

# BLUEFIELD

## PLAZA SHOPPING CENTER

3032 E. Cumberland Road | Bluefield, West Virginia





460

Kyle Ct

Leandra Dr

Sherwood Ln

Henderson Dr

598

E Cumberland Rd 52

Christie Mar 00 Dr

Redwood Dr

Ridgecrest Rd

Oak Grove Ave

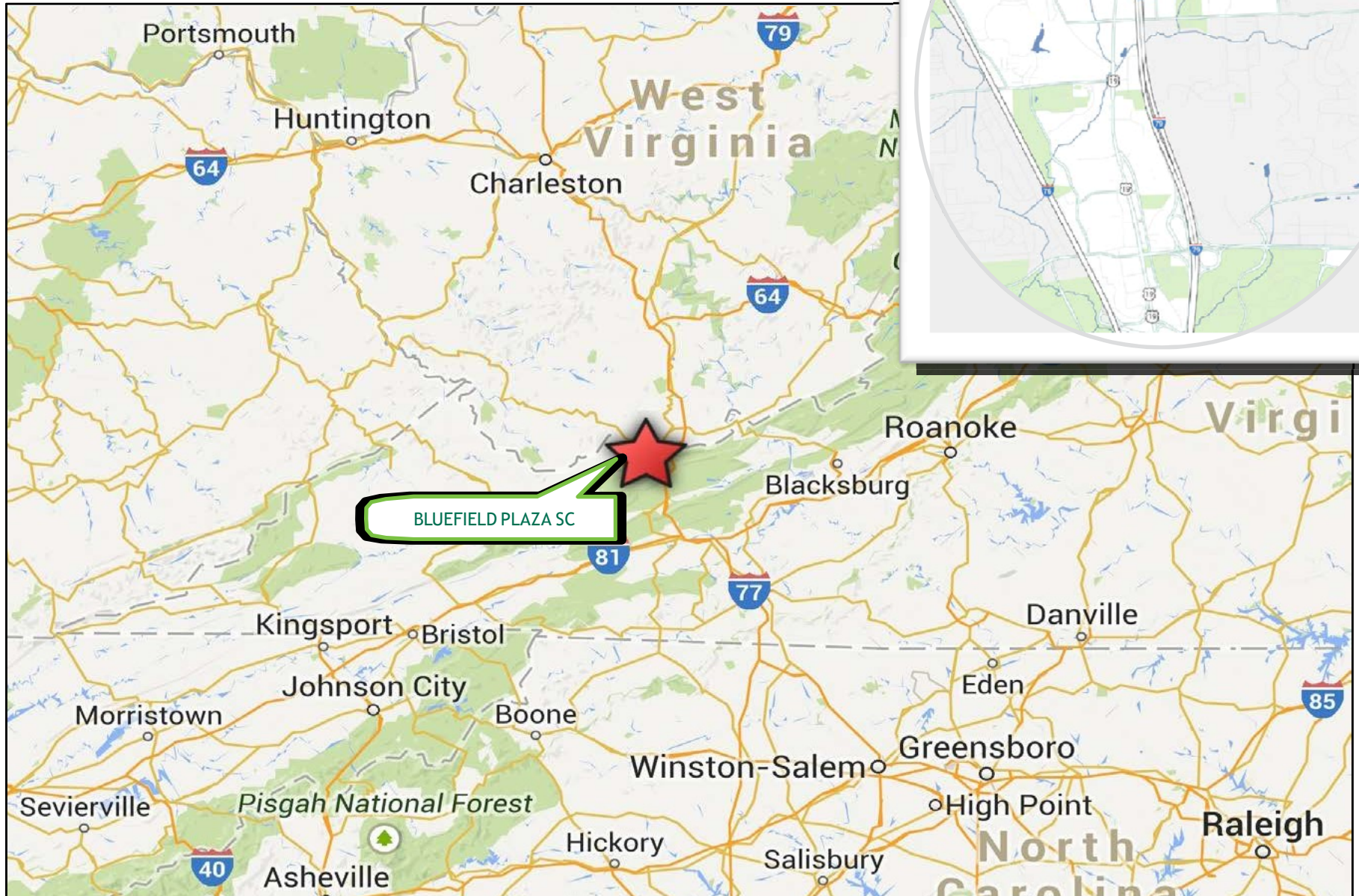
Bland Rd

Springdale Ave



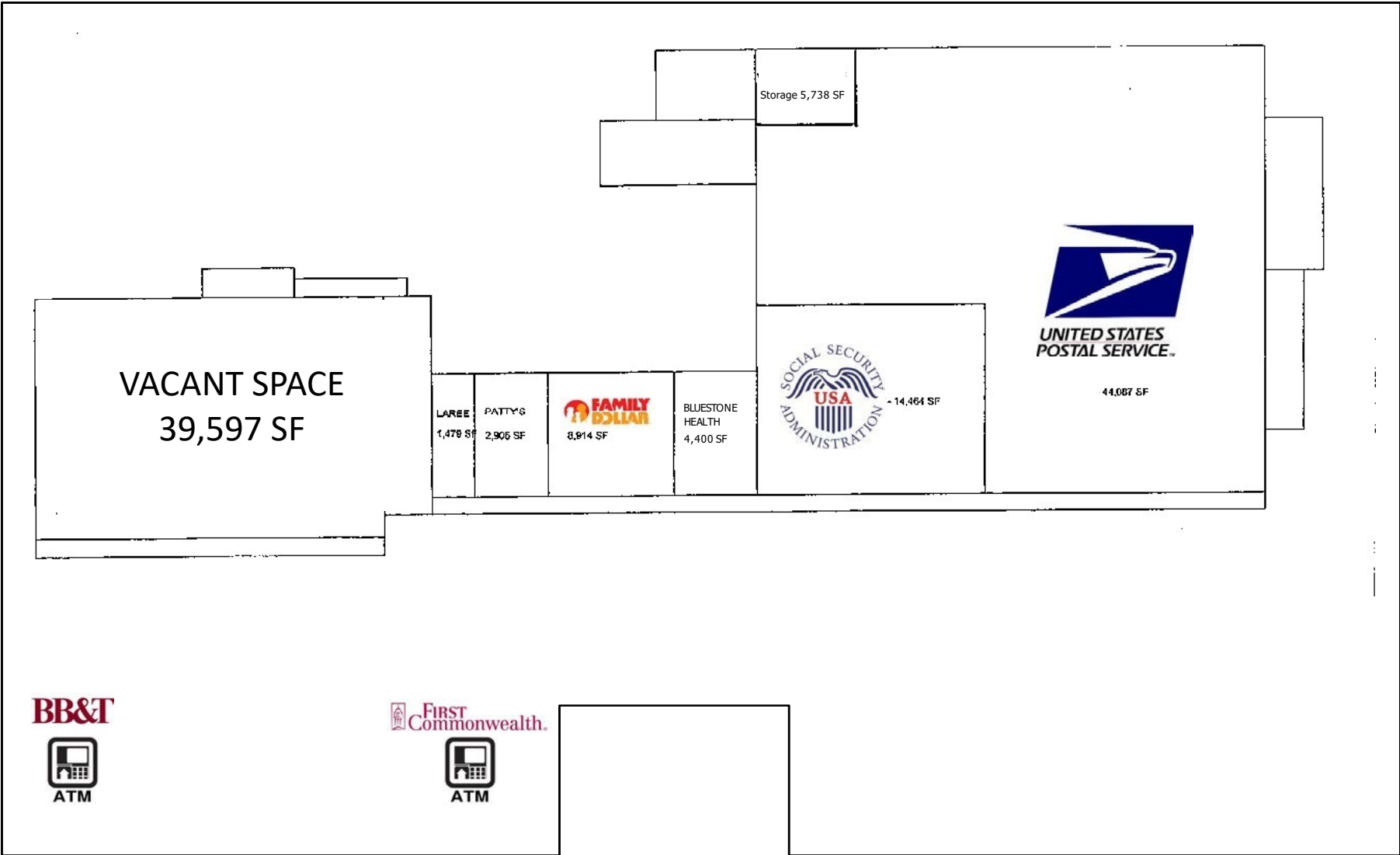
# ASSET OVERVIEW

## LOCATION MAPS



# ASSET OVERVIEW

## SITE PLAN



# MARKET INFORMATION

## BLUEFIELD, WEST VIRGINIA

### QUALITY OF LIFE

Bluefield is a quaint community in Mercer County with incredible recreation options, quality health care, multiple cultural opportunities, and outstanding educational facilities. Bluefield is the perfect marriage between the metro and small town, and has been recognized as a certified retirement community as well as one of the top 100 communities for young people. With all this and an affordable cost of living, Bluefield offers an unparalleled quality of life.

