

Heritage Plaza-Available Land

I-64 & WV 34 | Teays Valley, WV

[PROPERTY VIDEO](#)



Highlights:

- ± 4.5 acres, centrally located between Charleston and Huntington
- Located in fast growing Putnam County
- High Incomes
- Next to a 68-room Holiday Inn Express that is at full capacity almost every day of the year, an Exxon/Arby's, Dunkin' Donuts and Buffalo Wild Wings Go
- Next to the Putnam County Chamber of Commerce, Development Authority and Convention and Visitors Bureau
- Highly visible and accessible from WV 34 ($\pm 20,183$ ADT)
- Situated between two highly travelled highways, I-64 (± 0.3 miles south) and US 35 (± 1.5 miles north)
- Located on the "going home" side of the road allowing a right turn in and out of the property

Area Businesses:

Target, Michaels, Dunham's Sports, Aldi, Petco, Planet Fitness, Five Below, Home Depot, Big Sandy Furniture, Sleep Inn & Mainstay Suites, Dollar Tree, Panera Bread, GNC, Cato Fashions, Anytime Fitness, Jersey Mike's, Advance Auto Parts, Bob Evans, Applebee's, Sleep Outfitters, Krogers, Dollar General, Holiday Inn Express, Exxon, Dunkin' Donuts, Buffalo Wild Wings Go, Starbuck's and more.



PO Box 2388
Charleston, WV 25328
www.summcos.com

For Information

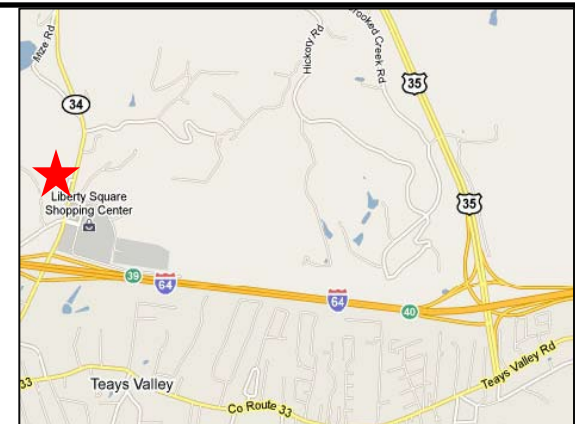
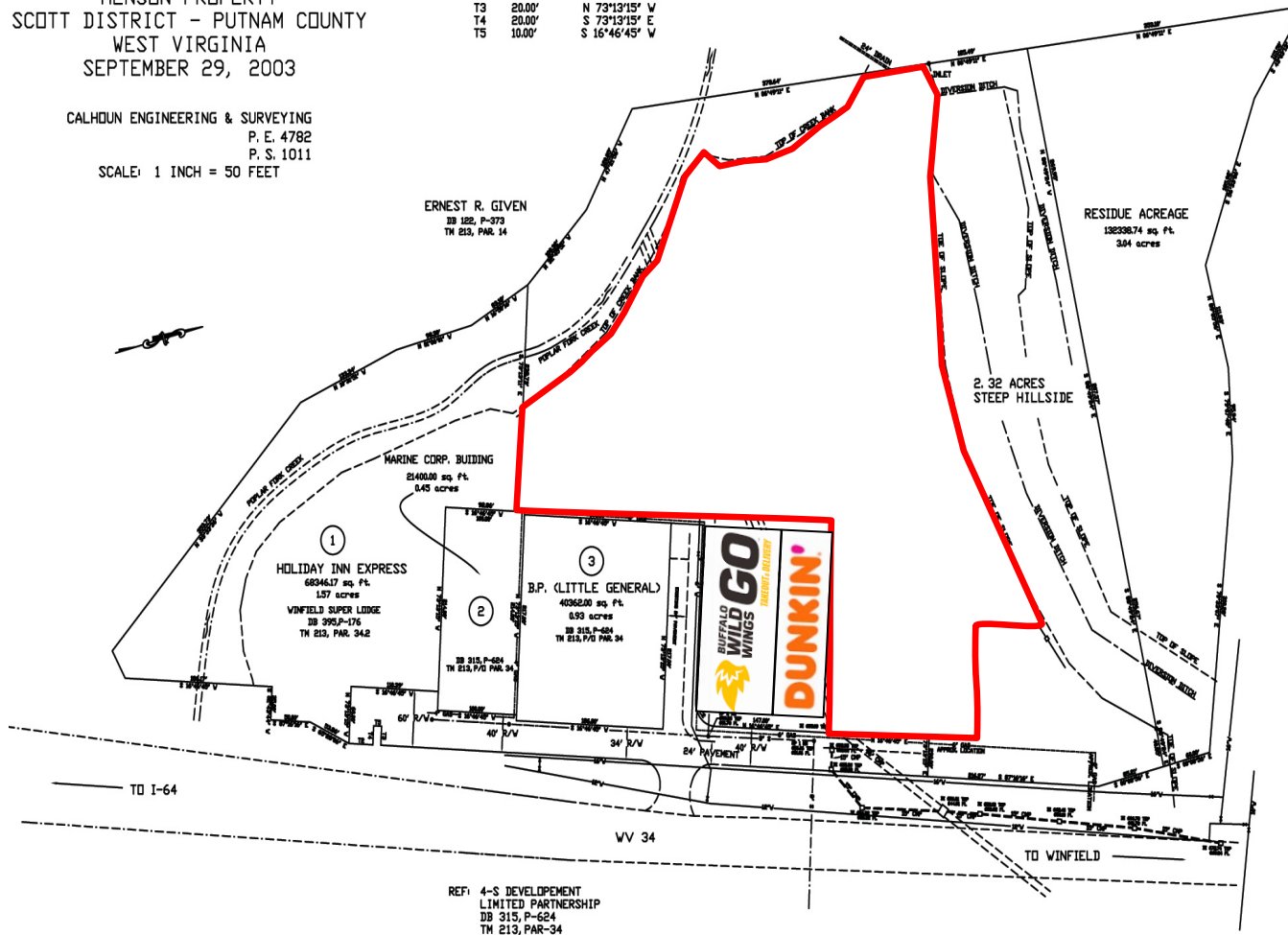
T.J. Summers 304.345.8700 | tsummers@summcos.com

