



OFFICE BUILDING FOR SALE

5793 MACCORKLE AVENUE

5793 MACCORKLE AVE, CHARLESTON, WV 25304



**Presented by: Totum Realty Advisors in Cooperation with The Phoenix Group, LLC:
Michael Castle**

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	9,543 SF
Lot Size:	0.65 Acres
Number of Units:	1
Price / SF:	\$62.87
Zoning:	Commercial
Market:	Charleston
Submarket:	Kanawha City

PROPERTY OVERVIEW

Great retail site available on MacCorkle Ave, Charlestons busiest retail location. This .65 acre site has existing two curb cuts with access to MacCorkle immediately adjacent to the Shoppes at Kanawha.

PROPERTY HIGHLIGHTS

- .65 acres site
- Directly between 2 existing curb cuts
- 35,000 cars per day
- Charleston's busiest retail strip

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ADDITIONAL PHOTOS



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AERIAL MAP



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LOCATION MAP



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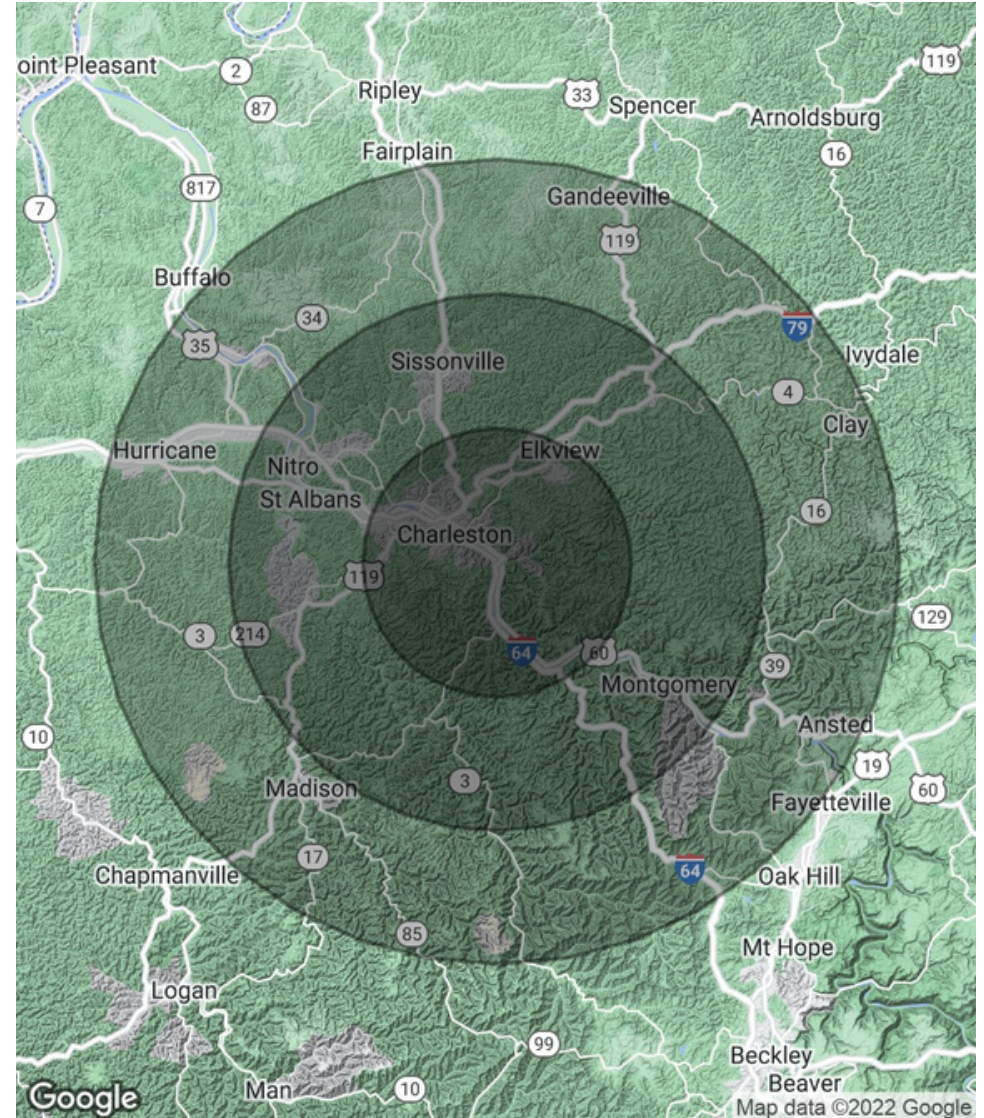


DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	99,263	208,317	298,342
Average Age	44.2	43.7	43.5
Average Age (Male)	42.1	41.4	41.8
Average Age (Female)	45.8	45.1	44.7

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	51,594	104,604	147,165
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$62,445	\$57,048	\$57,431
Average House Value	\$138,746	\$131,764	\$135,577

* Demographic data derived from 2020 ACS - US Census



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