



**A2Z**  
REAL ESTATE

***For Lease – 4,994 sf***

***Imperial Plaza***

**360 28th St., Bellaire, OH 43906**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

C: 814-242-7969

**STEVE ZAMIAS JR.**

Co-Founder & CFO

C: 814-525-2057



# A2Z REAL ESTATE

## IMPERIAL PLAZA

### ADDRESS:

360 28th St.

Bellaire, OH 43906

### SPACE AVAILABLE:

Last space! 4,994 sf

### MAJOR TENANTS:

Kroger, Kroger Fuel, Dollar General Advance Auto Parts, McDonald's

### HIGHLIGHTS:

Imperial Plaza is located just minutes away from State Route 7, and 10 minutes from Wheeling, WV.

Anchored by Kroger, other tenants include, Advance Auto Parts, Dollar General, McDonald's, and a Kroger Fuel station.

Traffic on Route 7 is 21,000 CPD

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

**COLOR KEY**

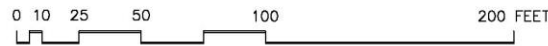
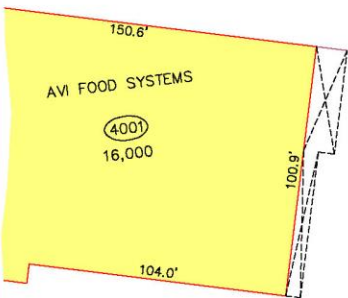
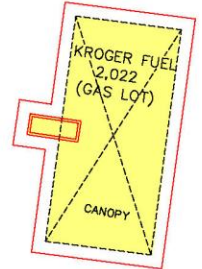
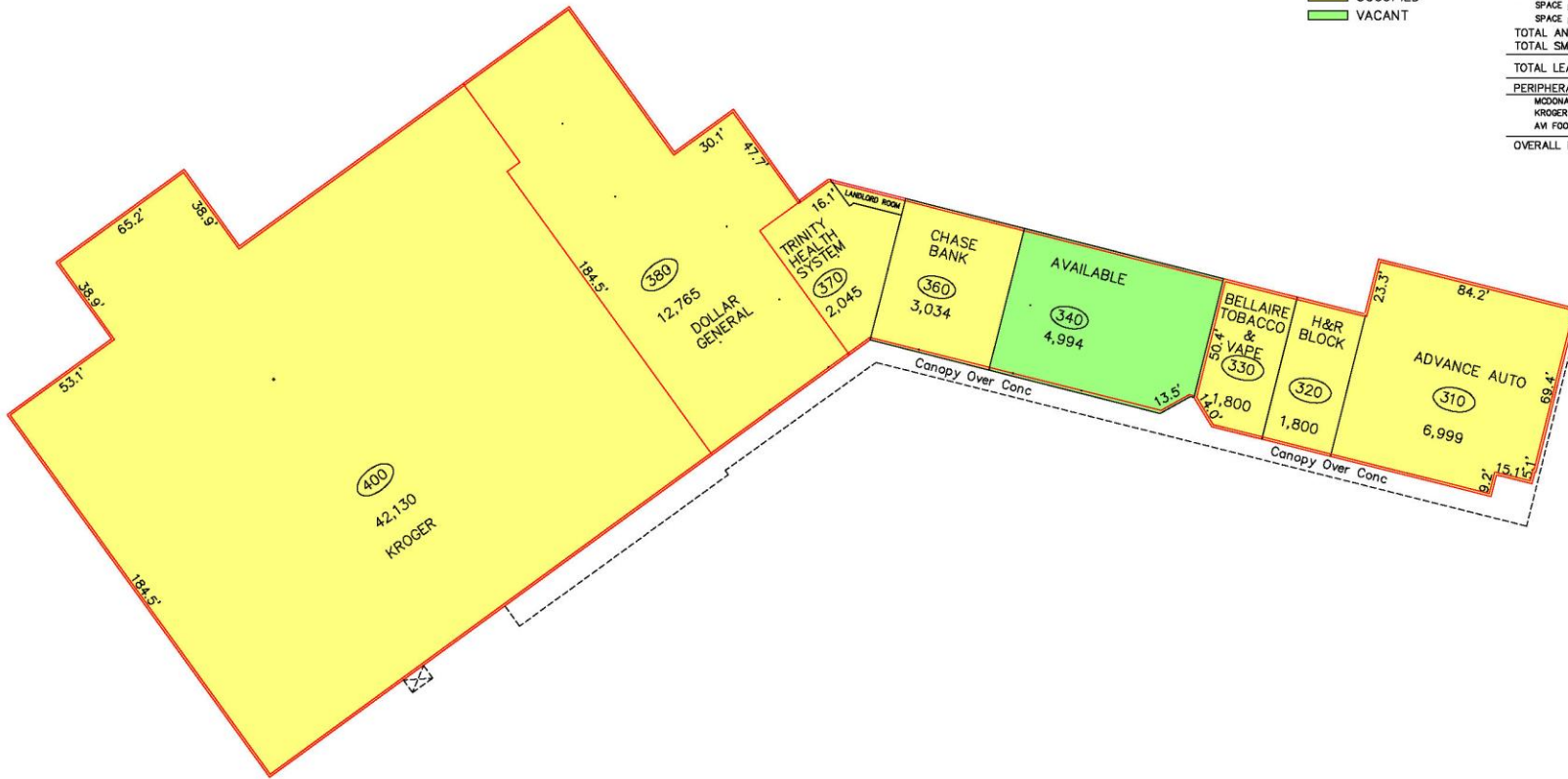
- OCCUPIED
- VACANT

