

5636 U.S. 60 E, Huntington, WV

Space Available

This neighborhood center has 44,000 sq ft. space that could easily be remodeled or subdivided to fit almost any tenant's needs.

150,000

Total Sq Ft

600+

Parking Spaces

14±

Acres

FOR LEASE
\$6 - \$10 / sq ft
plus CAM



Premier Location

This center is located on a busy section of US Route 60 just outside of Barboursville, WV and just 1.5 miles from I-64 exit 15. The Huntington/Ashland MSA is the largest in WV and has over 360,000 residents. The daily traffic count is approaching 23,000 cars and the median income within a 5 mile drive radius is \$52,432.



Current Tenants

- Dollar Tree
- H&R Block
- WV Business Products
- CrossFit
- 4 Restaurants
- Big Lots
- King Spirits



Brody Nash Commercial Manager



Any Space, Any Place - It's not just what we say, it's what we do at Century21 Commercial. Give us a call to see why we are outpacing the market's growth in commercial real estate locally and globally.



M: (304) 208-6190 O: (304) 736-6655

E: brody@brodynash.com

Century 21 Homes & Land
6007 US Rt 60 E Barboursville, WV 25504
Each Office Independently Owned and Operated
Patrick Lucas, Broker

5636 U.S. 60 E, Huntington, WV





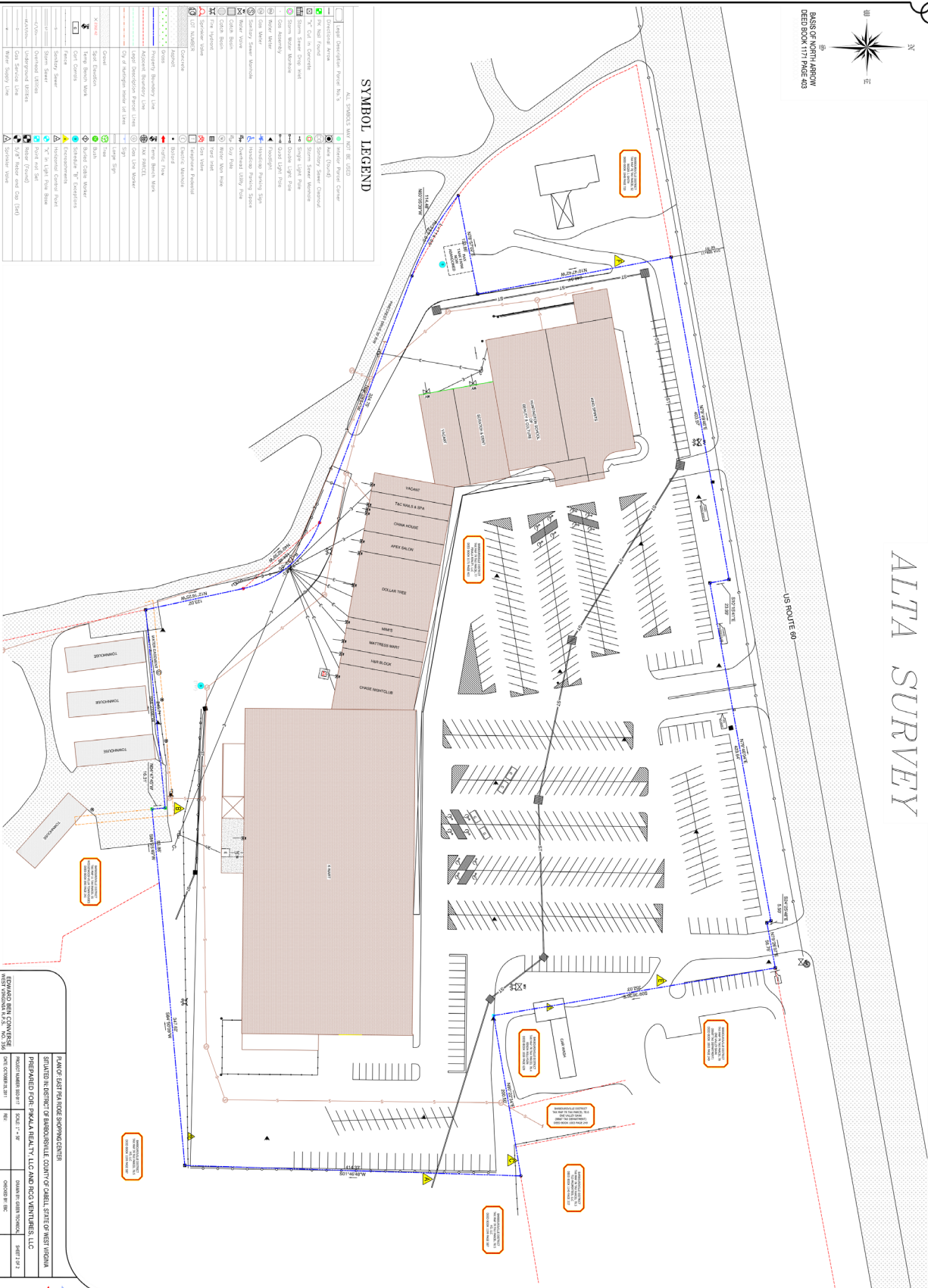
**CENTURY 21
COMMERCIAL**

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ALTA SURVEY



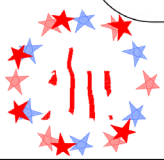
SYMBOL LEGEND

ALL SYMBOLS MUST NOT BE COPIED

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2	Green Dashed Line	Survey Boundary Line	2	Red Dashed Line	Survey Boundary Line
3	Black Dashed Line	Survey Boundary Line	3	Yellow Dashed Line	Survey Boundary Line
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EDWARDS AND CONVERSE
WEST VIRGINIA SURVEYORS
WEST VIRGINIA LICENSE NO. 26138

PLAT OF EAST PARK RIDGE SWIMMING CENTER
PREPARED IN PART BY EDWARDS AND CONVERSE
REGISTERED PROFESSIONAL SURVEYORS
SCALE: 1" = 40'
DRAWN BY: JAMES CONVERSE
DATE: 12/17/23



**CONVERSE SURVEYING
SURVEYORS-LAND PLANNERS**
SUITE 203 HELMICK BUILDING 4 MISSION WAY
P.O. BOX 488
SCOTT DEPOT, WEST VIRGINIA 25560
SCOTT DEPOT (204) 757-8444 CHARLESTON (204) 757-8424 MARTINSBURG (204) 263-2355 HUNTINGTON (204) 528-1868
PARKERSBURG (204) 865-2555 BECKLEY (204) 829-2464 POINT PLEASANT (204) 430-3423

