



1401 Washington Blvd.
Belpre, OH

FOR SALE: \$1,125,000

1.7 acres + 11,000 SF free standing building
1401 Washington Blvd., Belpre, OH 45714

Fred Kolb, CCIM MBA
Vice President
Mobile: +1 681 417 5600
fred.kolb@colliers.com

Greater Columbus Region
Two Miranova Place | Suite 900
Columbus, OH 43215
614 436 9800
colliers.com/columbus



Property Highlights

- Total Land Area: 1.7 acres across three parcels
Parcel # 080036072001 (0.34 acres)
Parcel # 080036088002 (0.72 acres)
Parcel # 080036088003 (0.64 acres)
- Building Size: 11,000 SF single-story freestanding structure (formerly Fruth Pharmacy)
- Zoning: City of Belpre C-2 General Commercial
- Prime Location: High-traffic corridor with excellent visibility
- Nearby Amenities: Close to major retailers, restaurants, and service businesses
- Parking: Ample on-site parking for customers and staff
- Accessibility: Convenient access to major roads and surrounding amenities
- Vacant & Ready: Immediate occupancy or redevelopment opportunity



Prime Investment / Owner-User Opportunity

Three contiguous parcels totaling 1.7 acres, featuring an 11,000 SF single-story freestanding building—formerly Fruth Pharmacy. This vacant property offers exceptional flexibility for multi-uses, with ample parking and strong traffic counts. Ideal for investors or owner-users seeking a strategic location with growth potential.



Prime Location in Belpre, Ohio

Situated along the scenic Ohio River in Washington County, the property is just 14 miles downriver from Marietta—the county seat—and directly across from Parkersburg, WV. Belpre is part of the Parkersburg-Marietta-Vienna WV-OH Combined Statistical Area (CSA), home to an estimated 146,629 residents in 2023, and maintaining steady growth since 2000.

Thriving Regional Economy

The CSA continues to attract major employers and investments, including:

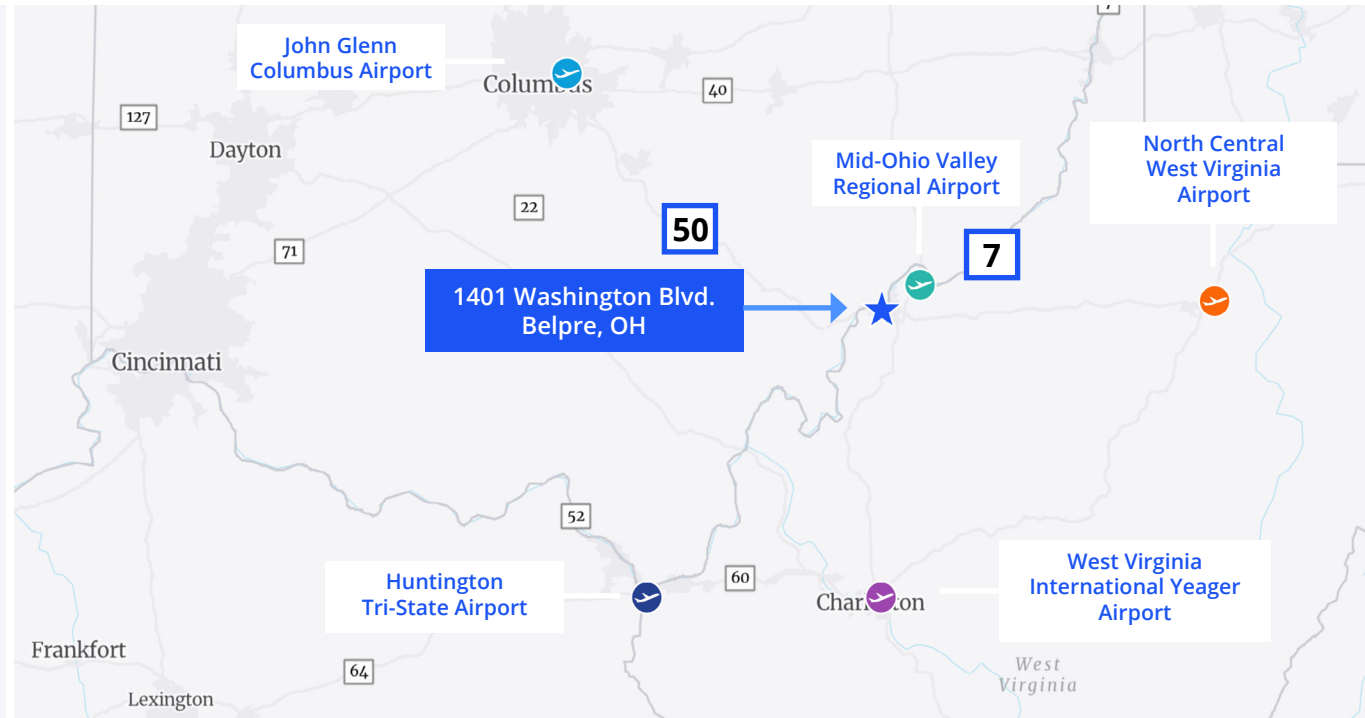
- Marietta Memorial Hospital Belpre Medical Campus**
- FedEx's 250,000 SF distribution center in South Parkersburg**
- Hino Motors' 900,000 SF truck manufacturing facility in Mineral Wells, WV**
- \$125 million, 50-bed children's hospital recently broke ground on the Belpre campus**

Enhanced Infrastructure & Connectivity

The Washington County Commission has committed \$1.5 million to develop a multi-modal port facility on the Ohio River, approximately 8 miles from I-77. Adjacent to the Muskingum River Industrial Park, this Southeastern Ohio Port Authority (SeOPA) project will integrate river, rail, and trucking services, strengthening the region's logistics network.

Location Highlights

- Business Friendly City Officials and Staff
- Situated on Washington Blvd/ State Route 618 & Ohio Ave West
- Approx. 1 mile to State Route 7
- Approx. 2 miles to US Route 50
- Approx. 6 miles to 1-77
- 12 miles to Mid-Ohio Valley Regional Airport
- 81 miles to North Central West Virginia Airport (Bridgeport, WV)
- 82 miles to West Virginia International Yeager Airport (Charleston, WV)
- 106 miles to Huntington Tri-State Airport (Huntington, WV)
- 112 miles to John Glenn Columbus International Airport (Columbus, OH)



Traffic Counts



Washington Blvd & Ohio Ave W:
10,353

For more information, contact:

Fred Kolb, CCIM MBA

Vice President

Mobile: +1 681 417 5600

fred.kolb@colliers.com

Greater Columbus Region

Two Miranova Place | Suite 900

Columbus, OH 43215

614 436 9800

colliers.com/columbus



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Greater Columbus Region.