

80 FORT HENRY ROAD

Triadelphia, WV 26059



**RETAIL PROPERTY
FOR LEASE OR GROUND LEASE**

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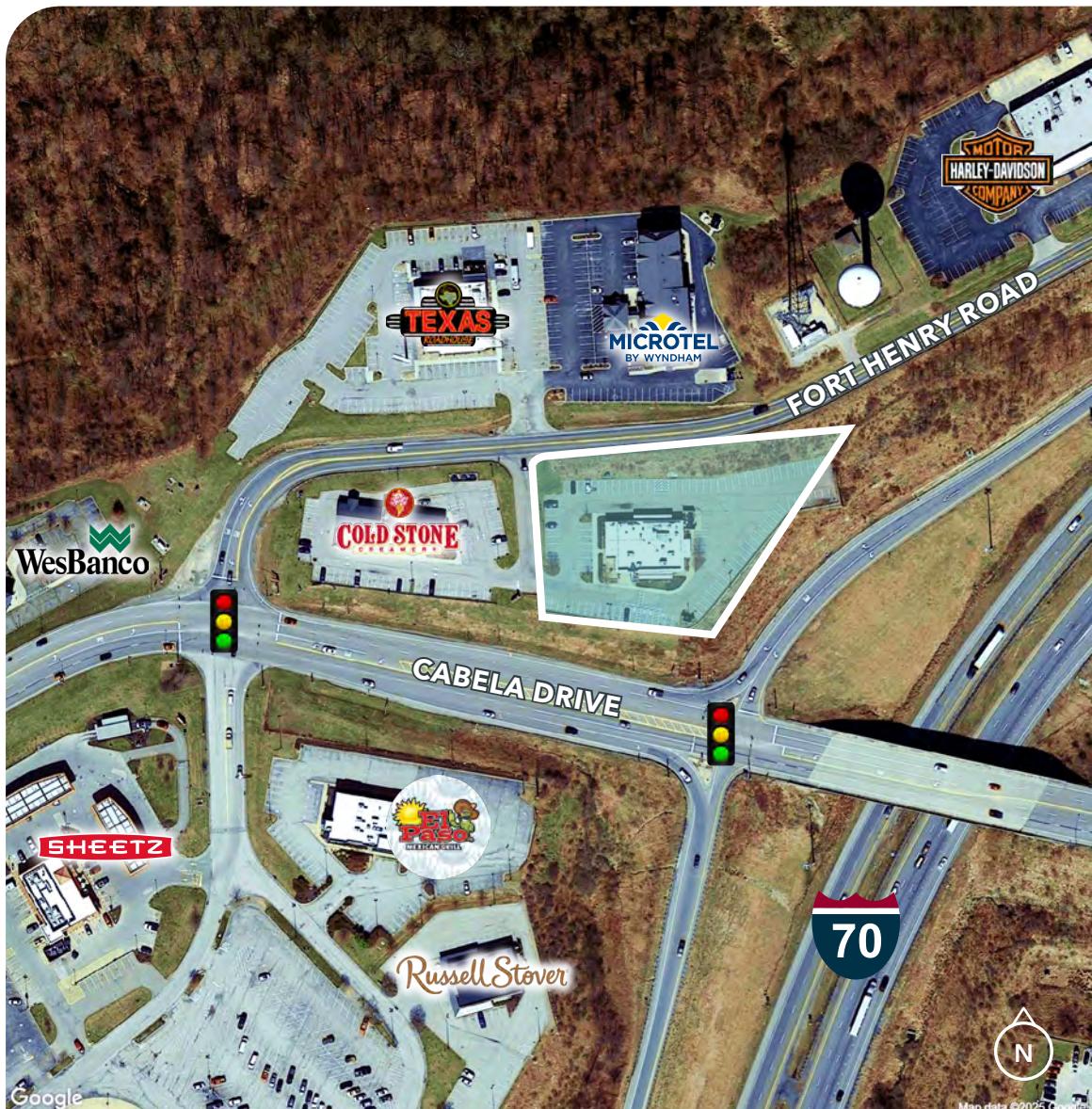
RETAIL PROPERTY FOR LEASE OR GROUND LEASE | 6,619 SF

