



Broker of Record

BULLSEYE DFW
REAL ESTATE



REAL ESTATE INVESTMENT



12564 Ohio River Blvd. Chester, West Virginia 26034

LARRY DILLON

SENIOR MANAGING DIRECTOR

817-995-7000 OFFICE

BULLSEYEDFW@GMAIL.COM



Broker of Record

8 1 7 - 9 9 5 - 7 0 0 0 - - - L a r r y D i l l o n
7 4 0 - 2 6 4 - 7 3 6 8 - - - J o e p h L u k i n o



Cedar One Realty & Bullseye DFW





PROPOSED SITE



12564 Ohio River Blvd. Chester, West Virginia 26034

LARRY DILLON
817-995-7000 OFFICE
BULLSEYEDFW@GMAIL.COM



Broker of Record

8 1 7 - 9 9 5 - 7 0 0 0 - - - L a r r y D i l l o n
7 4 0 - 2 6 4 - 7 3 6 8 - - - J o e p h L u k i n o

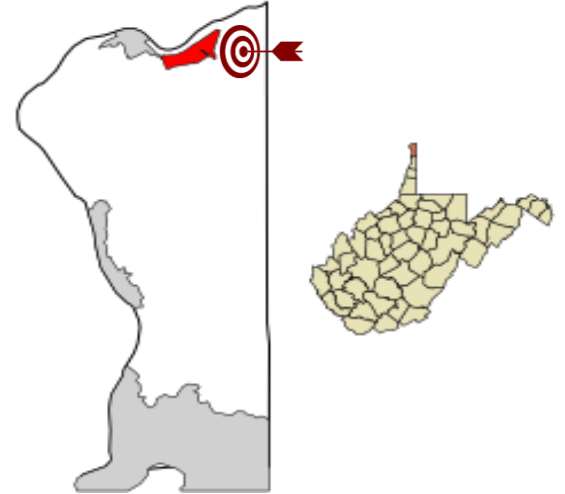


PROPOSED SITE

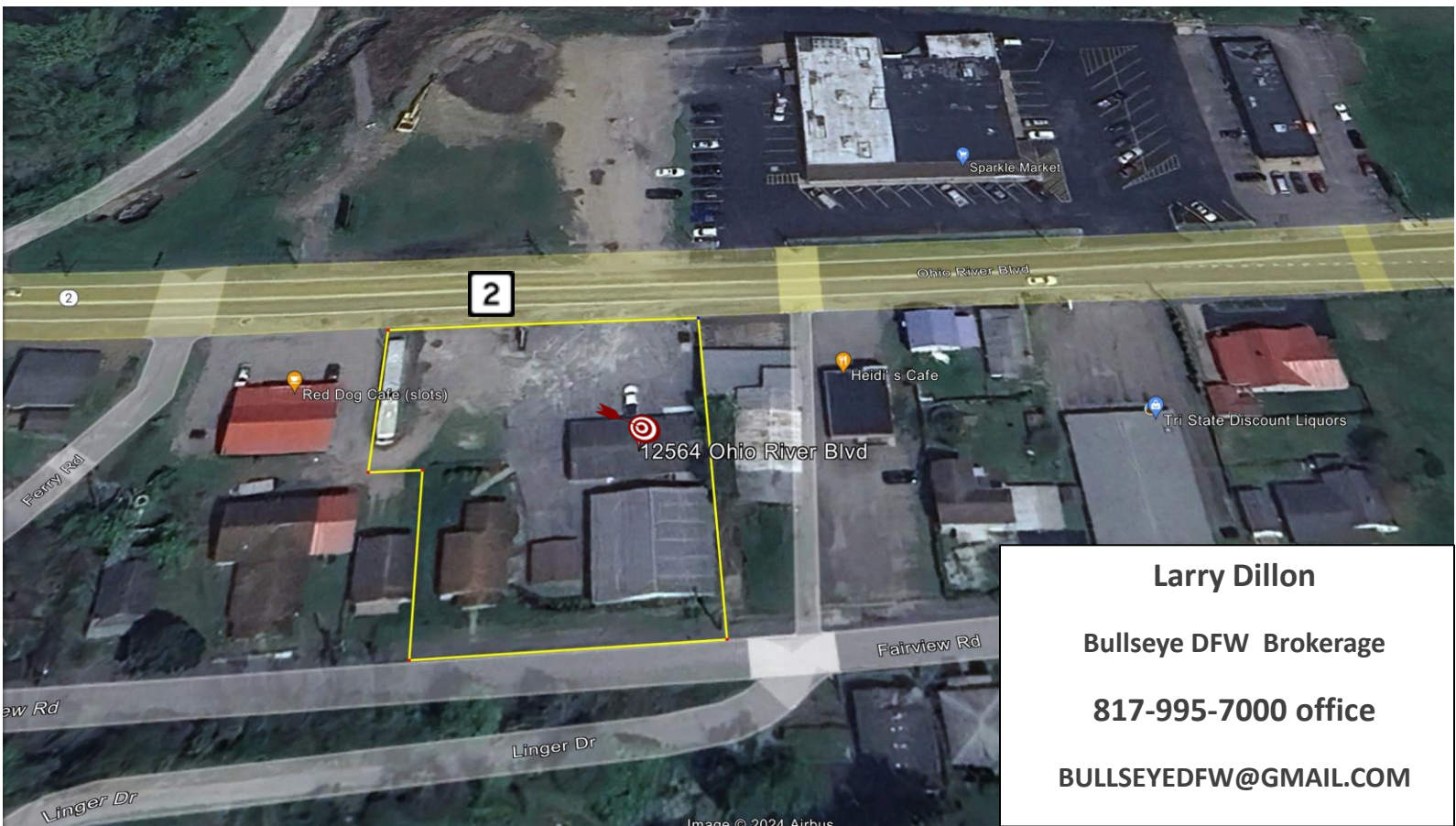
12564 Ohio River Blvd. Chester, West Virginia 26034

