



**Kroger**

**Pharmacy**

# DUNBAR PLAZA

981 DUNBAR VILLAGE PLAZA | DUNBAR, WV 25064

AVAILABLE FOR LEASE

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# PROPERTY OVERVIEW

Dunbar Plaza is a well-established neighborhood retail center strategically positioned along Dunbar Avenue with immediate access to Interstate 64, providing excellent visibility and strong daily traffic exposure. Situated at 981 Dunbar Village Plaza at the high-profile intersection of 10th Street and Dunbar Avenue, the center benefits from broad roadway frontage, ample parking, and convenient ingress/egress for both local shoppers and regional visitors. Totalling approximately 111,231 square feet, Dunbar Plaza serves as a central retail destination for the Dunbar community and the greater Charleston region, supported by steady consumer demand and traffic counts of roughly 76,000 vehicles per day along I-64.

Anchored by Kroger and complemented by national co-tenants including Family Dollar, Advance Auto Parts, and McDonald's, the center experiences consistent, synergistic foot traffic from grocery, value-retail, quick-service dining, and automotive customers. Its location within a stable suburban retail corridor—just west of the state capital—creates a balanced environment of accessibility, visibility, and community presence. Dunbar Plaza offers tenants a high-performing, convenience-oriented setting with reliable customer flow and strong regional reach, making it an ideal location for retailers seeking both everyday patronage and long-standing market stability.

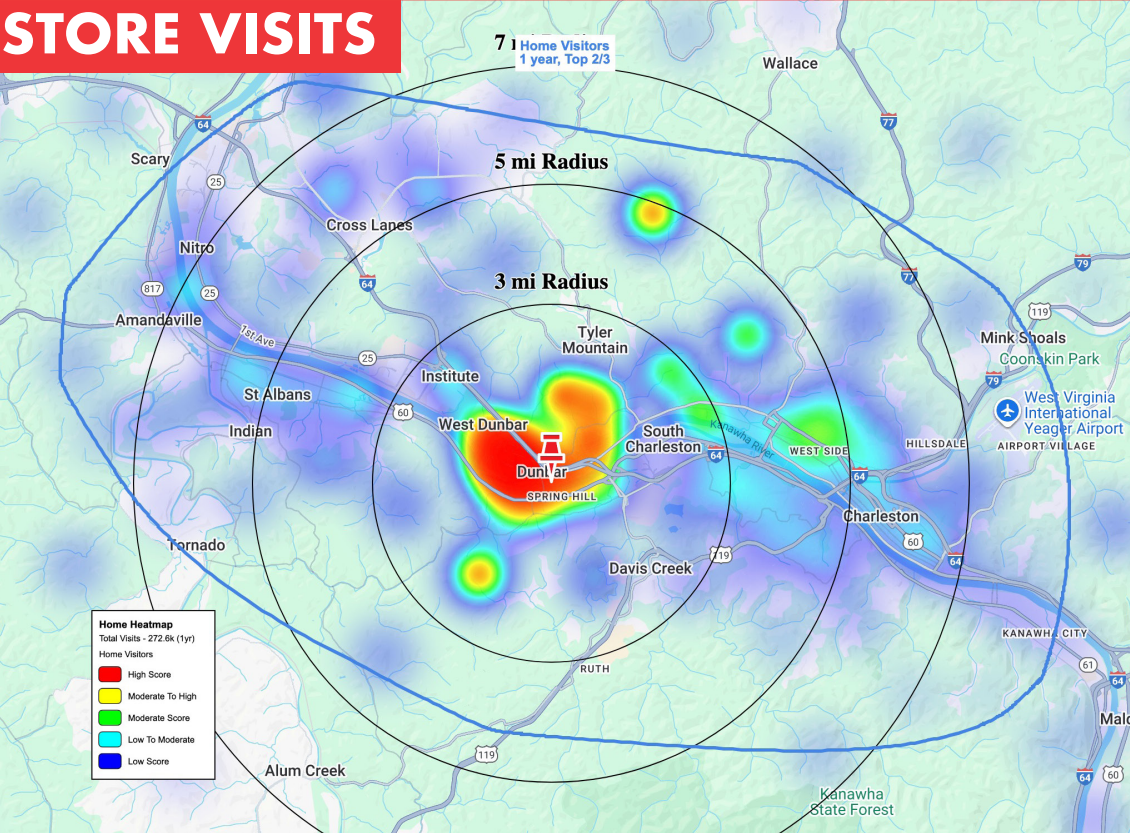


# LOCATION

Dunbar, West Virginia is located in Kanawha County along the Kanawha River, just a few miles west of Charleston, the state capital. Its position along Interstate 64 provides excellent regional connectivity, allowing easy access to the broader Charleston metropolitan area and surrounding communities. This strategic location makes Dunbar a convenient hub for commuters, visitors, and businesses seeking strong visibility and transportation access.

Historically rooted in agriculture and early industry, Dunbar has grown into a welcoming suburban community with a blend of residential neighborhoods, local businesses, and civic amenities. The city offers a small-town atmosphere while benefiting from its proximity to Charleston's employment centers, services, and cultural attractions. With its central location, steady traffic corridors, and established community base, Dunbar provides a balanced environment for both residents and commercial activity.

