



JCPenney

SEPHORA

FOR SALE

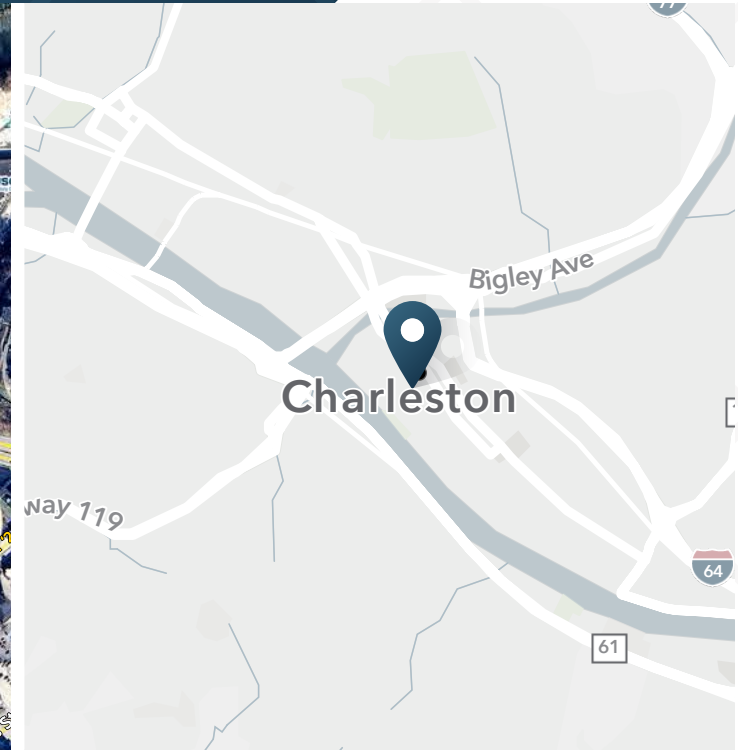
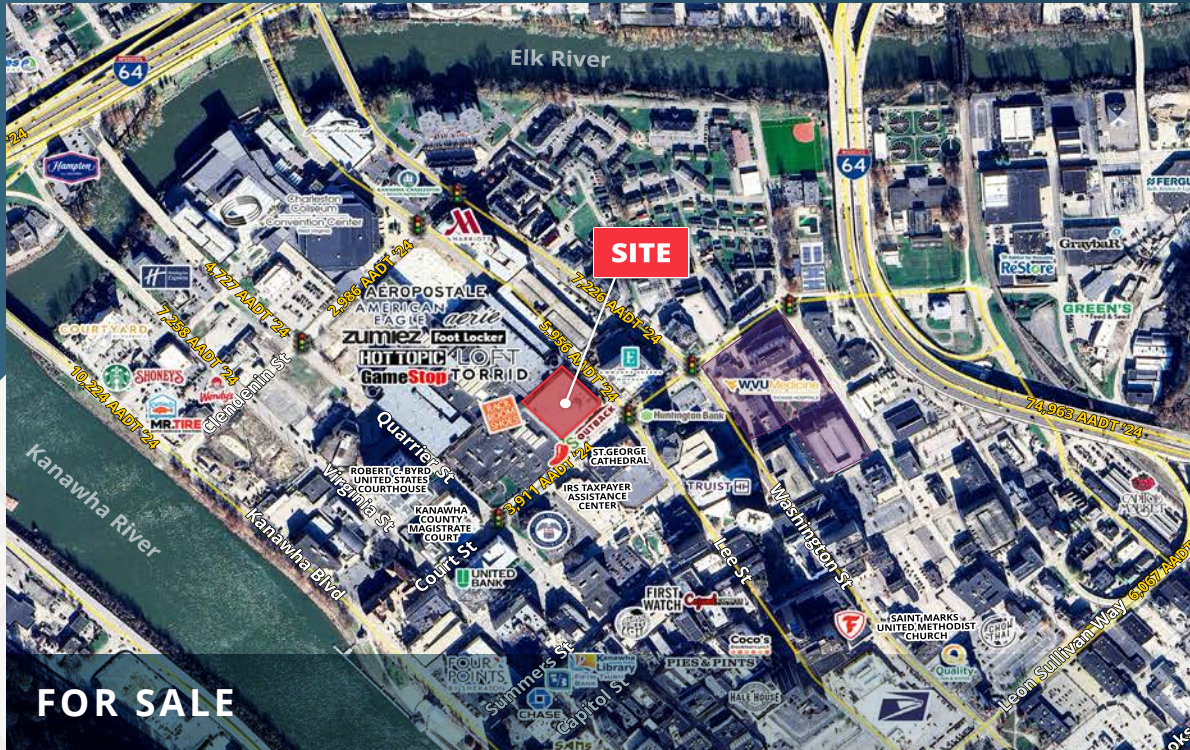
Former Department Store at Charleston Town Center

