



PRIME COMMERCIAL OPPORTUNITY



PROPERTY DESCRIPTION

Located along one of the region's most traveled corridors, MacCorkle Avenue offers excellent visibility and accessibility in the heart of South Charleston. The property sits directly on U.S. Route 60, a major east-west thoroughfare that connects the Charleston metro area with surrounding communities.

This highly visible location benefits from strong daily traffic counts, proximity to national retailers, restaurants, and medical facilities, and convenient access to Interstate 64. The site is within walking distance of Thomas Memorial Hospital, one of the area's leading healthcare providers, and within one mile of the upcoming Park Place Development, a 500,000+ SF regional shopping destination anchored by Kroger Marketplace.

Positioned in a well-established commercial corridor, the property is ideal for businesses seeking exposure and convenience in a vibrant, growing market.

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	1 +/- Acres

PROPERTY HIGHLIGHTS

- 155' Road Frontage
- Strong Traffic Flow and Visibility
- Ideal for Commercial Development

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ESTABLISHED BUSINESS COMMUNITY



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RETAIL AERIAL



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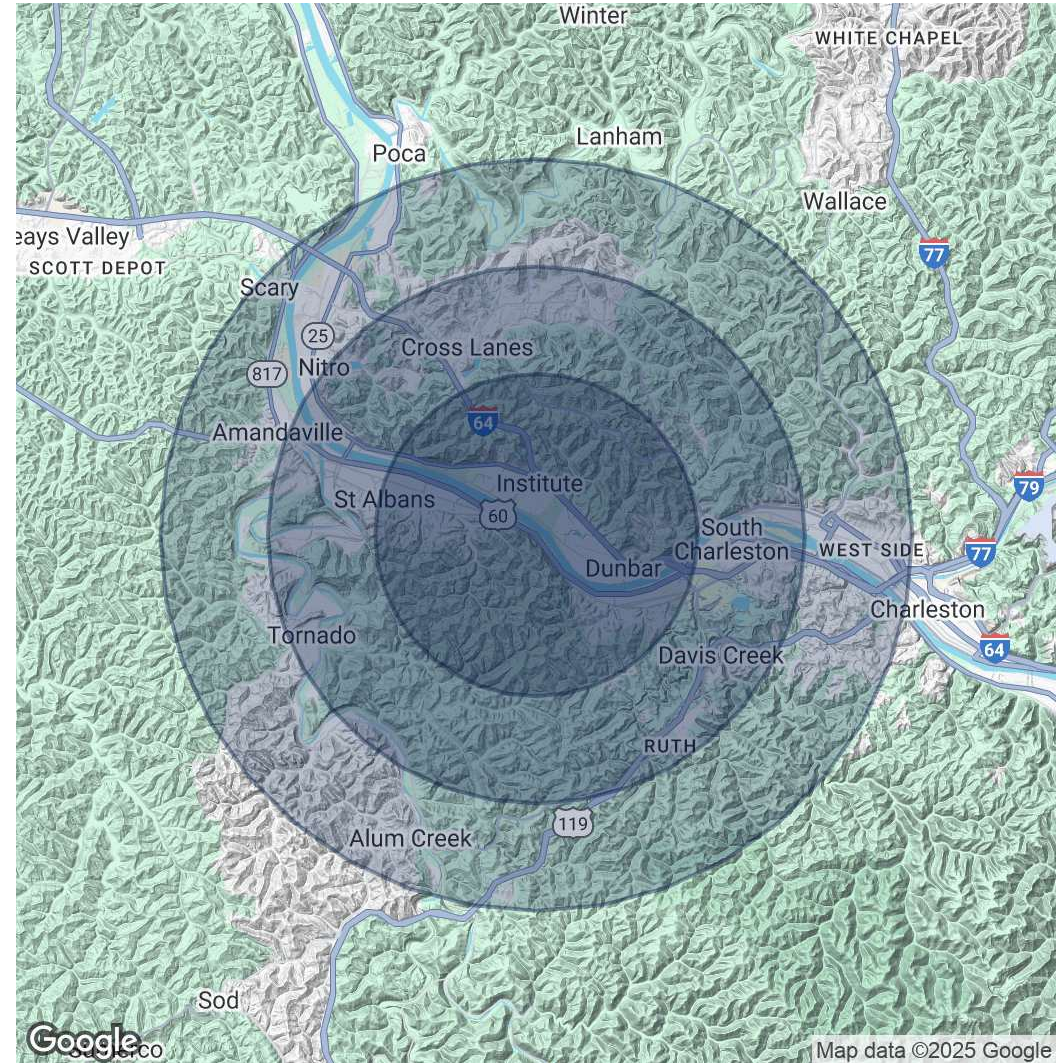