# STORE VISITS



Demographics	3 Miles	5 Miles	7 Miles
Total Population	27,044	61,769	106,696
Employees	15,412	27,141	63,512
Average Household Income	\$74,944	\$83,926	\$87,558
Households	12,547	27,649	47,662

**10TH STREET: 14,291 VPD DUNBAR AVE: 10,462 VPD**

Source: SitesUSA, Inrix

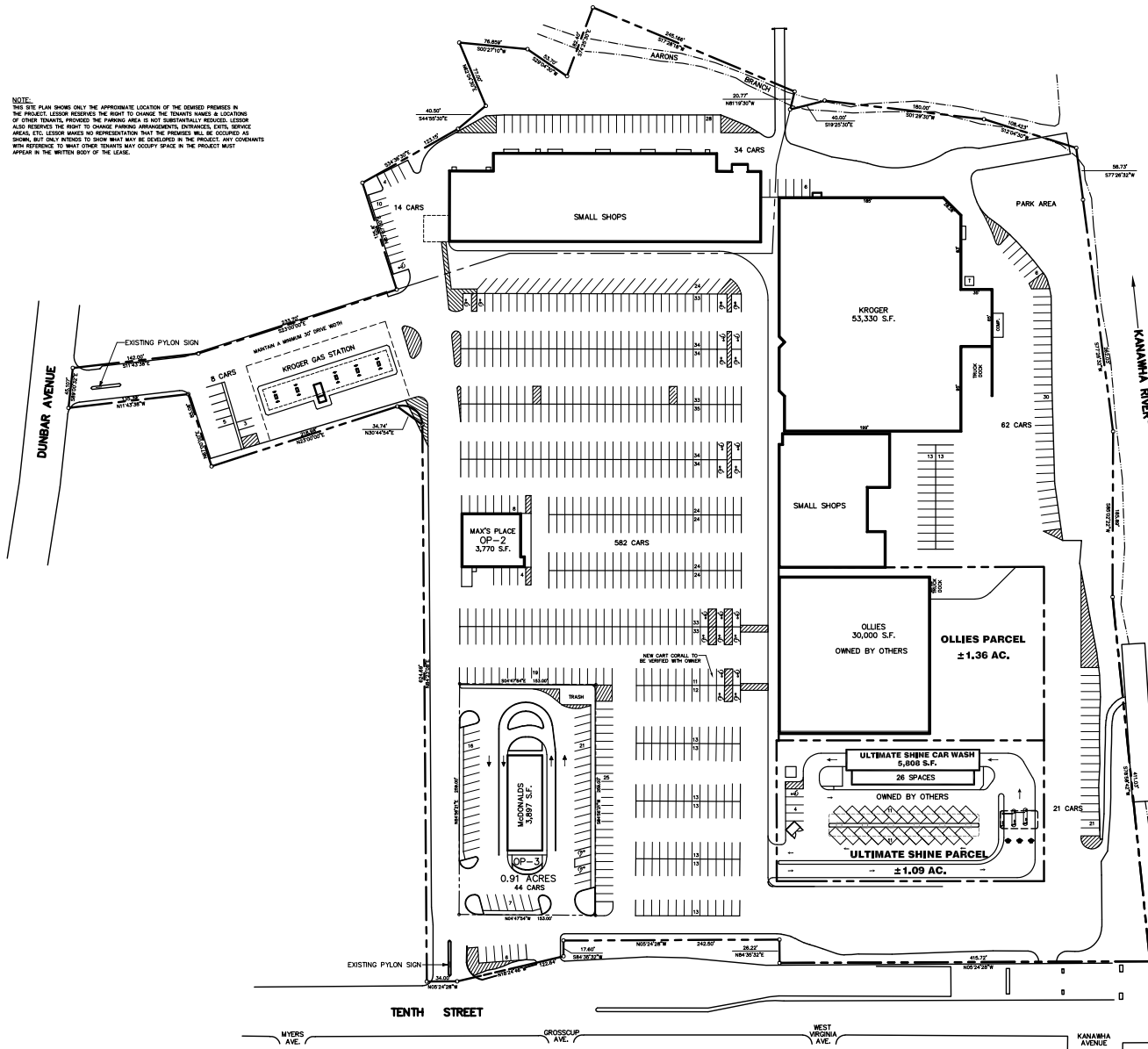


Dunbar Plaza





NOTE:  
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE DESIRED PREMISES IN THE PROJECT. LESSOR RESERVES THE RIGHT TO CHANGE THE TENANT NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSOR ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSOR MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.



**DEVELOPMENT DATA**

KROGER ----- 53,330 S.F.  
 TOTAL SMALL SHOPS ----- 50,122 S.F.  
 TOTAL LEASABLE AREA ----- 103,452 S.F.

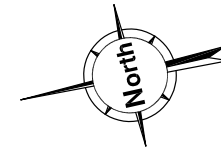
OP-2 MAX'S PLACE ----- 3,770 S.F.  
 OP-3 McDONALDS ----- 3,887 S.F.  
 KROGER GAS LOT KIOSK ----- 112 S.F.

OVERALL LEASABLE AREA ----- 111,231 S.F.  
 ACTUAL NUMBER OF PARKING SPACES PROVIDED ----- 765 CARS

SHOPPING CENTER LAND AREA ----- ±15.9623 AC.

**OWNED BY OTHERS DEVELOPMENT DATA**

OLLIE'S ----- 30,000 S.F.  
 ULTIMATE SHINE CAR WASH ----- 5,808 S.F.  
 LAND AREA ----- ±2.449 AC.



**PLOT PLAN  
 DUNBAR VILLAGE  
 DUNBAR, WEST VIRGINIA**

**DEVELOPED BY  
 GEORGE D. ZAMIAS**

**MANAGED BY  
 ZAMIAS SERVICES INC**



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**SCALE**

REVISIONS	DATE: 05/13/02
04/15/02	10/15/03 11/02/01
10/28/02	06/20/04 04/15/04
10/17/06	02/29/07 06/12/04
02/23/07	04/19/07
07/09/07	07/17/07
02/12/07	02/02/08
06/25/07	10/14/02

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