### ECONOMIC DEVELOPMENT

Mercer County is located in the southern tip of West Virginia, approximately 100 miles from the State Capitol in Charleston. Bluefield and Princeton are the major cities with Princeton being the county seat. Mercer County was founded almost a quarter of a century before the Civil War, incorporated by an act of the Virginia General Assembly and named for General Hugh Mercer, a Revolutionary War hero.

The county is located within a 500 miles radius of more than 50 percent of the population of the United States.

### BUSINESS AND INDUSTRY

Mercer County is positioned for development well into the next century. A wide range of buildings are presently available and sites for office, commercial, industrial, manufacturing and warehousing operations are ready for development.

The Cumberland Industrial Park, located near the I-77 exit in Bluefield, offers a 50,000 sq. ft. building and other available tracts. Turnpike Industrial Park and Virginian Industrial Park, located in Princeton, offer build-to-suit and/or land sales.

The area's quality stands of hardwoods make the county an attractive location for primary processors and secondary manufacturers of wood products. A U.S. Forest Services Laboratory and the Wood Education and Resource Center, located near Princeton, provide assistance in hardwood research, utilization and marketing.

DISTANCE TO MAJOR MARKETS	Atlanta	413
	Birmingham	473
	Boston	766
	Charleston, WV	88
	Charlotte	160
	Chicago	605
	Cincinnati	300
	Jacksonville	573
	Memphis	541
	New York	560
	Philadelphia	394
Pittsburgh	315	
Washington, DC	238	

### THE LABOR ASSET

The county's labor pool is skilled and available to put its experience to work in new industries. Over 75 percent of Mercer County's work force is non-union, and labor relations are cooperative thanks, in part, to a labor/management council, the only one of its kind in West Virginia.

Flexible job training features a Guaranteed Work Force Program to accommodate the needs of individual employers

### TRANSPORTATION

Mercer County is a transportation center in southern West Virginia, with Princeton situated at the third most active interstate interchange in the state. An imposing new Travel Information Center located near the junction of I-77 and Rt. 460, draws hundreds of travelers from the 50,000 vehicles that pass through daily.

# MARKET INFORMATION

## BLUEFIELD, WEST VIRGINIA

Interstate 77 is a major north-south route which enters West Virginia via Bluefield from Virginia to the south and continues north to Princeton where it becomes the West Virginia Turnpike to Charleston. To the north, I-77 provides an ideal link with such major population centers as Cleveland and via I-79 to Pittsburgh. I-77 links Mercer County to major population centers in the southern United States.

I-64 east of Beckley, WV provides access to the Midwest and with U.S. Route 460 in Virginia, the area has excellent service to the East Coast. I-64, I-77 and Rt. 460, provide convenient hookups with I-81, which extends from Tennessee to New England.



### Air Service

Mercer County is served by the Mercer County Airport, which has a 4,743-foot runway and is approximately six miles from Bluefield and eight miles from Princeton. The airport also provides Hertz

Auto Rentals. Mercer County Airport services are available from 6 a.m. to 10 p.m. for private aircraft, tie-downs, all grades of fuel, and hangar parking.

### BUS AND RAIL

The area is served by four major interstate trucking lines. Greyhound Corporation and Bluefield Transit Authority provide bus transportation. Rail service is available from the Norfolk Southern Railway.

### LIFESTYLES

The climate is ideal year round. The high elevation helps to moderate summer heat and humidity. Excellent health care is available at two community hospitals, a regional medical center and a rehabilitation center.

Residents enjoy an abundance of leisure activities including arts and crafts, theater productions, skiing, hunting, fishing, golf, a popular state park, all in their back yard.

