

# Heritage Plaza-Available Land

I-64 & WV 34 | Teays Valley, WV

**PROPERTY VIDEO**



**Highlights:**

- ± 6.5 acres, centrally located between Charleston and Huntington
- Located in fast growing Putnam County
- High Incomes
- Next to a 68-room Holiday Inn Express that is at full capacity almost every day of the year and a BP gas station/Arby's that serves approximately 1,100 customers per day
- Next to the Putnam County Chamber of Commerce, Development Authority and Convention and Visitors Bureau
- Highly visible and accessible from WV 34 (± 20,183 ADT)
- Situated between two highly travelled highways, I-64 (±0.3 miles south) and US 35 (±1.5 miles north)
- Located on the “going home” side of the road allowing a right turn in and out of the property

**Area Businesses:**

Aldi, Petco, Home Depot, Big Sandy Furniture, Sleep Inn & Mainstay Suites, Dollar Tree, Panera Bread, GNC, Cato Fashions, Factory Connection, Hallmark, Anytime Fitness, Jersey Mike's Subs, Advance Auto Parts, Bob Evans, Applebee's, Mattress Warehouse, Krogers, Big-Lots, Dollar General, Holiday Inn Express, BP Oil, Red Roof Inn, Five Guys Burgers, McDonalds and many more



PO Box 2388  
 Charleston, WV 25328  
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For Information

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# Heritage Plaza

PROPERTY OF  
4-S DEVELOPMENT, LLC  
HENSON PROPERTY  
SCOTT DISTRICT - PUTNAM COUNTY  
WEST VIRGINIA  
SEPTEMBER 29, 2003

CALHOUN ENGINEERING & SURVEYING  
P. E. 4782  
P. S. 1011  
SCALE: 1 INCH = 50 FEET

TANGENT TABLE			CURVE TABLE						
NUMBER	DISTANCE	BEARING	NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD. LENGTH
T1	33.09'	S 74°34'36" W	C1	84°09'56"	N 45°11'18" W	10.00'	14.69'	9.03'	13.40'
T2	30.39'	S 16°46'45" W	C2	90°00'00"	S 42°16'16" E	25.00'	39.27'	25.00'	35.36'
T3	20.00'	N 73°13'15" W							
T4	20.00'	S 73°13'15" E							
T5	10.00'	S 16°46'45" W							



- Putnam County Chamber of Commerce
- Putnam County Development Authority
- Convention and Visitors Bureau



DEMOGRAPHICS (2018 Forecast-Esri)	5 miles	7 miles	10 miles	WV
Population	26,639	57,197	95,093	N/A
Households	10,694	23,406	39,037	N/A
Average HH Income	\$91,514	\$76,894	\$71,764	\$60,032
Median HH Income	\$73,314	\$58,687	\$55,018	\$43,555
TRAFFIC COUNTS	I-64	WV 34		
Average Daily Traffic	52,972	22,152		



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