401 Lee St East | Charleston, WV 25301

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES | REALTY

Former Department Store at Charleston Town Center

401 Lee St East | Charleston, WV



121,517± SF

Bldg Size

1.82± AC

Land Size

1983

Year Built

CBD

Zoning

\$3,200,000

Asking Price

ABOUT THE PROPERTY

- Charleston, West Virginia, is the capital and largest city of the state. Located along the banks of the Kanawha River in the Appalachian region, Charleston is known for its rich history, vibrant cultural scene, and scenic beauty. Charleston combines a mix of small-town charm with the energy of a state capital, offering visitors and residents a balance of urban and natural attractions.
- MSA Population 650,000

TRAFFIC COUNT

I-77	47,134 AADT
I-64	67,120 AADT
Kanawha Blvd	9,187 AADT
Year: 2024	



Former Department Store at Charleston Town Center

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Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Charleston Town Center Charleston Town Ctr, Charlest...	\$58.3K	33.7%	41.1	White (83.7%)	2.30
West Virginia	\$57.9K	23.3%	42.2	White (90.2%)	2.47

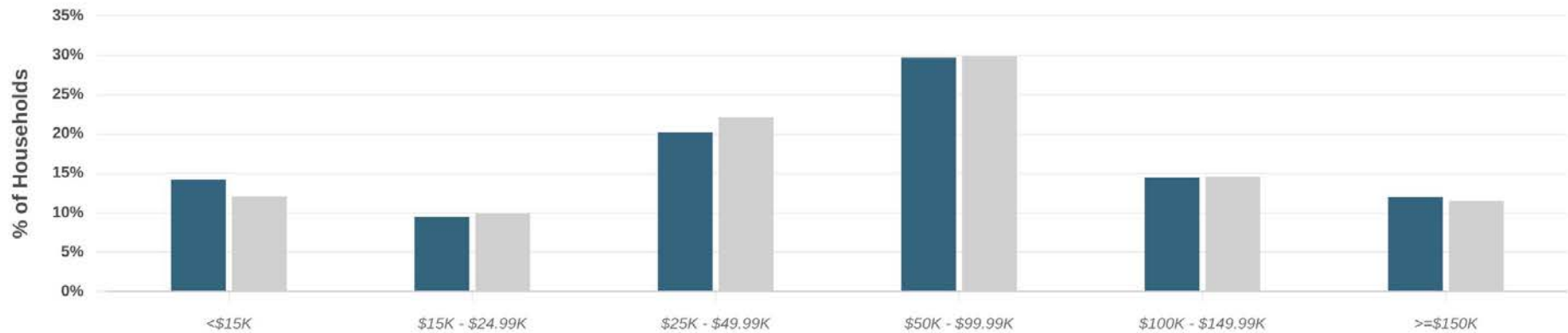
Mar 1st, 2024 - Feb 28th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