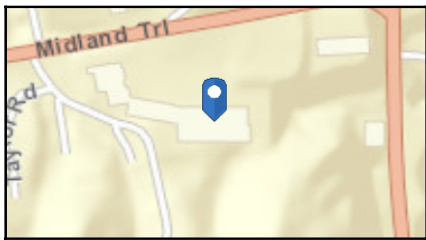
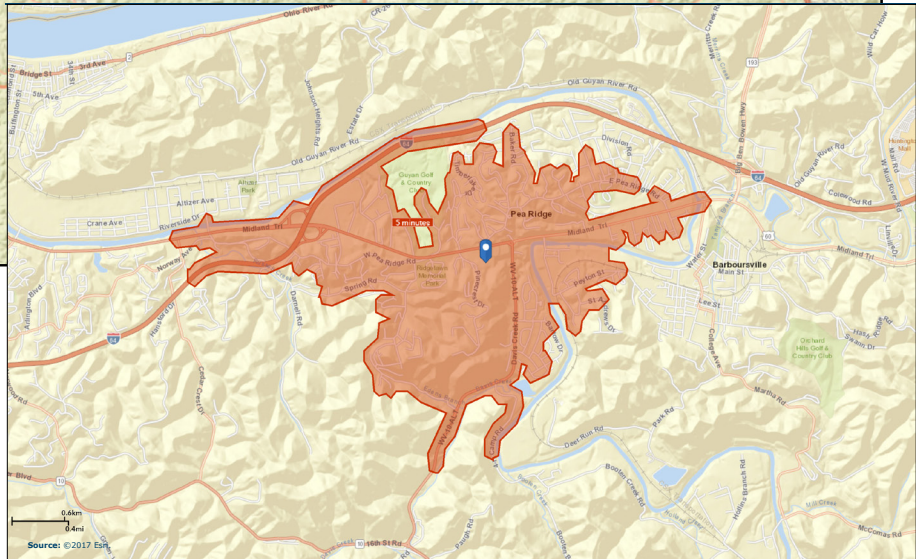
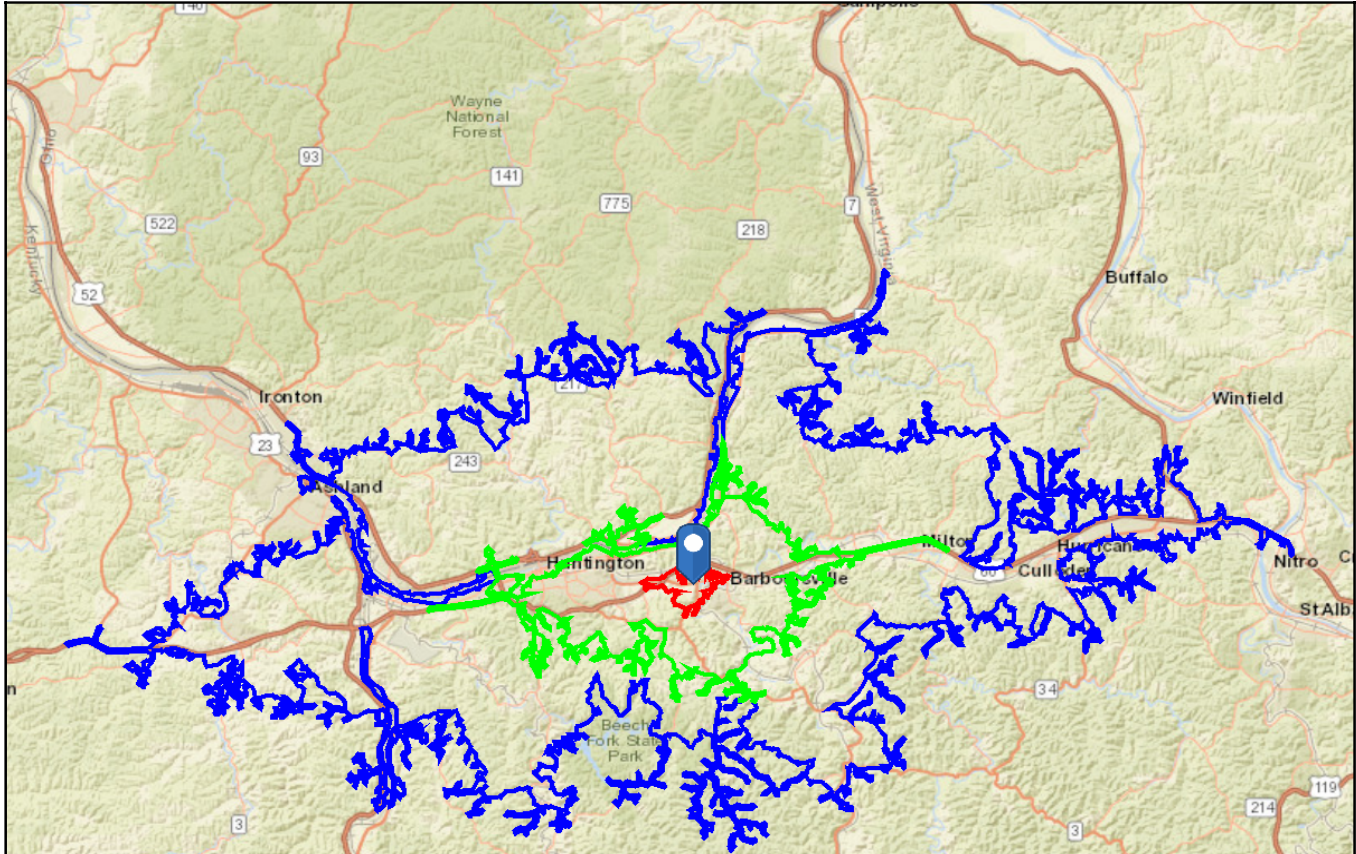
SURVEY PLAT
PIKALA REALTY, LLC
AND RCC VENTURES, LLC
US ROUTE 60 BARBOURSVILLE, WV
N38°24'39.3"
W82°19'29.1"