Heritage Plaza

PROPERTY OF
4-S DEVELOPMENT, LLC
HENSON PROPERTY
SCOTT DISTRICT - PUTNAM COUNTY
WEST VIRGINIA
SEPTEMBER 29, 2003

CALHOUN ENGINEERING & SURVEYING
P. E. 4782
P. S. 1011
SCALE: 1 INCH = 50 FEET

TANGENT TABLE			CURVE TABLE						
NUMBER	DISTANCE	BEARING	NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD. LENGTH
T1	33.09'	S 74°34'36" W	C1	84°09'56"	N 45°11'18" V	10.00'	14.69'	9.03'	13.40'
T2	30.39'	S 16°46'45" W	C2	90°00'00"	S 42°16'16" E	25.00'	39.27'	25.00'	35.36'
T3	20.00'	N 73°13'15" W							
T4	20.00'	S 73°13'15" E							
T5	10.00'	S 16°46'45" W							



DEMOGRAPHICS (2025 Forecast-Esri)

	<u>5 miles</u>	<u>7 Miles</u>	<u>10 miles</u>	<u>WV</u>
Population	26,369	56,209	93,494	N/A
Households	10,641	23,247	39,584	N/A
Average HH Income	\$121,996	\$100,819	\$95,443	\$81,211
Median HH Income	\$100,538	\$76,334	\$71,338	\$59,513

TRAFFIC COUNTS

	<u>I-64</u>	<u>WV 34</u>
Average Daily Traffic	52,972	22,152



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