11.8%	11.9%	12.5%
2025 Estimated Bachelors Degree Only	13.6%	13.0%	14.0%	14.5%
2025 Estimated Graduate Degree	5.3%	5.9%	7.3%	7.9%
Business				
2025 Estimated Total Businesses	500	1,985	2,547	3,227
2025 Estimated Total Employees	5,327	21,697	27,485	34,553
2025 Estimated Employee Population per Business	10.7	10.9	10.8	10.7
2025 Estimated Residential Population per Business	9.1	19.2	24.2	28.6

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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