Demographic Market Profile Report - Study Area

5636 US-60, Huntington, WV 25705
 Drive Time: 5, 15, 30 minute radii

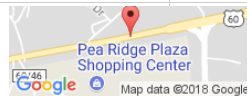
Latitude: 38.40951
 Longitude: -82.32386



Full demographic report available upon request.
 Brody Nash
 304-208-6190
 brody@brodynash.com

Station Details	
ID	0620594
Urban Area	Barbooursville
Route	US 60
Description	east of CO 60/5 (E Pea Ridge Rd)
ID	0620594
Region	Cabell

AADT	2016
	22808



22,808
 Daily
 Vehicle
 Count



Market Profile

5636 US-60, Huntington, WV 25705
 Drive Time: 5, 15, 30 minute radii

Latitude: 38.40951
 Longitude: -82.32386

	5 minutes	15 minutes	30 minutes
Population Summary			
2000 Total Population	6,591	69,267	188,013
2010 Total Population	6,615	68,541	189,649
2017 Total Population	6,932	70,316	193,892
2017 Group Quarters	62	3,362	4,759
2022 Total Population	7,105	71,305	195,470
2017-2022 Annual Rate	0.49%	0.28%	0.16%
2017 Total Daytime Population	8,007	81,042	199,719
Workers	4,335	39,136	84,750
Residents	3,672	41,906	114,969
Household Summary			
2000 Households	2,894	29,743	77,536
2000 Average Household Size	2.26	2.24	2.37
2010 Households	3,084	29,424	78,861
2010 Average Household Size	2.12	2.21	2.34
2017 Households	3,237	30,174	80,599
2017 Average Household Size	2.12	2.22	2.35
2022 Households	3,317	30,606	81,241
2022 Average Household Size	2.12	2.22	2.35
2017-2022 Annual Rate	0.49%	0.28%	0.16%
2010 Families	1,833	16,810	50,894
2010 Average Family Size	2.74	2.85	2.89
2017 Families	1,890	16,920	51,231
2017 Average Family Size	2.75	2.86	2.90
2022 Families	1,922	17,012	51,272
2022 Average Family Size	2.75	2.87	2.91
2017-2022 Annual Rate	0.34%	0.11%	0.02%
Housing Unit Summary			
2000 Housing Units	3,122	33,024	84,985
Owner Occupied Housing Units	61.9%	56.3%	64.3%
Renter Occupied Housing Units	30.8%	33.8%	27.0%
Vacant Housing Units	7.3%	9.9%	8.8%
2010 Housing Units	3,298	33,008	86,936
Owner Occupied Housing Units	59.2%	53.1%	62.3%
Renter Occupied Housing Units	34.3%	36.0%	28.4%
Vacant Housing Units	6.5%	10.9%	9.3%
2017 Housing Units	3,387	33,773	88,931
Owner Occupied Housing Units	56.1%	49.6%	59.2%
Renter Occupied Housing Units	39.4%	39.7%	31.5%
Vacant Housing Units	4.4%	10.7%	9.4%
2022 Housing Units	3,456	34,257	90,067
Owner Occupied Housing Units	57.4%	49.5%	58.8%
Renter Occupied Housing Units	38.6%	39.8%	31.4%
Vacant Housing Units	4.0%	10.7%	9.8%
Median Household Income			
2017	\$52,432	\$37,408	\$42,841
2022	\$53,529	\$37,845	\$45,113
Median Home Value			
2017	\$147,162	\$111,123	\$122,274
2022	\$165,496	\$125,920	\$140,729
Per Capita Income			
2017	\$33,669	\$24,498	\$25,023
2022	\$36,300	\$26,493	\$27,631
Median Age			
2010	41.5	37.2	39.7
2017	42.6	38.6	41.3
2022	43.0	39.6	42.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

