

80 FORT HENRY ROAD

Triadelphia, WV 26059



RETAIL PROPERTY *FOR LEASE OR GROUND LEASE*

Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA | (717) 695.3840 | lee-associates.com

80 FORT HENRY ROAD

Triadelphia, WV 26059

RETAIL PROPERTY FOR LEASE OR GROUND LEASE | 6,619 SF

PROPERTY OVERVIEW

- 2nd generation restaurant totaling 6,619 square feet on 1.3 acres for lease
- Immediate access off of Interstate 70, which boasts over 50,000 cars daily
- Outstanding location within The Highlands (situated directly across from Cabela's)
- In good company as co-tenancy includes top retailers: Target, Menards, Walmart, Kohl's, and more
- Immediate proximity to the Highland Sports Complex, a state-of-the-art sports and recreation facility
- Approximately 1,000 hotel rooms within 1.5 miles

DEMOGRAPHICS

2023 Demographics	5 Miles	10 Miles	30 Min Drive
Population	19,651	74,298	173,013
Daytime Population	22,207	79,067	184,024
Households	8,866	32,556	73,905
Average HH Income	\$93,966	\$79,344	\$82,672
Avg. Value of OO Housing Value	\$220,234	\$176,517	\$204,979



80 FORT HENRY ROAD

Triadelphia, WV 26059

RETAIL PROPERTY FOR LEASE OR GROUND LEASE | 6,619 SF

THE HIGHLANDS

The Highlands is a massive open-air shopping, dining, and entertainment complex along Interstate 70 in Triadelphia, West Virginia, 7 miles east of Wheeling. Featuring over 80 shops, restaurants, and entertainment options.

858K

Yearly Visitors to Cabela's

45K

Cars Travel Per Day
on I-70

1.4M

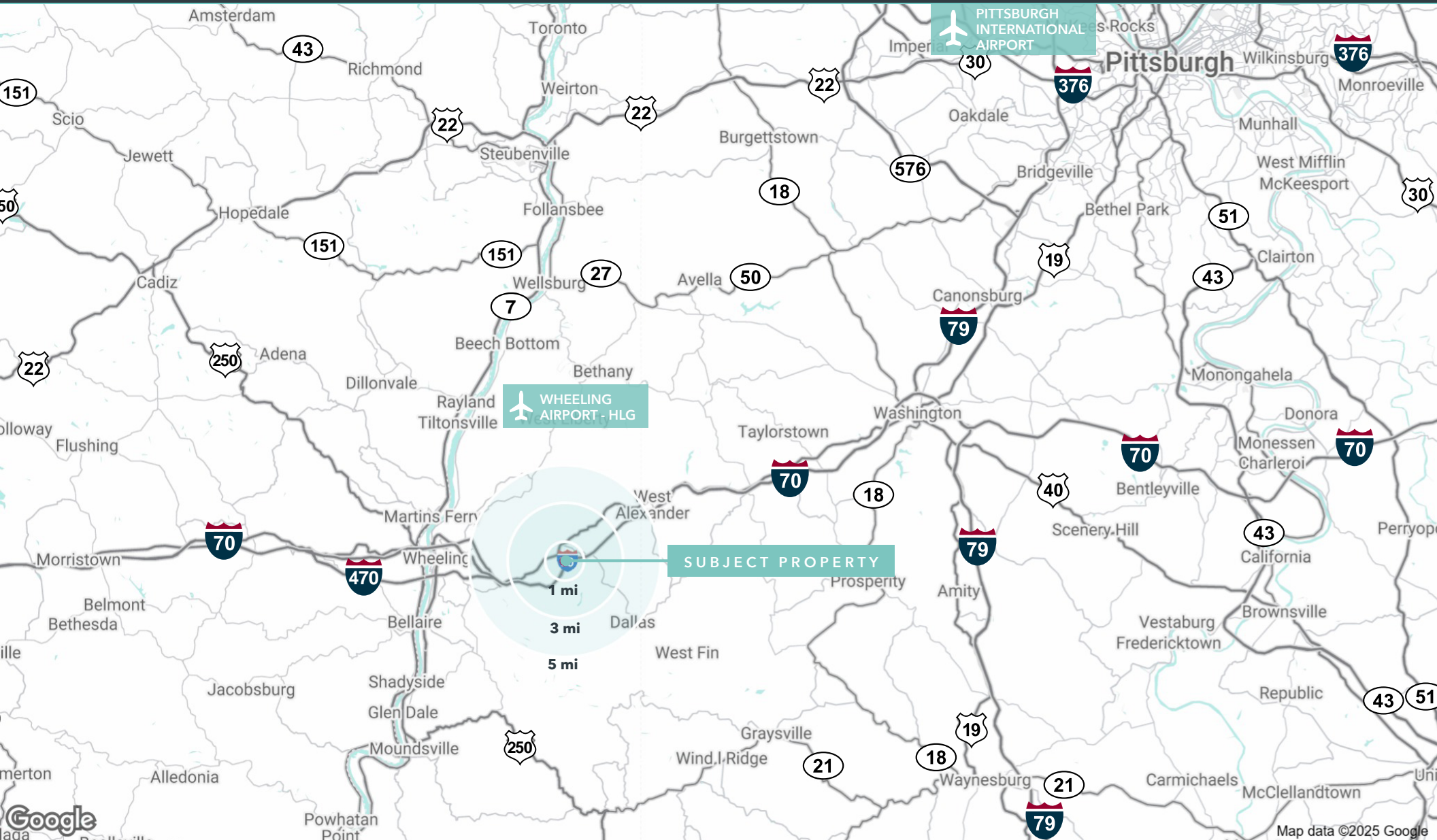
Sq. Ft. of Retail Space
at The Highlands



80 FORT HENRY ROAD

Triadelphia, WV 26059

RETAIL PROPERTY FOR LEASE OR GROUND LEASE | 6,619 SF



80 FORT HENRY ROAD

Triadelphia, WV 26059



JOHN JACKSON
SALESPERSON

jjackson@lee-associates.com
+1 724.884.3986

JOEL KREIDER
BROKER

jkreider@lee-associates.com
+1 717.695.3840

Lee & Associates of Eastern Pennsylvania LLC

5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA | (717) 695.3840 | lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.