

SHADY SPRINGS PLAZA

151 N. Beaver Lane Beaver, WV 25813



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Shady Springs Plaza is a 67,000 square foot retail center anchored by Kroger and CVS Pharmacy.

PROPERTY HIGHLIGHTS

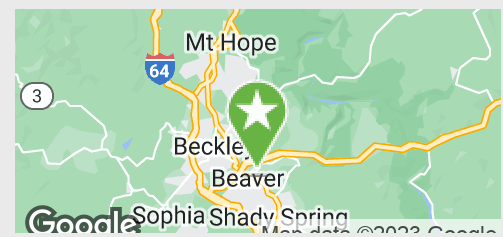
- 56,000 Square Feet of Retail Shops / 12,000 Square Feet of Office Space
- Shopping Center, Located at the Highly Trafficked Intersection of State Highway 19 and Airport Road, in Beaver, WV
- Prominent Retail/Office Space Available
- Kroger at Shady Springs Plaza is the Dominant Neighborhood Grocer in the Market - Serving Beaver and Surrounding Submarkets
- New Cosmetic Renovations Coming Soon - Paint, Facade, Sidewalk, Parking Lot, Etc.

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	9,238	33,228
Average HH Income	\$86,139	\$82,764
Businesses	394	1,409
Employees	4,349	16,543

TRAFFIC COUNTS

Ritter Drive	15,470
Airport Road	9,445



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
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MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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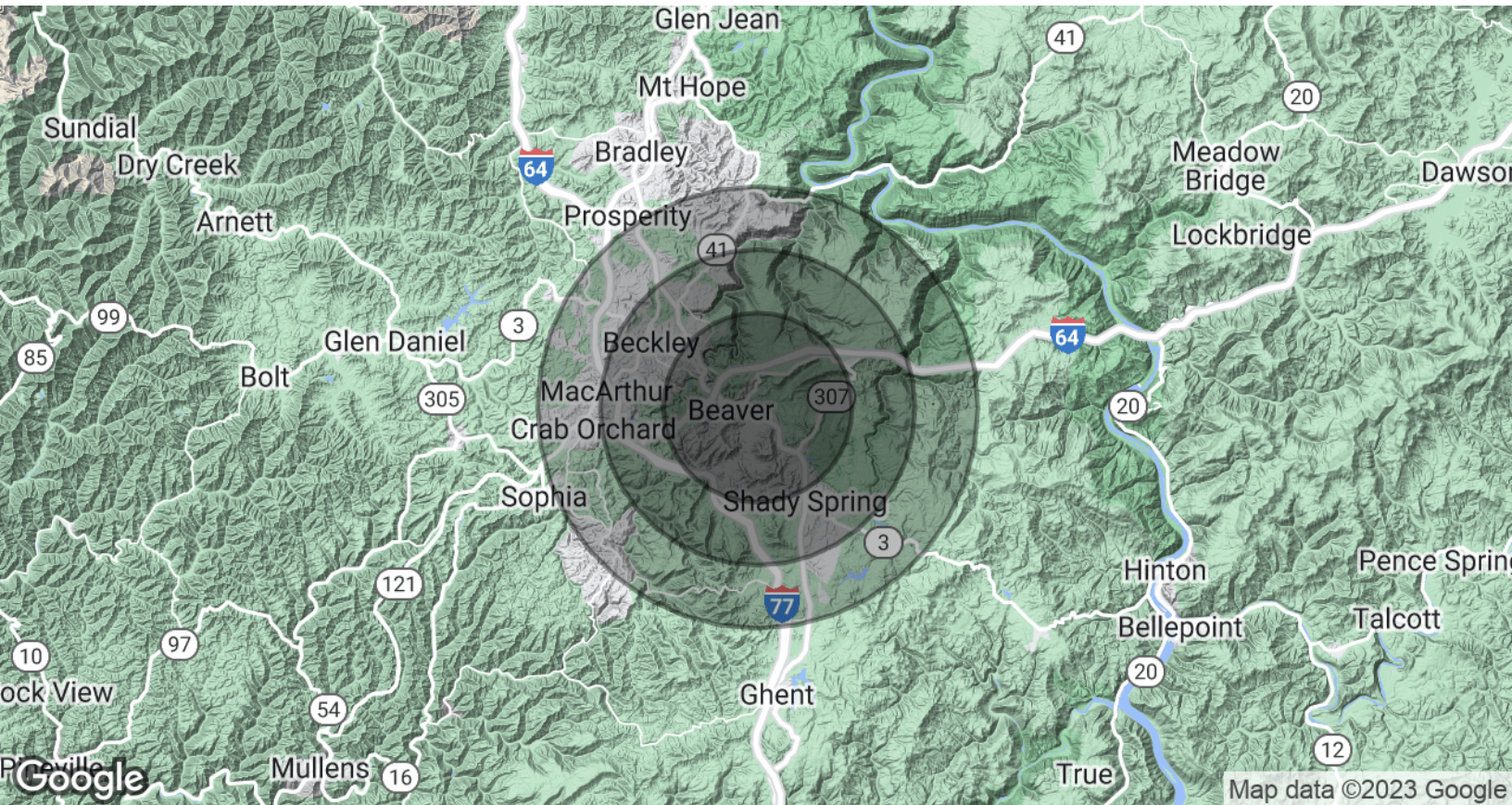


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POPULATION & HOUSING

	3 MILES	5 MILES	7 MILES
Total Population	9,238	33,228	51,159
Projected Annual Growth (2023-2028)	-0.8%	-0.7%	-0.8%
Total Households	3,968	13,416	21,115
Median Home Value	\$139,424	\$148,043	\$149,809

INCOME & BUSINESS

	3 MILES	5 MILES	7 MILES
Average HH income	\$86,139	\$82,764	\$83,786
Daytime Population (16+ years)	8,413	31,443	44,741
Total Businesses	394	1,409	1,933
Total Employees	4,349	16,543	22,090

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