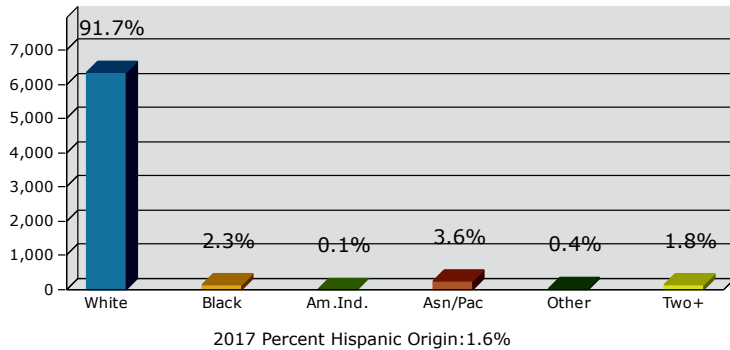


Graphic Profile

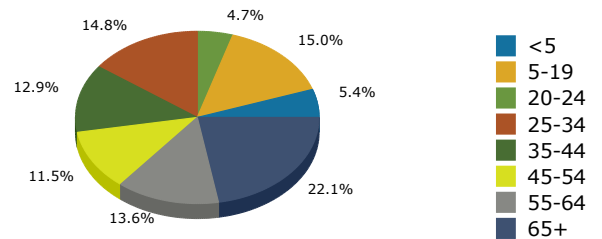
5636 US-60, Huntington, WV 25705
 Drive Time: 5 minute radius