Charleston Town Center
3000 Charleston Town Ctr, Charleston, WV 25389

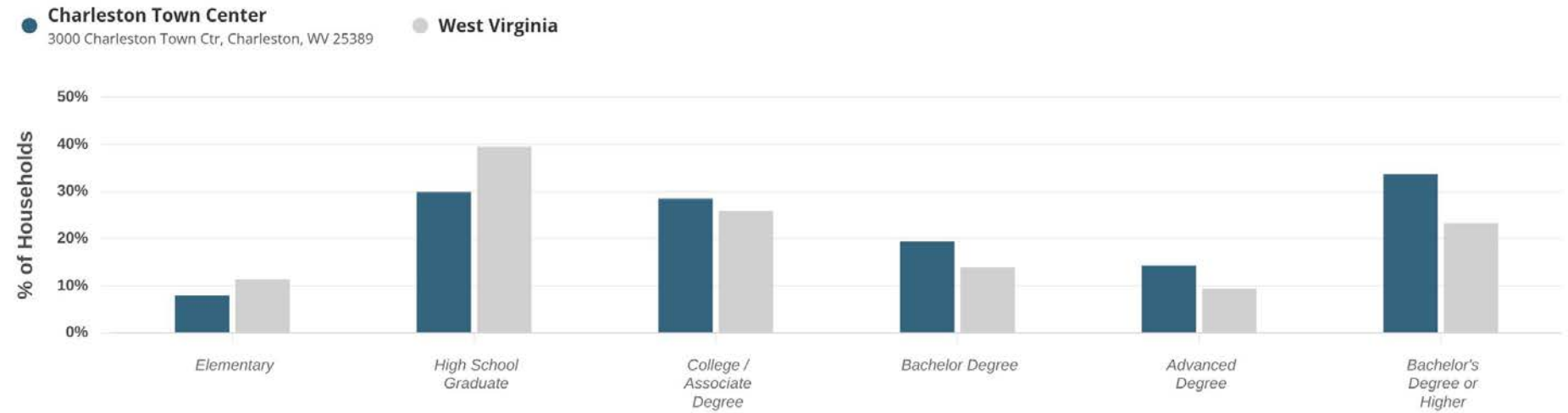
West Virginia



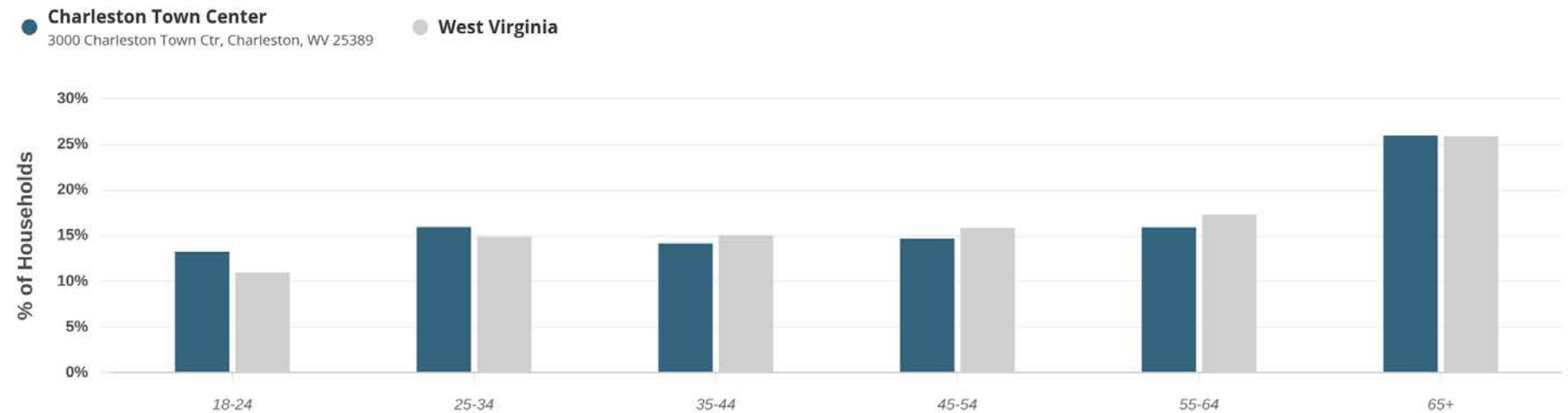
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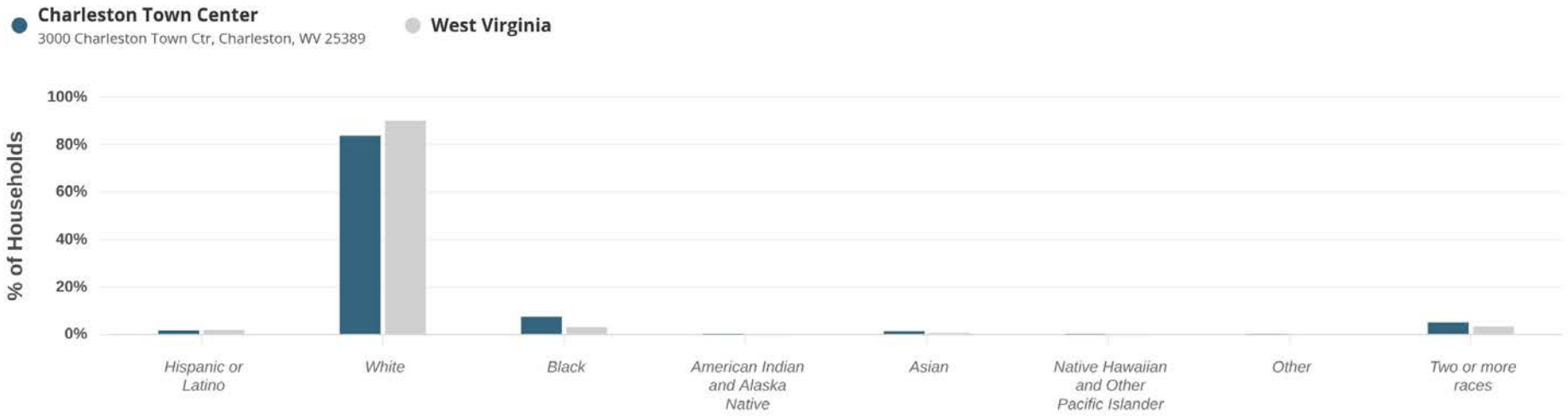
Education



