

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

2777 Pennsylvania Ave

Charleston, WV 25302

Exclusively Represented By:

Megan Callaghan Bailey

Broker of Record

304 549 7138

mbailey@bhhspro.com

RETAIL SPACE FOR SALE

2777 Pennsylvania Ave

Charleston, WV 25302

FOR SALE

Executive Summary



Offering Summary

Price	\$2,000,000
GSF	16,749 SF

Property Overview

Excellent opportunity to acquire a multi-tenant commercial property offering immediate income with future upside. The property is currently occupied by four tenants, all on month-to-month agreements, providing flexibility for an investor or owner-user. With in-place income and the ability to adjust rents or reposition tenants, this asset presents a clear path to increase net operating income. The site also offers potential for redevelopment or alternative use, subject to zoning. Located along a I-79 off exit 1 this property is close to both the North and South bound exits, providing strong visibility and accessibility.

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Berkshire Hathaway HomeServices
Professional Realty

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304.346.0300
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Location Map



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Additional Photos



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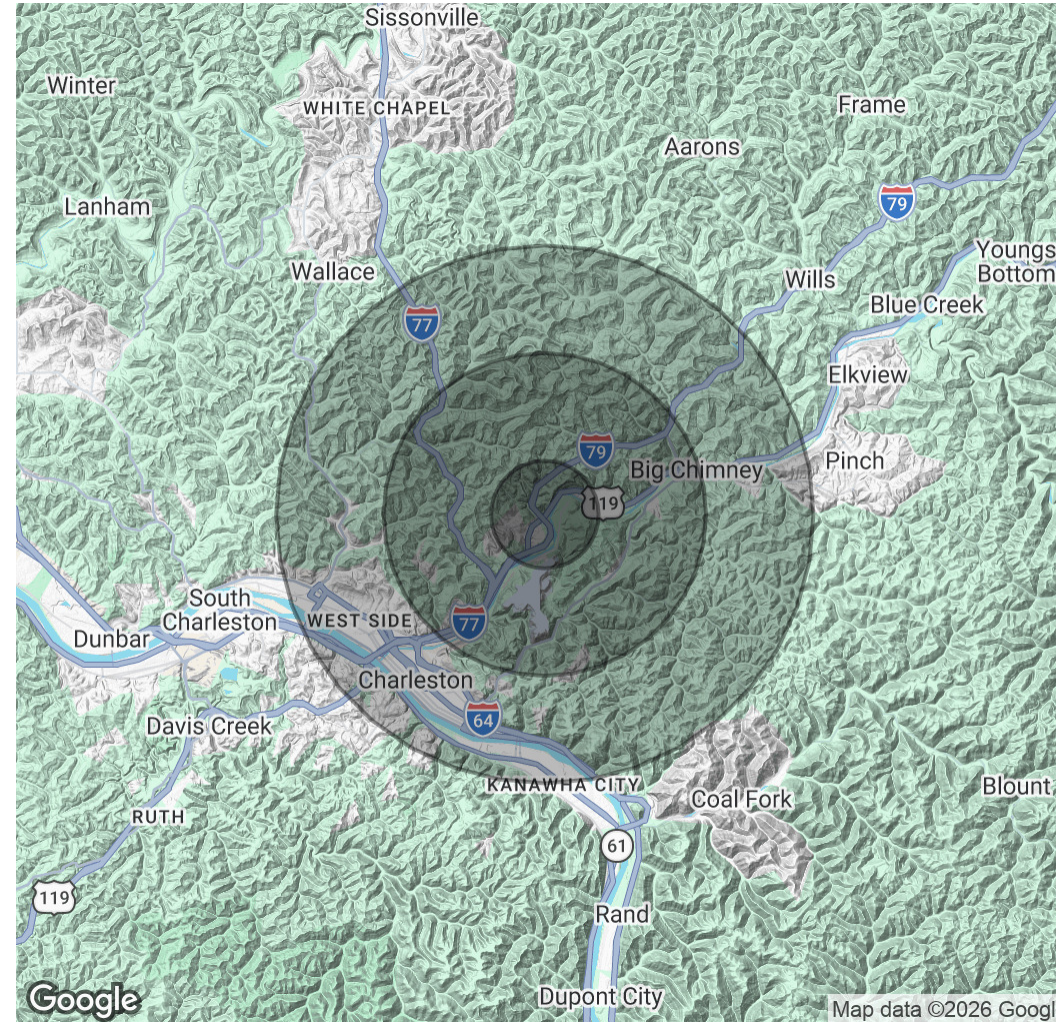
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	1,313	9,299	42,086
Average Age	51.2	46.4	43.6
Average Age (Male)	49.2	45.1	42
Average Age (Female)	53.4	46.5	44.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	673	4,359	19,208
# of Persons per HH	2	2.1	2.2
Average HH Income	\$76,687	\$89,455	\$85,881
Average House Value	\$144,325	\$165,299	\$172,832

2023 American Community Survey (ACS)



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