Latitude: 38.40951
 Longitude: -82.32386

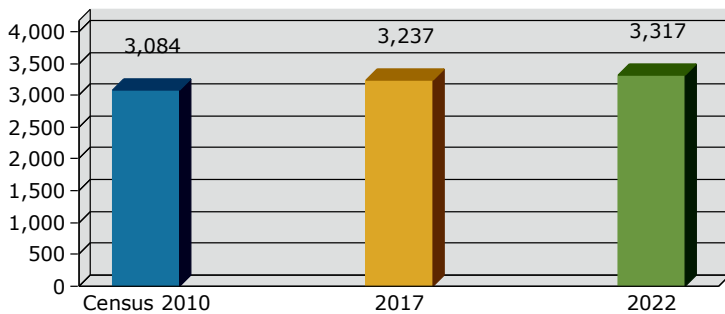
2017 Population by Race



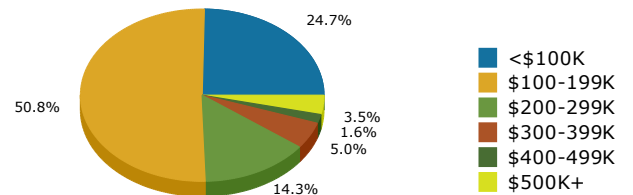
2017 Population by Age



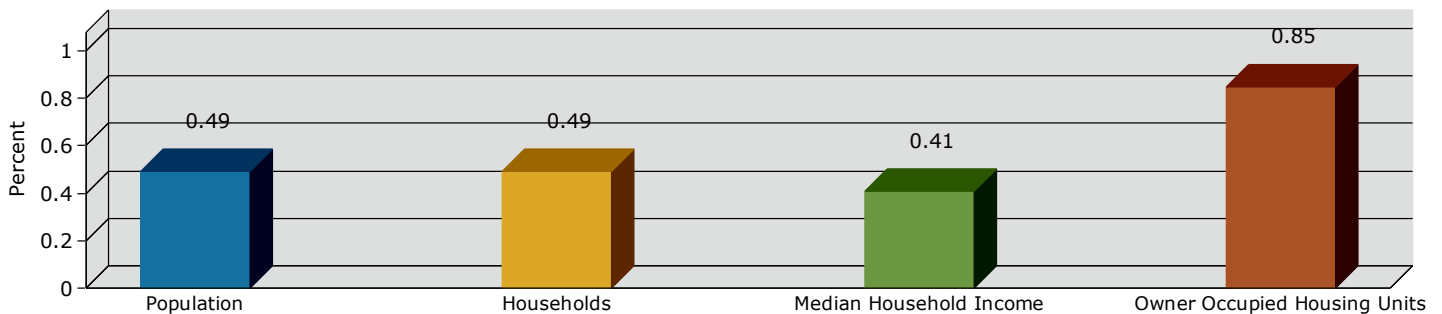
Households



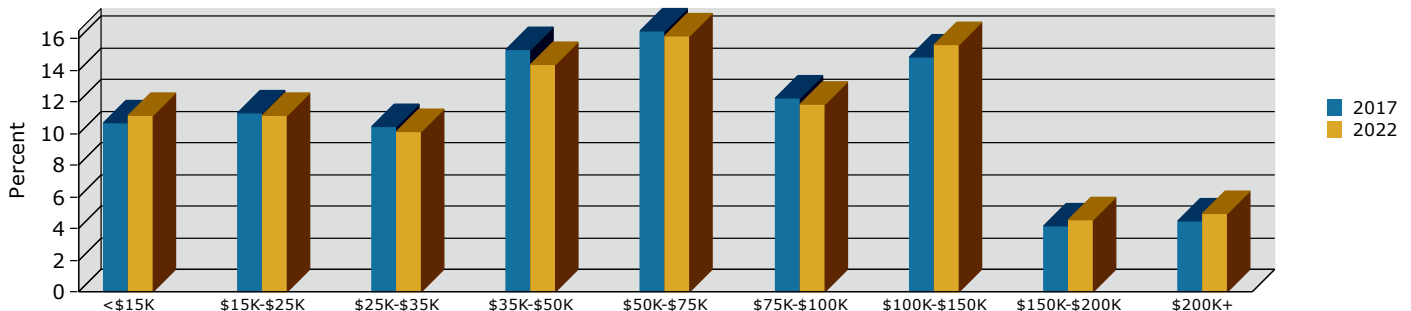
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

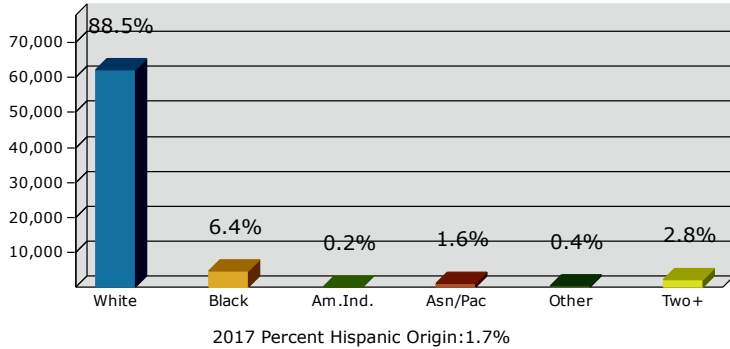


Graphic Profile

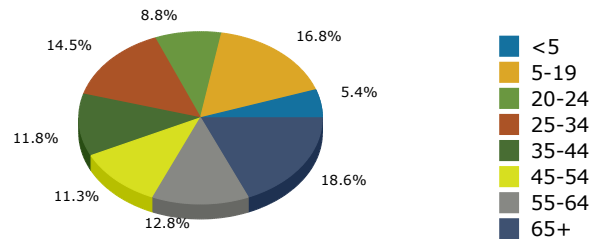
5636 US-60, Huntington, WV 25705
 Drive Time: 15 minute radius