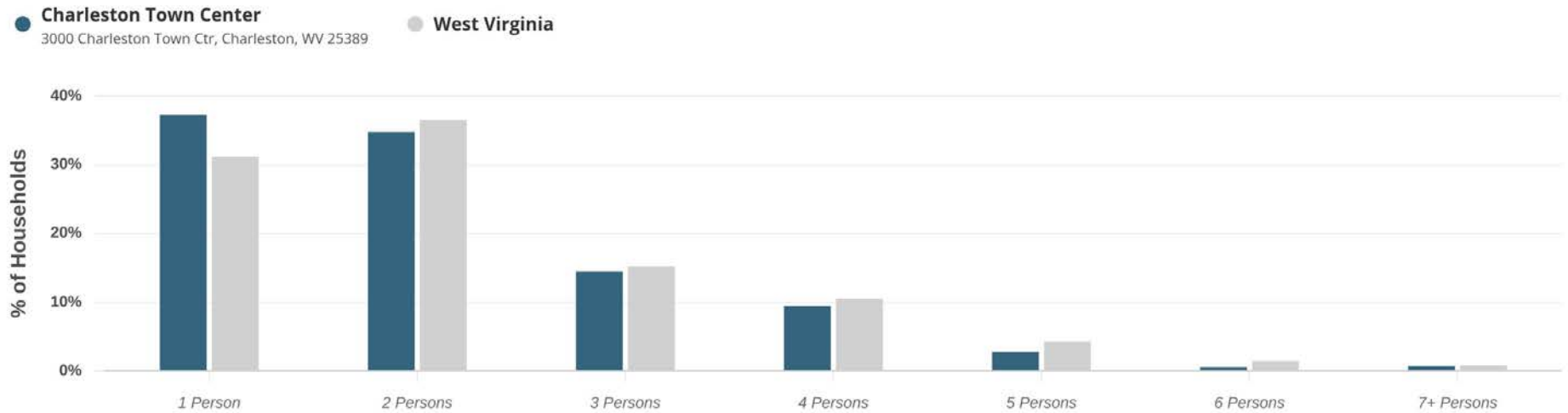
Age



Ethnicity

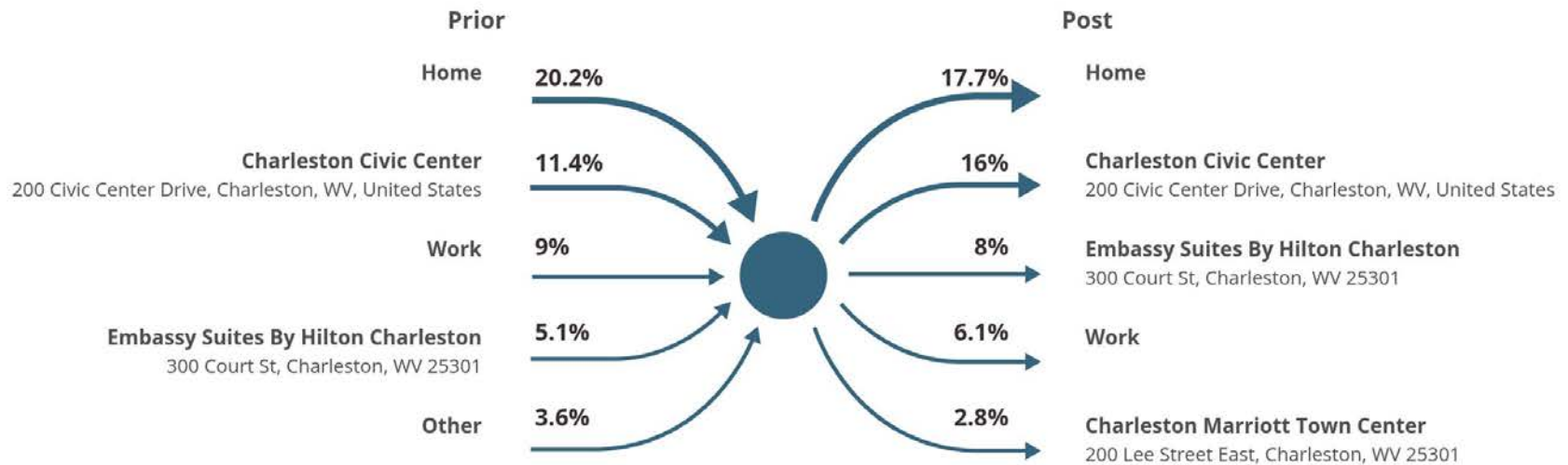


Household Size



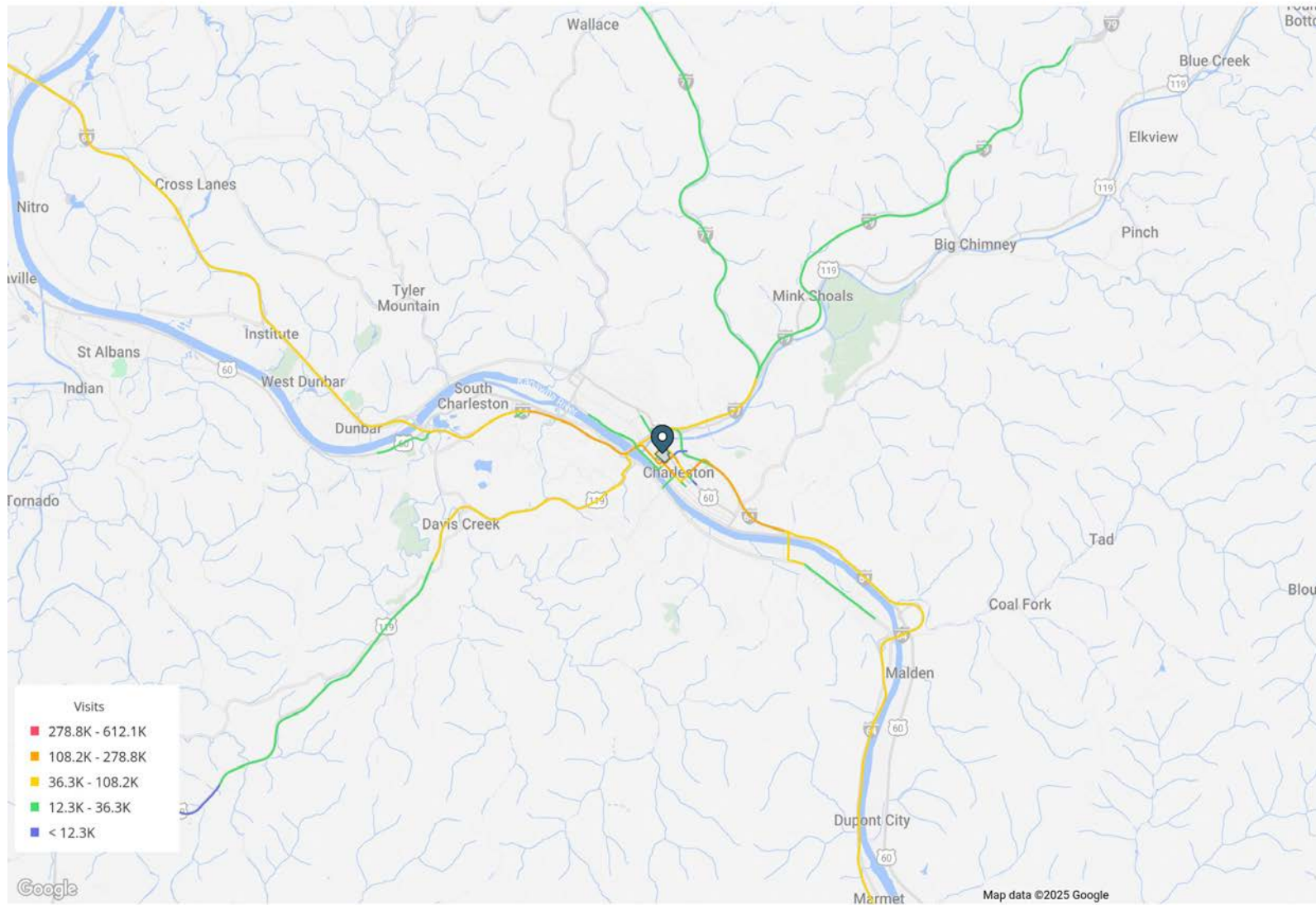
Visitor Journey

- **Charleston Town Center**
3000 Charleston Town Ctr, Charleston, WV 25389

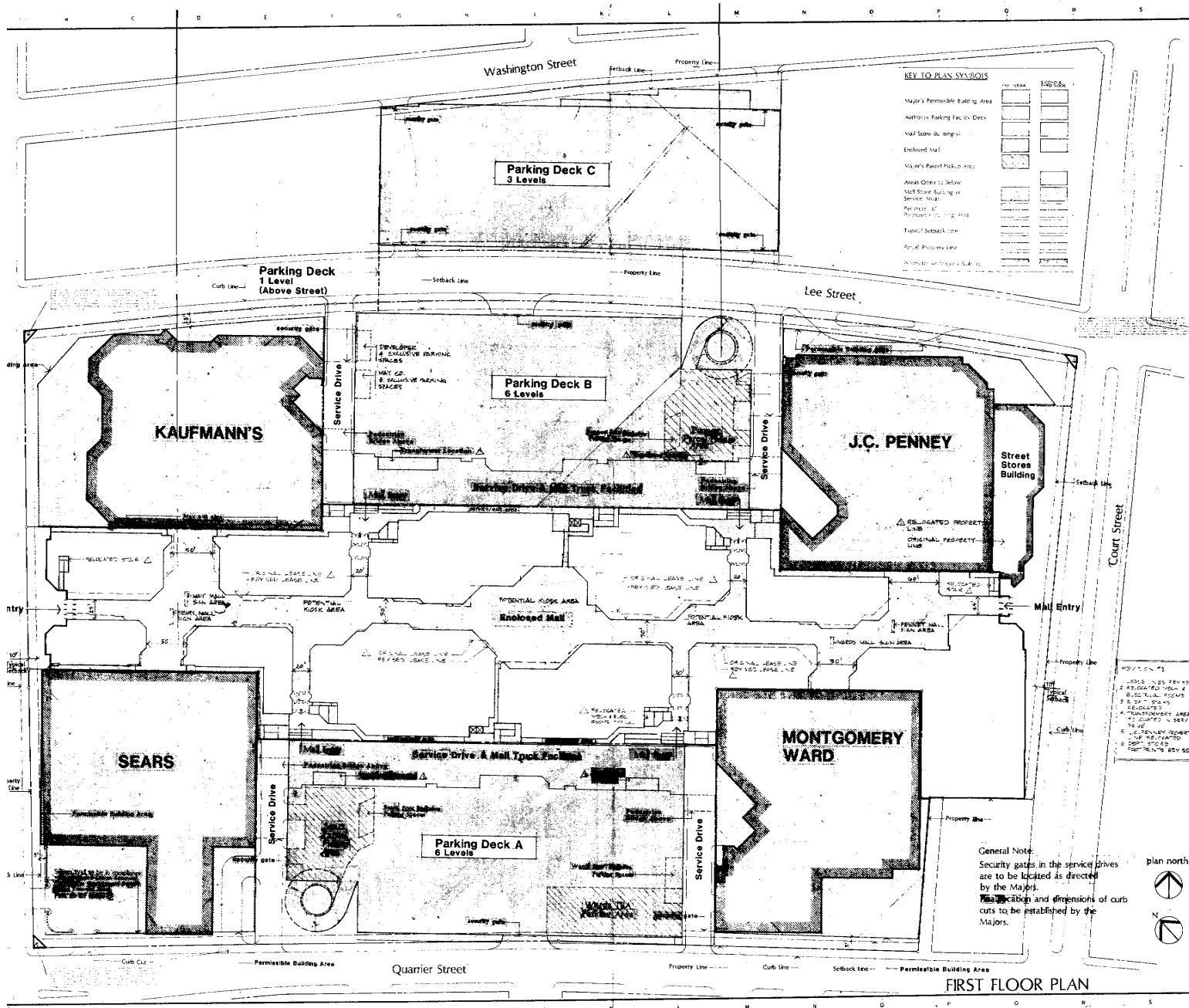


Show by: | Mar 1st, 2024 - Feb 28th, 2025
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Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.



CHARLESTON TOWN CENTER

CHARLESTON, WEST VIRGINIA

Address: 401 LEE STREET EAST, CHARLESTON, WEST VIRGINIA

Developers: THE CARROLL GROUP, CHARLESTON, WEST VIRGINIA

Architect: BERKSHIRE HATHAWAY HOMESERVICES PROFESSIONAL REALTY, CHARLESTON, WEST VIRGINIA

Standard: ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, AND STRUCTURAL (S.M.E.S.)

REVISIONS

No.	Date	Item
1		ISSUED FOR PERMIT
2		AS NOTED FROM #1
3		RELOCATED VEHICLES
4		RELOCATED VEHICLES
5		RELOCATED VEHICLES
6		RELOCATED VEHICLES
7		RELOCATED VEHICLES
8		RELOCATED VEHICLES
9		RELOCATED VEHICLES
10		RELOCATED VEHICLES
11		RELOCATED VEHICLES
12		RELOCATED VEHICLES
13		RELOCATED VEHICLES
14		RELOCATED VEHICLES
15		RELOCATED VEHICLES

