Heritage Plaza-Available Land

I-64 & WV 34 | Teays Valley, WV **PROPERTY VIDEO** WV 34 (22,152 ADT)

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

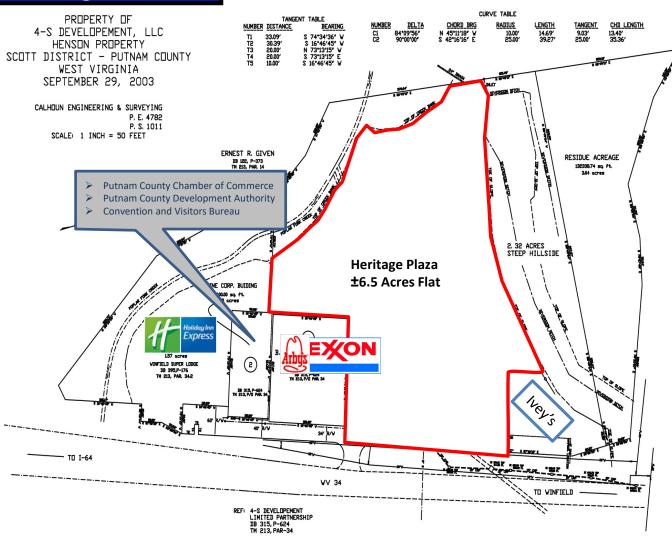
Area Businesses:

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





Heritage Plaza







DEMOGRAPHICS (2018 Forecast-Esri)	5 miles	7 miles	10 miles	<u>wv</u>
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	<u>I-64</u>		<u>WV 34</u>	
Average Daily Traffic	52,972		22,152	



For Information

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