Latitude: 38.40951
 Longitude: -82.32386

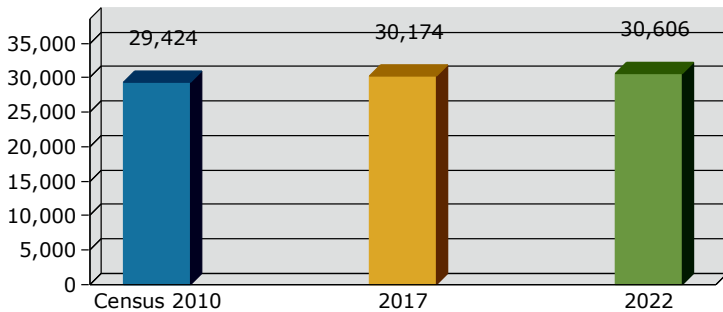
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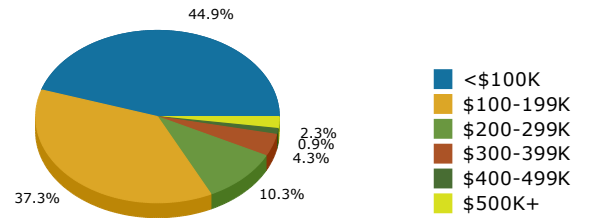
2017 Population by Age



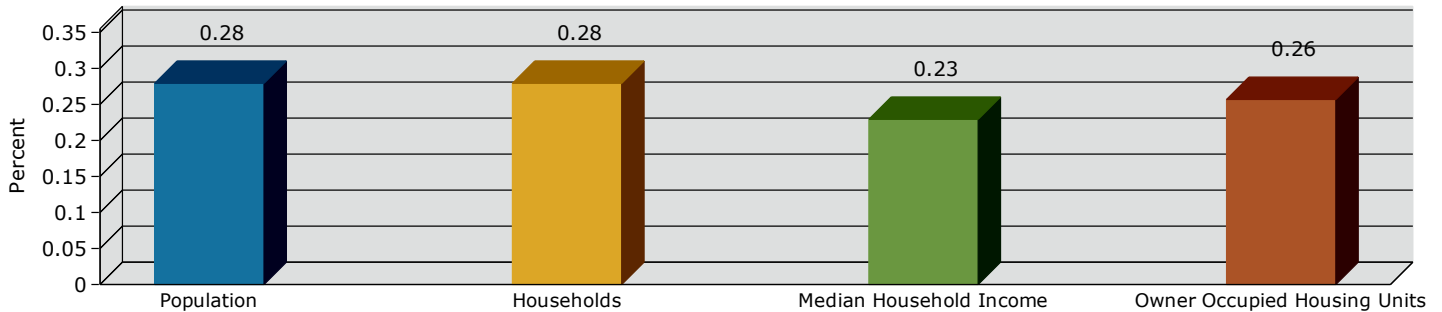
Households



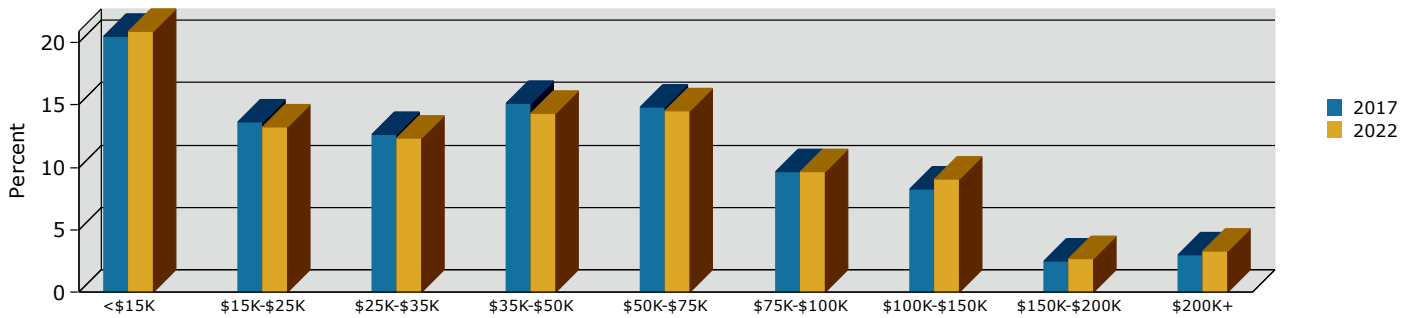
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2017-2022 Annual Growth Rate



Household Income



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