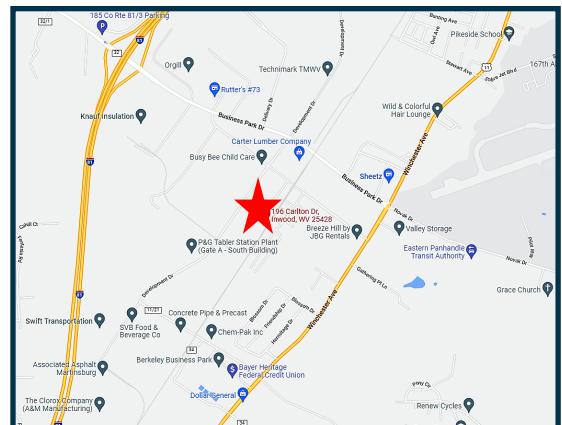




## Commercial Property For Sale

196 Carlton Drive/ Inwood, WV 25428



**FOR SALE - \$1,999,000**

- 43,000 SF
- 5 Acres
- Great Property with Many Possibilities
- Currently used as a food processing facility
- Can easily be converted to flex space warehousing
- Land could be used for residential townhomes
- MLS# WVBE2008804

### Demographic Summary

	10 mile radius	20 mile radius
Population	82,280	228,362
Projected 5 year growth	1.98	2.06
Median Income	\$58,297	\$66,690
Median Age	38.9	39.8

For more information please contact:  
**OakCrest Commercial Real Estate**  
 Steve Stolipher  
 Steve.Stolipher@OakCrestCommercial.com  
 Cell | 304.283.0614  
 Main | 540.504.0788  
 126 North Kent Street Winchester, VA 22601

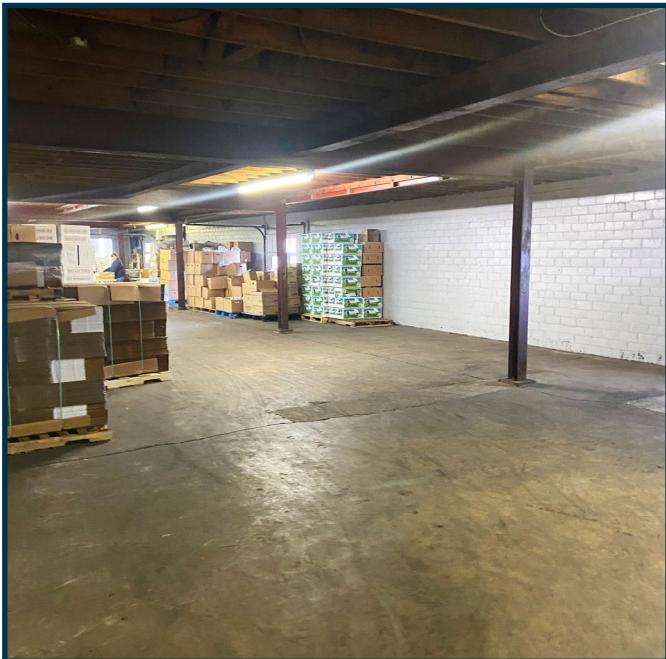
All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example

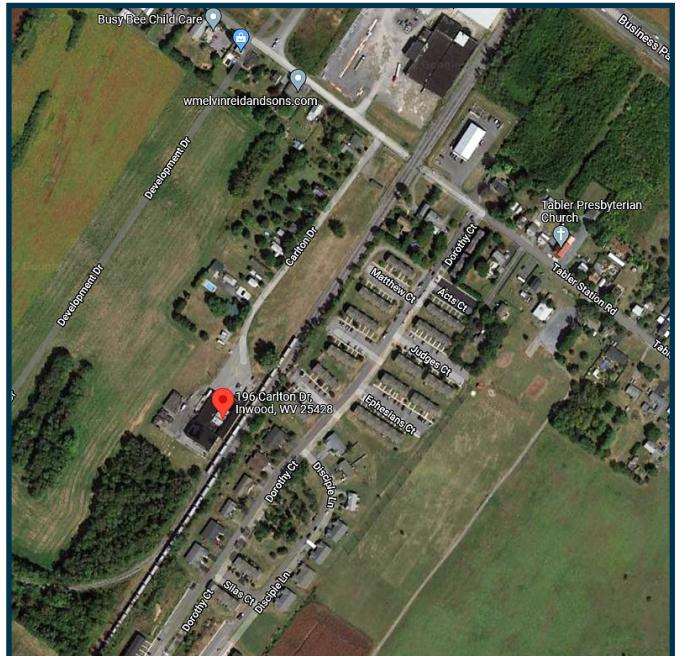
only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

## 196 Carlton Drive



## 196 Carlton Drive



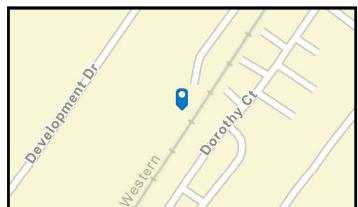
# 196 Carlton Drive



## Traffic Count Map - Close Up

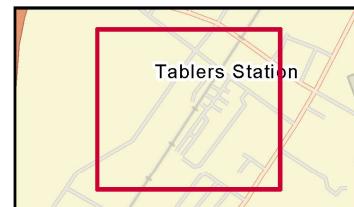
196 Carlton Dr, Inwood, West Virginia, 25428  
Drive Distance: 10, 15, 20 mile radii

Prepared by Esri  
Latitude: 39.39617  
Longitude: -78.01292



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day

Source: ©2022 Kalibrate Technologies (Q1 2022).



May 04, 2022