

FOR SALE - COMMERCIAL LAND

TBD Fort Henry Rd,
Triadelphia, WV 26059

The Highlands



Property Information

- Lot Size: **2.90 AC**
- Sale Price: **\$895,000**
- Sale Type: **Investment**
- Zoning: **Commercial**
- Proposed Use:
 - **Commercial**
 - **Industrial**
 - **Retail**

Highlights

- Flat, build-ready acreage with utility access nearby.
- Ideal for retail or mixed-use development.

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
I- 70	McCutcheon Rd S	2,460	2024	0.12 mi

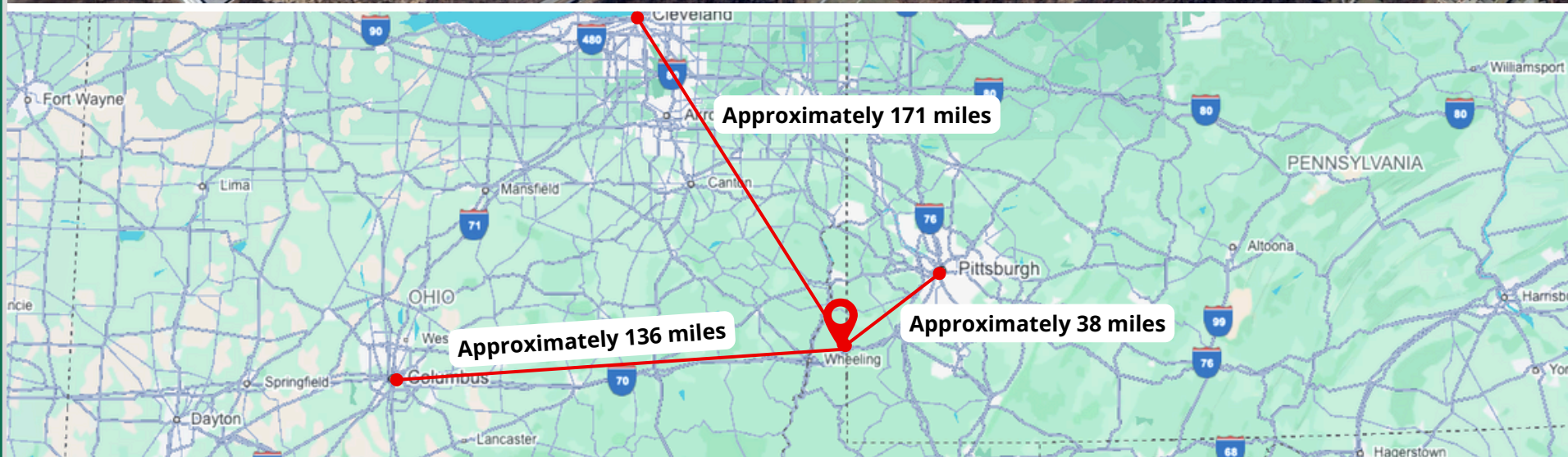
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Listing Agent:

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3329 Pennsylvania Ave. Weirton WV 26062 • (304) 914-4400



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The Highlands Overview

The Highlands, established in 2004, is the premier retail center in the Upper Ohio Valley, offering over 1 million square feet of shopping, dining, and entertainment, conveniently located off Interstate 70.

*Notable Features:**

- Home to one of the top three Cabela's stores (176,000 sq ft) and a large distribution center.
- Other tenants include Walmart, Target, Kohl's, Best Buy, and JCPenney.
- Expanded in 2015-2016 with new hotels (Hawthorn Suites, Fairfield Inn & Suites) and retailers (Five Guys, Mattress Firm, etc.).

*Future Developments:**

- New projects include Menard's and expansions of existing retail spaces.
- The area features a top-rated Microtel Inn & Suites and around 900 hotel rooms nearby, with I-70 averaging 52,166 vehicles daily.

*Unique Positioning:**

As the only major retail center in Wheeling, The Highlands is expected to maintain its dominance due to the area's geography and limited developable land, with plans for further expansion and an additional interchange. It attracts shoppers from West Virginia, Pennsylvania, and Ohio, located about 38 miles from Pittsburgh and 136 miles from Columbus.

Wheeling Overview

Wheeling is the largest city in the Wheeling Metropolitan Statistical Area (MSA), with a population of around 150,000, and is part of the Greater Pittsburgh/Tri-State region of over 3 million. It ranks as the fifth-fastest growing economy among the 381 MSAs in the U.S.

*Location and Infrastructure**

- Situated in the northern panhandle of West Virginia and the Upper Ohio Valley.
- Key routes include the Ohio River, U.S. Route 40/National Road, and Interstates 70/470.
- Close to Ohio and near the Pennsylvania state line, about 50 miles from Pittsburgh and 120 miles from Columbus.
- Center for natural gas drilling with major wells within a 30-mile radius.
- Home to two regional hospitals and four universities.

*Entertainment and Recreation**

- Offers diverse entertainment, including the Wheeling Island Hotel Casino and Racetrack.
- Oglebay Park and the Wheeling Park Commission provide extensive recreational facilities.
- Hosts popular annual events like the Winter Festival of Lights and Oglebayfest.
- The Capitol Theatre is the largest in the state, home to the Wheeling Symphony Orchestra.
- The Wheeling Heritage Port and waterfront areas host various events, and the Wheeling Nailers hockey team plays at WesBanco Arena.