Site Highlights

- The following highways passthrough Chester
West Virginia Route **2** (Ohio River Blvd)
and US Route **30**
- .616+/- Acres
- 155+/- Frontage
- 185+/- Depth
- Utilities at Site



City of Chester, West Virginia is a vibrant community located in Hancock County, part of West Virginia's Northern Panhandle on the banks of the Ohio River. Chester was established in 1896, but not incorporated until 1907.



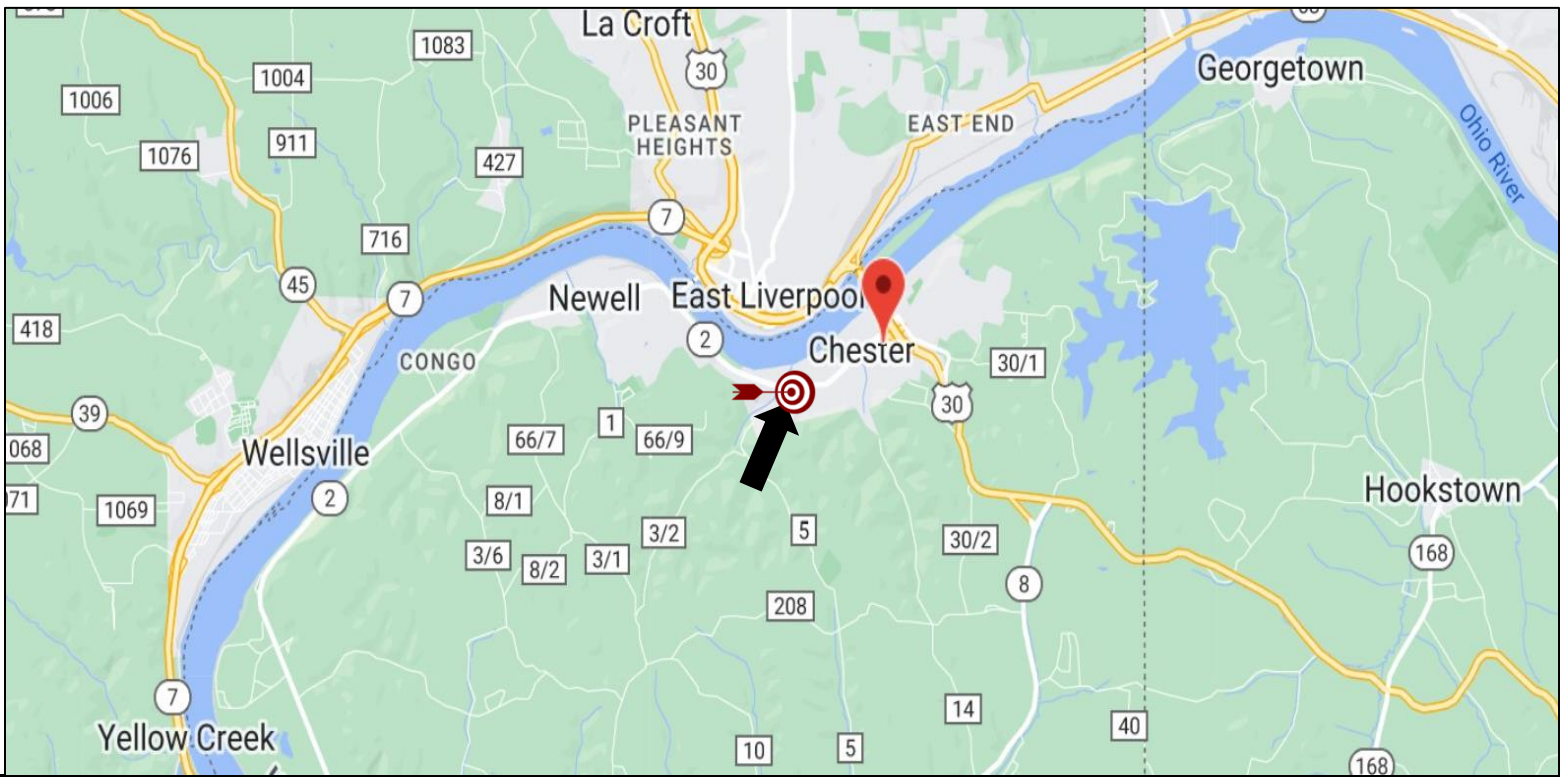
Larry Dillon

Bullseye DFW Brokerage

817-995-7000 office

BULLSEYEDFW@GMAIL.COM

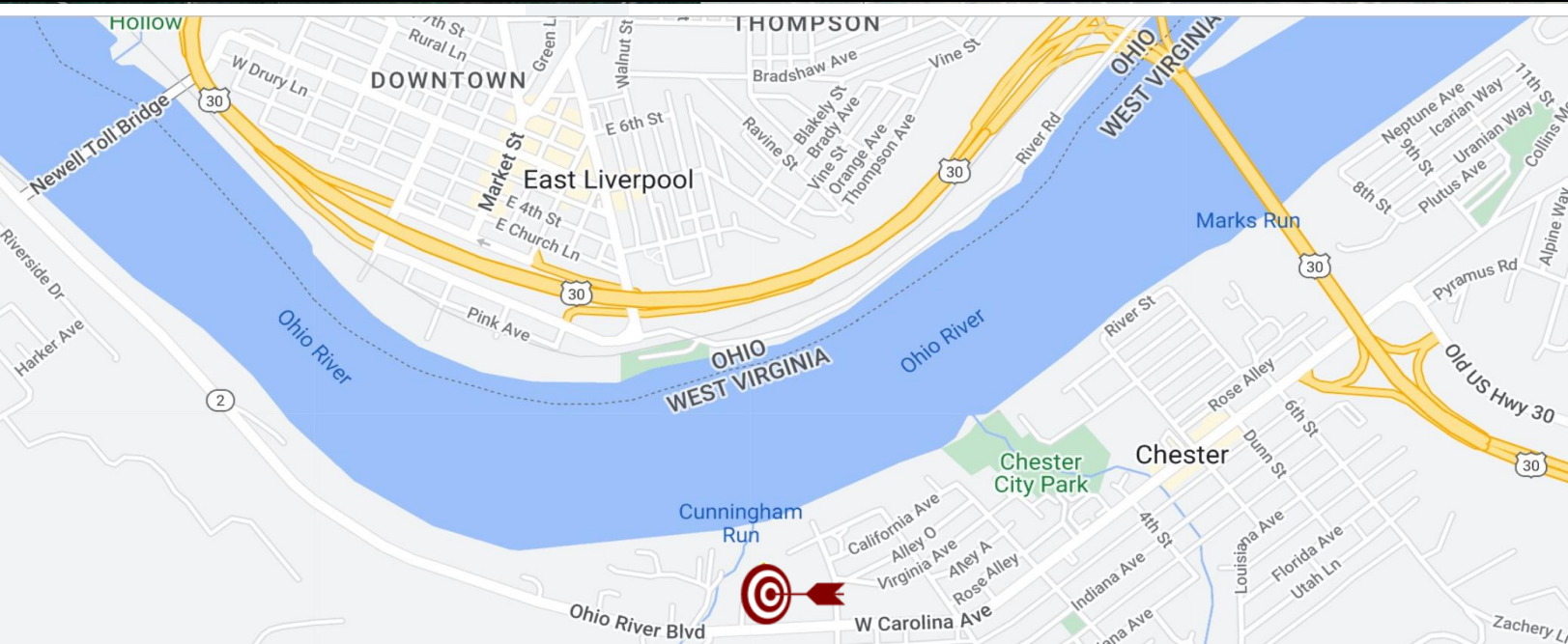
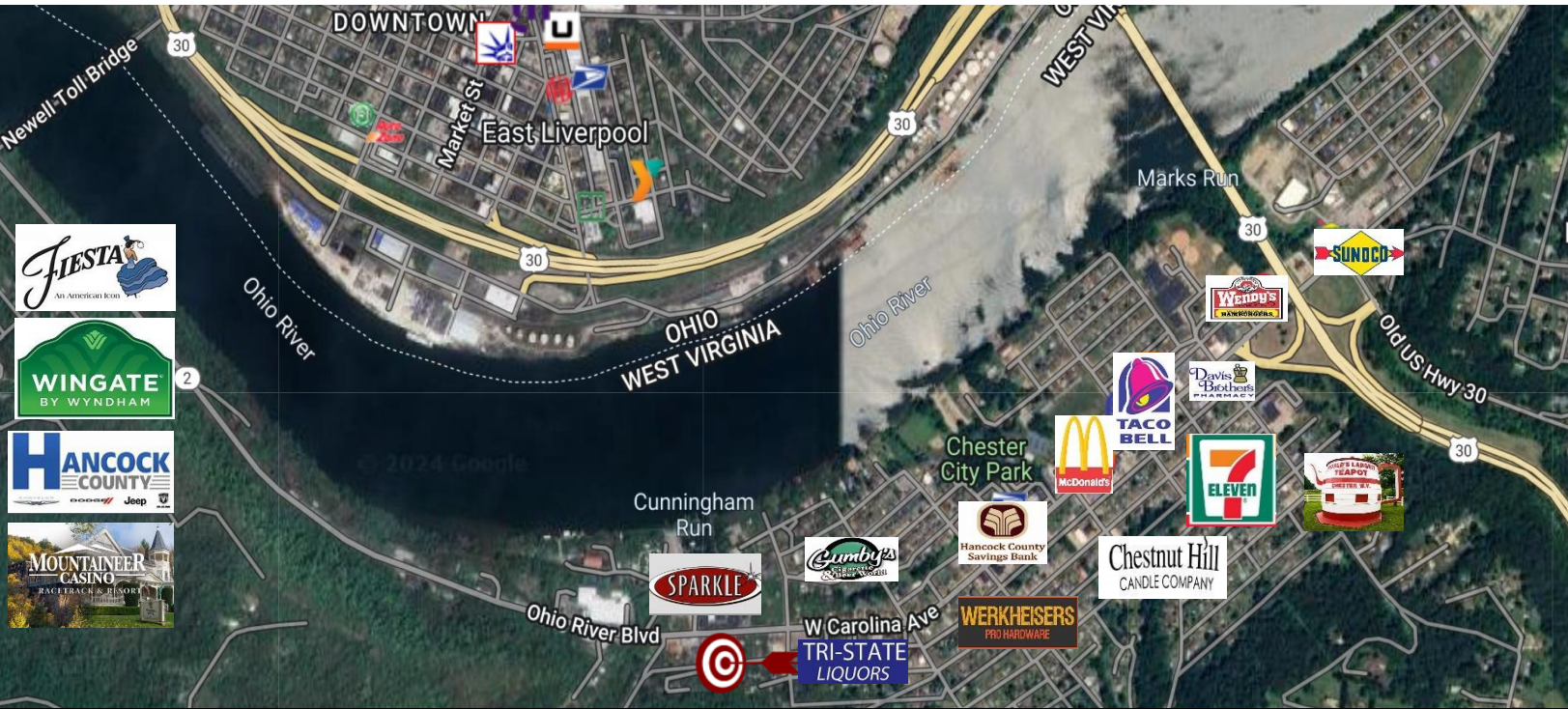