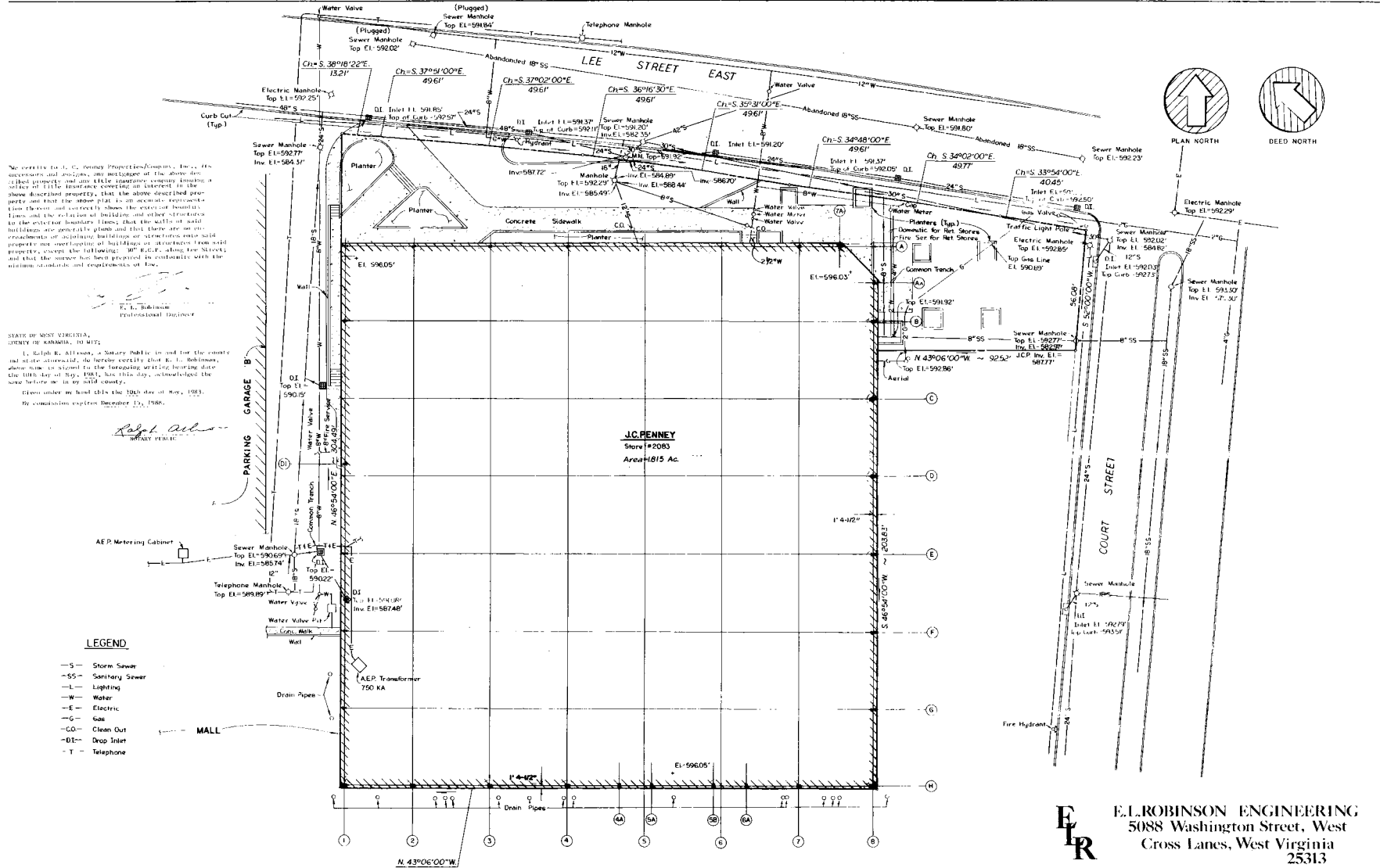
FORM: First Floor Mall Plan EXHIBIT B

DATE: 11/27/18

SCALE: 1" = 40'

1

FIRST FLOOR PLAN



"We certify to the accuracy of the plan, the dimensions and angles, and positions of the above described property and any title insurance company issuing a policy of title insurance covering an interest in the above described property, that the above described property and that the above plan is an accurate reproduction from the survey and correctly shows the exterior boundaries, lines and the location of buildings and other structures to the exterior boundary lines; that the walls of said buildings are generally plumb and that there are no encroachments of adjoining buildings or structures onto said property, except the following: 800' blocks along Lee Street; and that the survey has been prepared in conformity with the minimum standards and requirements of law.

E. L. Robinson
Professional Engineer

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, to WIT:
I, E. L. Robinson, a duly qualified Surveyor for the county and state aforesaid, do hereby certify that E. L. Robinson, above named, is signed to the foregoing writing bearing date the 10th day of May, 1965, his true and lawful signature, and that the same has been prepared in conformity with the minimum standards and requirements of law.

Witness my hand this 10th day of May, 1965.
My commission expires December 15, 1966.

E. L. Robinson
Professional Engineer

- LEGEND**
- S- Storm Sewer
 - SS- Sanitary Sewer
 - L- Lighting
 - W- Water
 - E- Electric
 - G- Gas
 - CD- Clean Out
 - DI- Drop Inlet
 - T- Telephone