Unique among local sporting attractions is Appalachian League baseball which includes the Bluefield Blue Jays and the Princeton Rays – farm clubs of the major league Toronto Blue Jays and Tampa Bay Rays.

### EDUCATION

Education is the key to the county's continued quality of life. Over 1200 professional, supervisory and support personnel are employed in the county, serving over 11,000 students in the educational system.

College opportunities are plentiful with a four-year college and a university in the county, Concord University and Bluefield State College, offering undergraduate degree programs. Graduate degrees are available at both institutions via the West Virginia College of Graduate Studies (COGS).

# MARKET INFORMATION

## DEMOGRAPHICS

		3-MILE RADIUS	5-MILE RADIUS	7-MILE RADIUS
POPULATION	2014 Estimated Population	12,440	22,042	32,156
	2019 Projected Population	12,306	21,912	32,001
	2010 Census Population	12,564	22,219	32,381
	2000 Census Population	13,548	22,895	32,977
	Growth 2010-2014	-0.99%	-0.80%	-0.70%
	Growth 2014-2019	-1.08%	-0.59%	-0.48%
	2014 Estimated Median Age	42.66	42.70	43.09
	2014 Estimated Average Age	42.10	42.12	42.34
HOUSEHOLDS	2014 Estimated Households	5,440	9,556	13,721
	2019 Projected Households	5,416	9,518	13,671
	2010 Census Households	5,452	9,608	13,798
	2000 Census Households	5,849	9,881	14,037
	Growth 2010-2014	-0.20%	-0.54%	-0.56%
	Growth 2014-2019	-0.45%	-0.40%	-0.36%
	2014 Est. Average Household Size	2.21	2.26	2.28
INCOME	2014 Est. Median Household Income	\$37,864	\$38,185	\$37,851
	2019 Prj. Median Household Income	\$35,065	\$35,030	\$34,791
	2000 Cen. Median Household Income	\$27,659	\$27,729	\$28,060
	2014 Est. Average Household Income	\$56,975	\$54,525	\$52,469
	2014 Estimated Per Capita Income	\$24,918	\$23,639	\$22,389
HOUSING	2014 Estimated Housing Units	6,384	11,039	15,694
	2014 Estimated Occupied Units	5,440	9,556	13,721
	2014 Estimated Vacant Units	944	1,482	1,972
	2014 Est. Owner Occupied Units	3,669	6,666	9,807
	2014 Est. Renter Occupied Units	1,771	2,890	3,914
	2014 Est. Median Housing Value	\$84,347	\$83,601	\$82,265
	2014 Est. Average Housing Value	\$119,478	\$119,163	\$115,462

Population		Income & Poverty	
Population, Census, April 1, 2020	9,658	Median household income (in 2020 dollars), 2016-2020	\$35,650
Population, Census, April 1, 2010	10,447		
Economy		Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$22,760
In civilian labor force, total, percent of population age 16 years+, 2016-2020	47.8%		
In civilian labor force, female, percent of population age 16 years+, 2016-2020	47.6%	Age and Sex	
		Persons under 5 years, percent	6.2%
Total accommodation and food services sales, 2012 (\$1,000)	19,533	Persons under 18 years, percent	18.8%
		Persons 65 years and over, percent	19.8%
Total health care and social assistance receipts/revenue, 2012 (\$1,000)	166,845	Female persons, percent	57.7%
Housing		Race and Hispanic Origin	
Total retail sales, 2012 (\$1,000)	289,178	White alone, percent	68.6%
Total retail sales per capita, 2012	\$27,536	Black or African American alone, percent	23.9%
Owner-occupied housing unit rate, 2016-2020	61.0%	American Indian and Alaska Native alone, percent	0.2%
		Asian alone, percent	0.9%
Median value of owner-occupied housing units, 2016-2020	\$78,900	Native Hawaiian and Other Pacific Islander alone, percent	0.0%
Median selected monthly owner costs -with a mortgage, 2016-2020	\$875	Two or More Races, percent	6.3%
Median selected monthly owner costs -without a mortgage, 2016-2020	\$360	Hispanic or Latino, percent	2.9%
Median gross rent, 2016-2020	\$695	White alone, not Hispanic or Latino, percent	67.8%