**DEVELOPMENT DATA**

ANCHOR STORES	
SPACE #400 KROGER	42,130 S.F.
SPACE #380 DOLLAR GENERAL	12,785 S.F.
TOTAL ANCHORS	54,915 S.F.
TOTAL SMALL SHOPS	20,672 S.F.
TOTAL LEASABLE AREA	75,587 S.F.
PERIPHERAL	
MCDONALD'S	3,270 S.F.
KROGER FUEL CENTER (GROUND LEASE)	2,022 S.F.
AM FOOD SYSTEMS, INC.	16,000 S.F.
OVERALL LEASABLE AREA	96,859 S.F.

**ROOM KEY**

- (000) — UNIT NUMBER
- 000 — UNIT SQUARE FOOTAGE



SCALE

**LEASE PLAN  
FOR  
IMPERIAL PLAZA  
BELLAIRE, OHIO  
PULTNEY TOWNSHIP, BELMONT COUNTY**

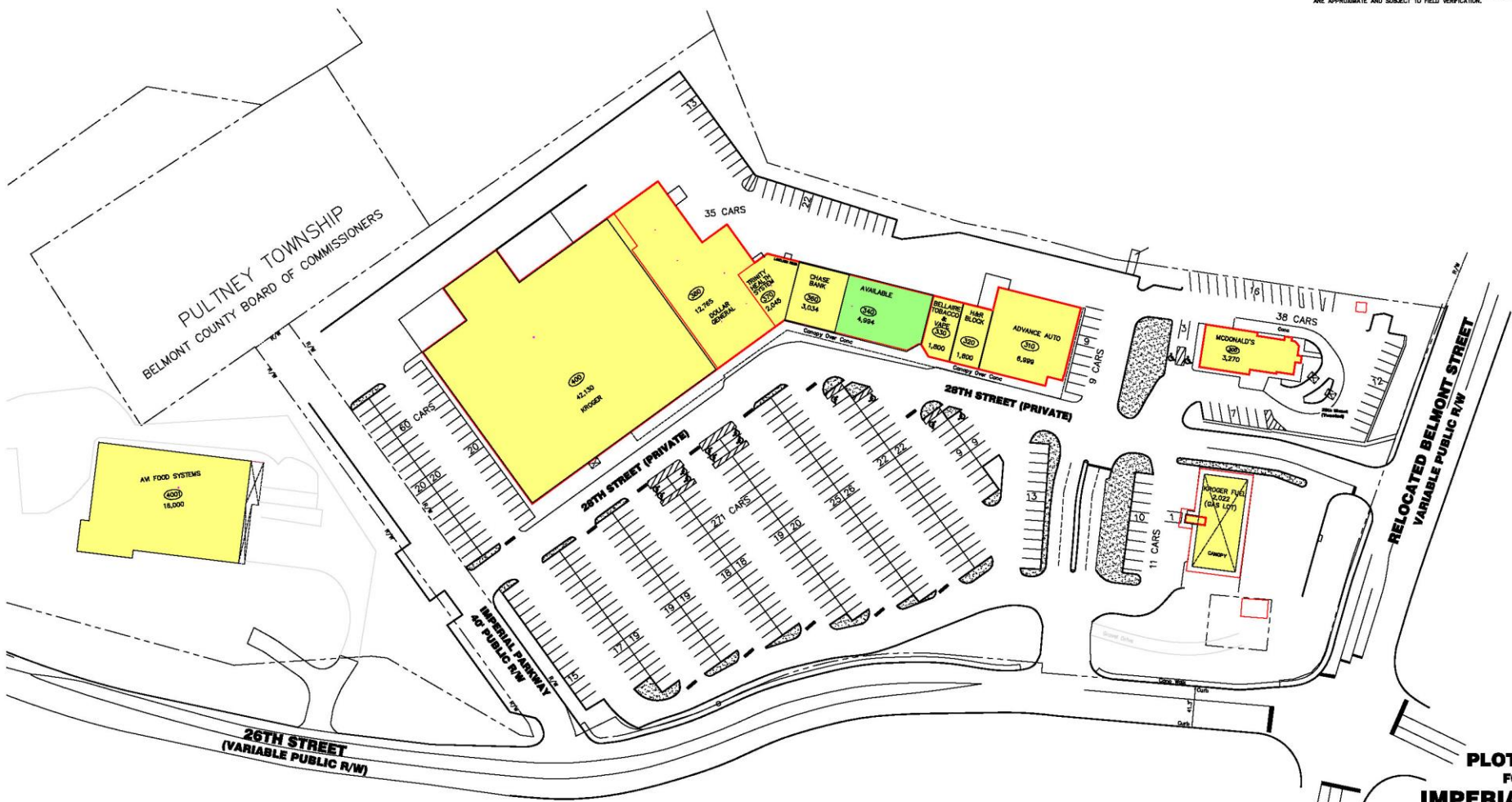
**BON AVIV INVESTMENTS  
MANAGED BY**

**A2Z** REAL ESTATE | 231 MARKET STREET  
JOHNSTOWN, PA 15901  
(814) 254-4004  
a2zreinc.com | info@a2zreinc.com

02.03.2023

**LP-1**

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**DEVELOPMENT DATA**

<b>ANCHOR STORES</b>	
SPACE #400 KROGER	42,130 S.F.
SPACE #380 DOLLAR GENERAL	12,765 S.F.
TOTAL ANCHORS	54,895 S.F.
TOTAL SMALL SHOPS	20,672 S.F.
<b>TOTAL LEASABLE AREA</b>	<b>75,567 S.F.</b>
<b>PERIPHERAL</b>	
MCDONALD'S	3,270 S.F.
KROGER FUEL CENTER (GROUND LEASE)	2,022 S.F.
AVI FOOD SYSTEMS, INC.	16,000 S.F.
<b>OVERALL LEASABLE AREA</b>	<b>96,859 S.F.</b>
TOTAL LAND AREA	18.3 ACRES

**COLOR KEY**  
 OCCUPIED  
 VACANT



**SCALE**

**PLOT PLAN**  
**FOR**  
**IMPERIAL PLAZA**  
**BELLAIRE, OHIO**  
 PULTNEY TOWNSHIP, BELMONT COUNTY

**BON AVIV INVESTMENTS**

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<b>REVISIONS</b>	<b>DATE: 02/02/2015</b>
02/02/15	
02/02/15	
02/02/15	
02/02/15	
02/02/15	
02/02/15	

**360 28th St**  
Bellaire, OH 43906  
October 2021



**21.7K**

# DEMOGRAPHICS

360 28th St Bellaire, OH 43906	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2021 Estimated Population	4,063	16,283	40,220	100,338
2026 Projected Population	3,850	15,520	38,406	96,267
2010 Census Population	4,321	17,461	43,227	107,465
2000 Census Population	4,776	19,041	47,404	113,540
Projected Annual Growth 2021 to 2026	-1.1%	-0.9%	-0.9%	-0.8%