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	25,148	63,749	96,643
Average Age	44	44	43
Average Age (Male)	42	42	42
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,447	28,246	42,202
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,312	\$79,218	\$82,053
Average House Value	\$152,682	\$177,162	\$184,716

Demographics data derived from AlphaMap



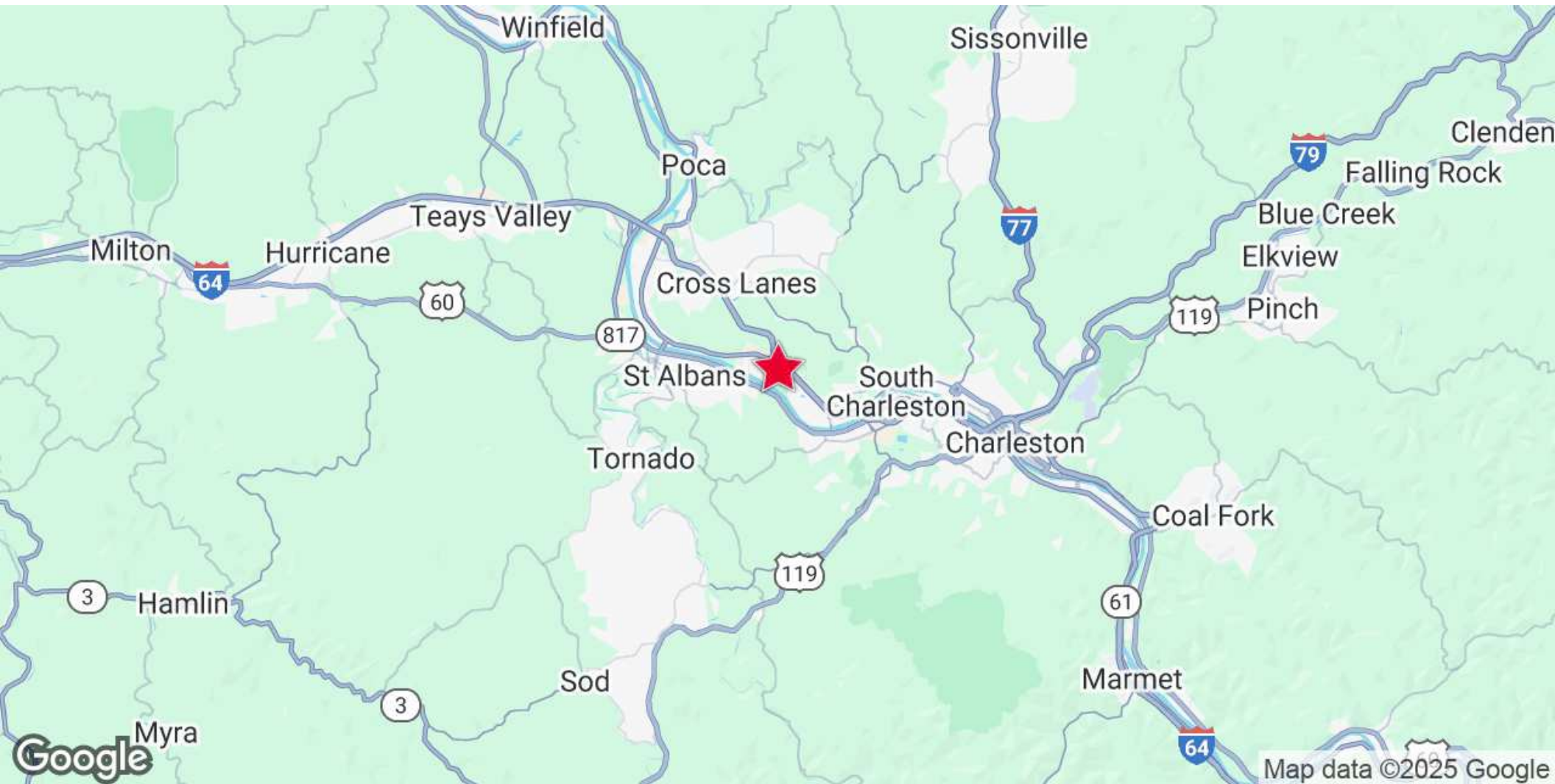
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LOCATION



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