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



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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

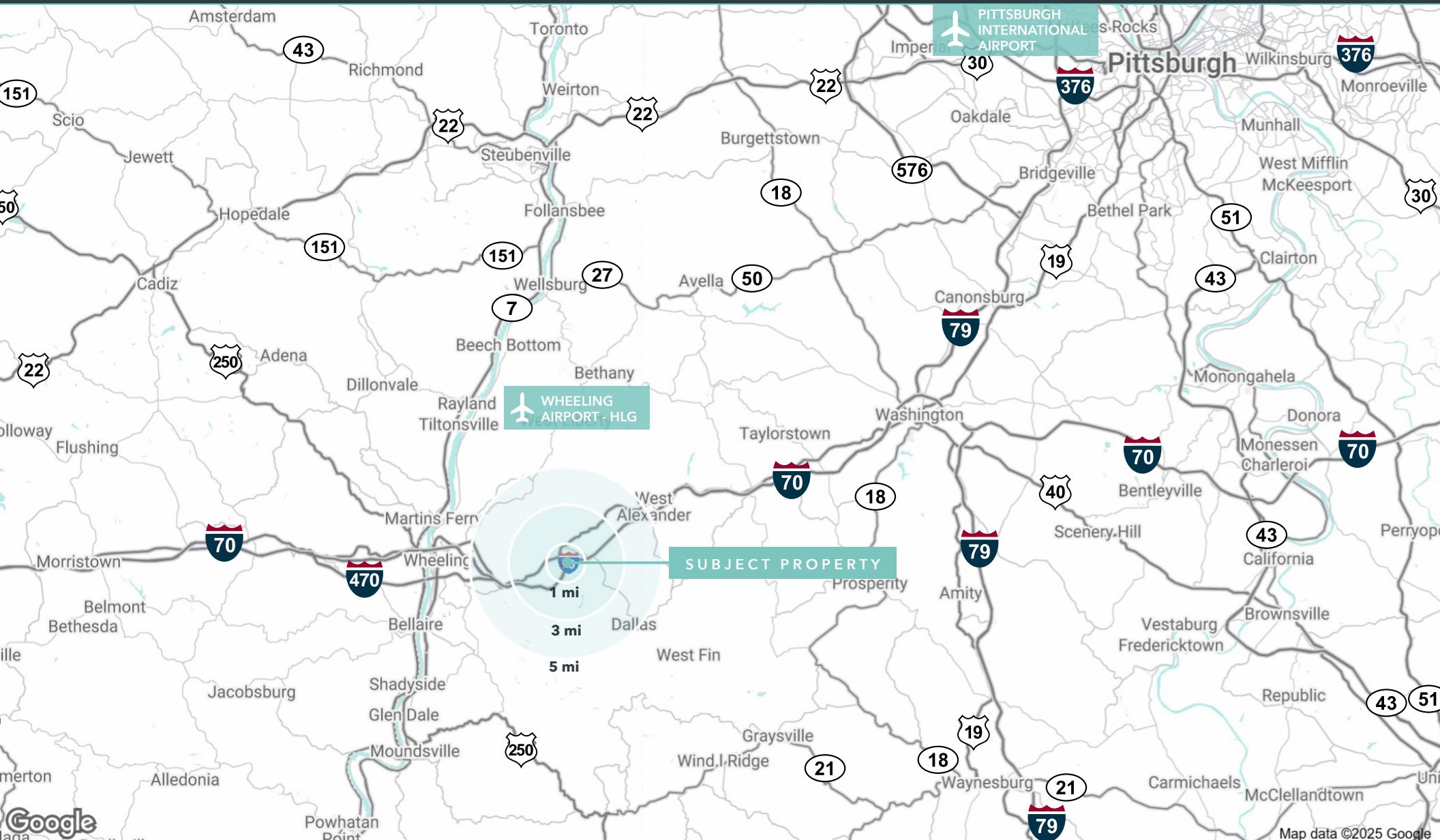


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