Historical Annual Growth 2000 to 2021	-0.7%	-0.7%	-0.7%	-0.6%
2021 Median Age	39.4	42.8	44.2	44.8
<b>Households</b>				
2021 Estimated Households	1,781	7,126	17,774	43,881
2026 Projected Households	1,739	6,968	17,295	42,914
2010 Census Households	1,884	7,582	18,946	46,569
2000 Census Households	2,085	8,189	20,334	47,889
Projected Annual Growth 2021 to 2026	-0.5%	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2000 to 2021	-0.7%	-0.6%	-0.6%	-0.4%
<b>Race and Ethnicity</b>				
2021 Estimated White	91.1%	94.5%	92.3%	93.5%
2021 Estimated Black or African American	5.3%	2.7%	4.3%	3.2%
2021 Estimated Asian or Pacific Islander	0.2%	0.4%	0.6%	0.7%
2021 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%	0.2%
2021 Estimated Other Races	3.1%	2.2%	2.7%	2.4%
2021 Estimated Hispanic	2.2%	1.4%	1.4%	1.5%
<b>Income</b>				
2021 Estimated Average Household Income	\$57,531	\$62,552	\$64,246	\$71,603
2021 Estimated Median Household Income	\$37,874	\$48,790	\$50,606	\$55,312
2021 Estimated Per Capita Income	\$25,278	\$27,412	\$28,550	\$31,485
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.2%	2.5%	2.2%
2021 Estimated Some High School (Grade Level 9 to 11)	12.1%	6.3%	5.9%	5.5%
2021 Estimated High School Graduate	44.0%	41.7%	40.1%	39.1%
2021 Estimated Some College	20.4%	20.9%	19.8%	19.3%
2021 Estimated Associates Degree Only	11.1%	11.5%	10.5%	10.1%
2021 Estimated Bachelors Degree Only	6.4%	11.1%	13.7%	14.4%
2021 Estimated Graduate Degree	3.3%	6.3%	7.6%	9.3%
<b>Business</b>				
2021 Estimated Total Businesses	178	464	1,879	4,011
2021 Estimated Total Employees	1,898	5,402	26,780	51,968
2021 Estimated Employee Population per Business	10.6	11.6	14.3	13.0
2021 Estimated Residential Population per Business	22.8	35.1	21.4	25.0



# A2Z

REAL ESTATE

## CONTACT

### A2Z REAL ESTATE INC

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Co-Founder & CEO

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Co-Founder & CFO

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