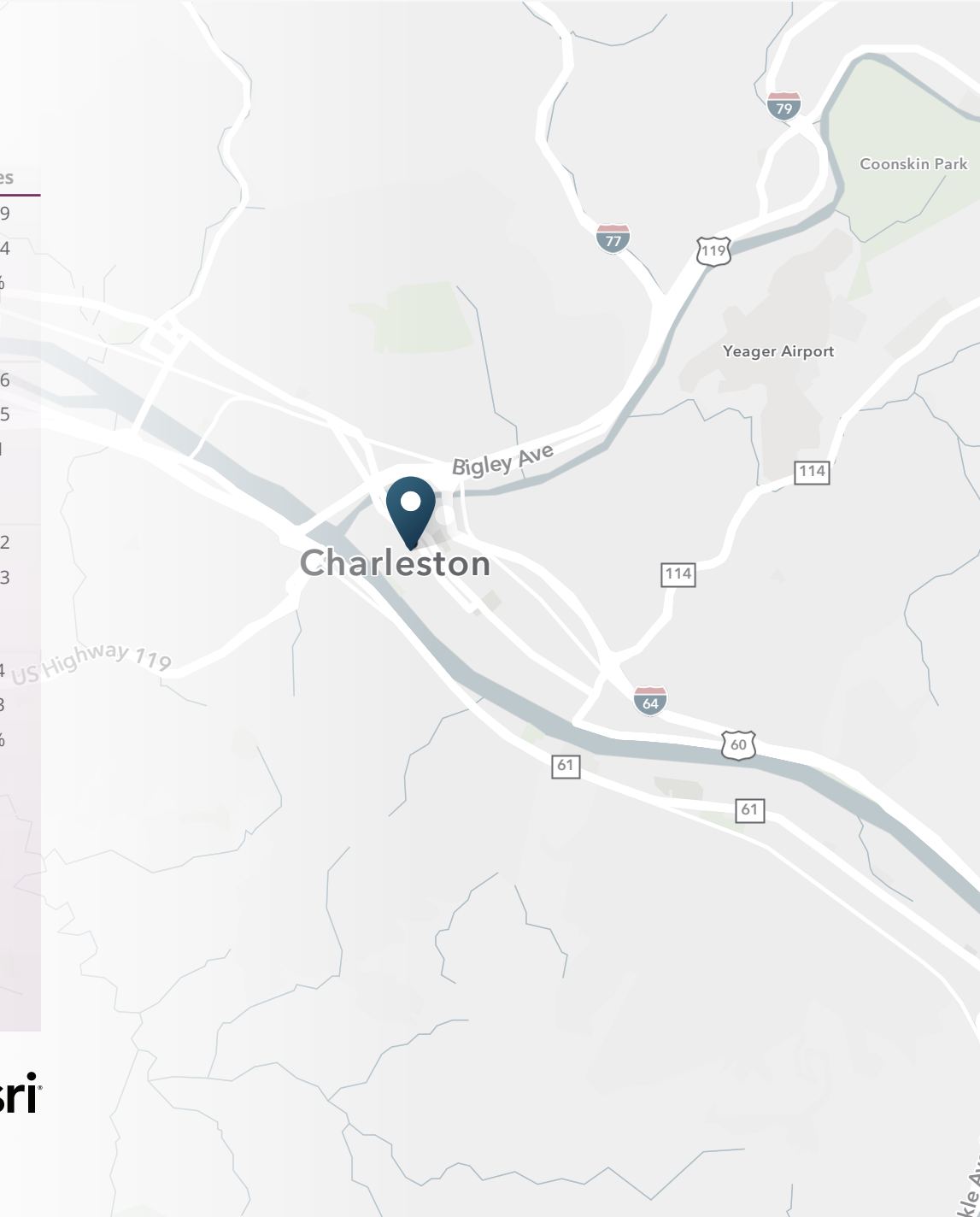
J.C. PENNEY SITE
CHARLESTON TOWN CENTER
CHARLESTON, WEST VIRGINIA

AS-BUILT SURVEY
Scale: 1" = 20' Date: 05/10/65

E. L. ROBINSON ENGINEERING
5088 Washington Street, West
Cross Lanes, West Virginia
25313

DEMOGRAPHIC HIGHLIGHTS

Population	5 miles	10 miles	15 miles
2025 Estimated Population	63,845	125,379	176,719
2030 Projected Population	62,806	123,102	173,384
Proj. Annual Growth 2025 to 2030	-0.33%	-0.37%	-0.38%
Daytime Population			
2025 Daytime Population	107,306	156,215	201,136
Workers	75,290	91,893	107,945
Residents	32,016	64,322	93,191
Income			
2025 Est. Average Household Income	\$93,497	\$87,665	\$85,302
2025 Est. Median Household Income	\$61,935	\$60,951	\$61,213
Households & Growth			
2025 Estimated Households	29,933	57,052	78,944
2030 Estimated Households	29,798	56,717	78,423
Proj. Annual Growth 2025 to 2030	-0.09%	-0.12%	-0.13%
Race & Ethnicity			
2025 Est. White	78%	82%	85%
2025 Est. Black or African American	12%	9%	7%
2025 Est. Asian or Pacific Islander	2%	2%	1%
2025 Est. American Indian or Native	0%	0%	0%
2025 Est. Other Races	8%	7%	6%
2025 Est. Hispanic (Any Race)	2%	2%	2%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Berkshire Hathaway HomeServices | Professional Realty

1337 Virginia Street, East
Charleston, WV 25301
Office: 304.346.0300



SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
Office: 214.560.3200

Duke Jordan

Direct: 304.415.0607
duke@bhhsger.com
WV License No. WV-0012820

Michael O. Callaghan, Broker of Record

Direct: 304.545.4794
mike@bhhsger.com
WV License No. WV-0026396

Mark Reeder

Direct: 214.560.3251
mark.reeder@srsre.com
Referring Broker

SRSRE.COM

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