Market Area Overview

12564 Ohio River Blvd, Chester WV 26034



Larry Dillon

817-995-7000

Joseph Lukino

740-264-7368



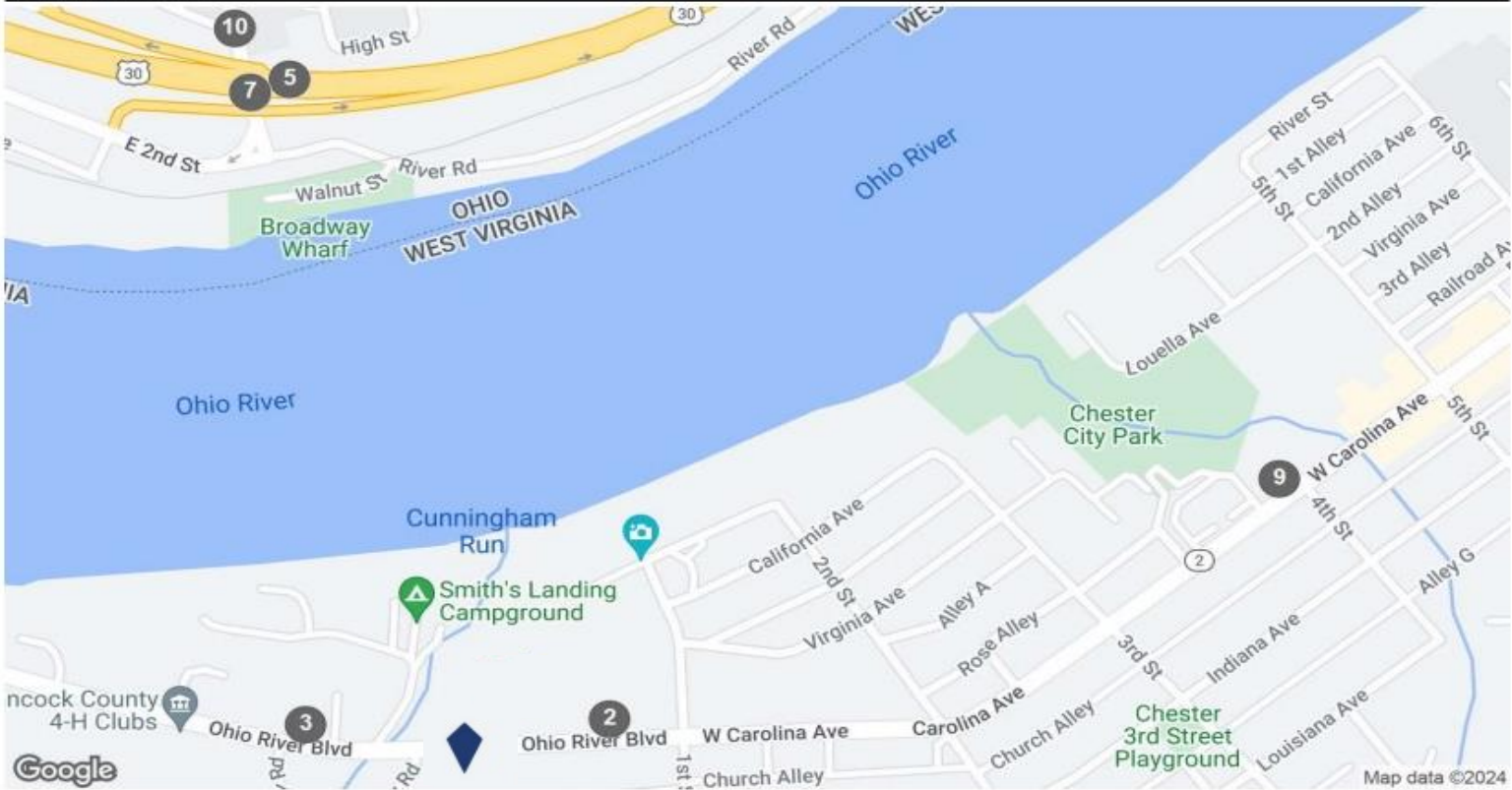
Cedar One Realty & Bullseye DFW



Subject Property

12564 Ohio River Blvd – Freestanding Retail

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Carolina Ave	1st St - E	8,400	2016	0.06 mi
2 Ohio River Blvd	1st St - E	8,060	2018	0.06 mi
3 Carolina Ave	Finley Rd - W	5,952	2018	0.14 mi
4 US Rte 30	Broadway St - W	1,978	2022	0.45 mi
5 RAMP FROM W SECOND ST TO US30-11-39	Broadway St - W	1,665	2020	0.45 mi
6 Broadway St	Drury Ln - S	2,511	2022	0.45 mi
7 Broadway Street	Drury Ln - S	2,617	2020	0.45 mi
8 Broadway Street	E Church Ln - N	3,048	2020	0.49 mi
9 Carolina Ave	4th St - NE	11,731	2022	0.49 mi
10 Broadway St	E Church Ln - N	2,878	2022	0.49 mi



© 2024 CoStar Group - Licensed to Bullseye DFW Real Estate - 586879
All Data Collected On Costar



7/12/2024



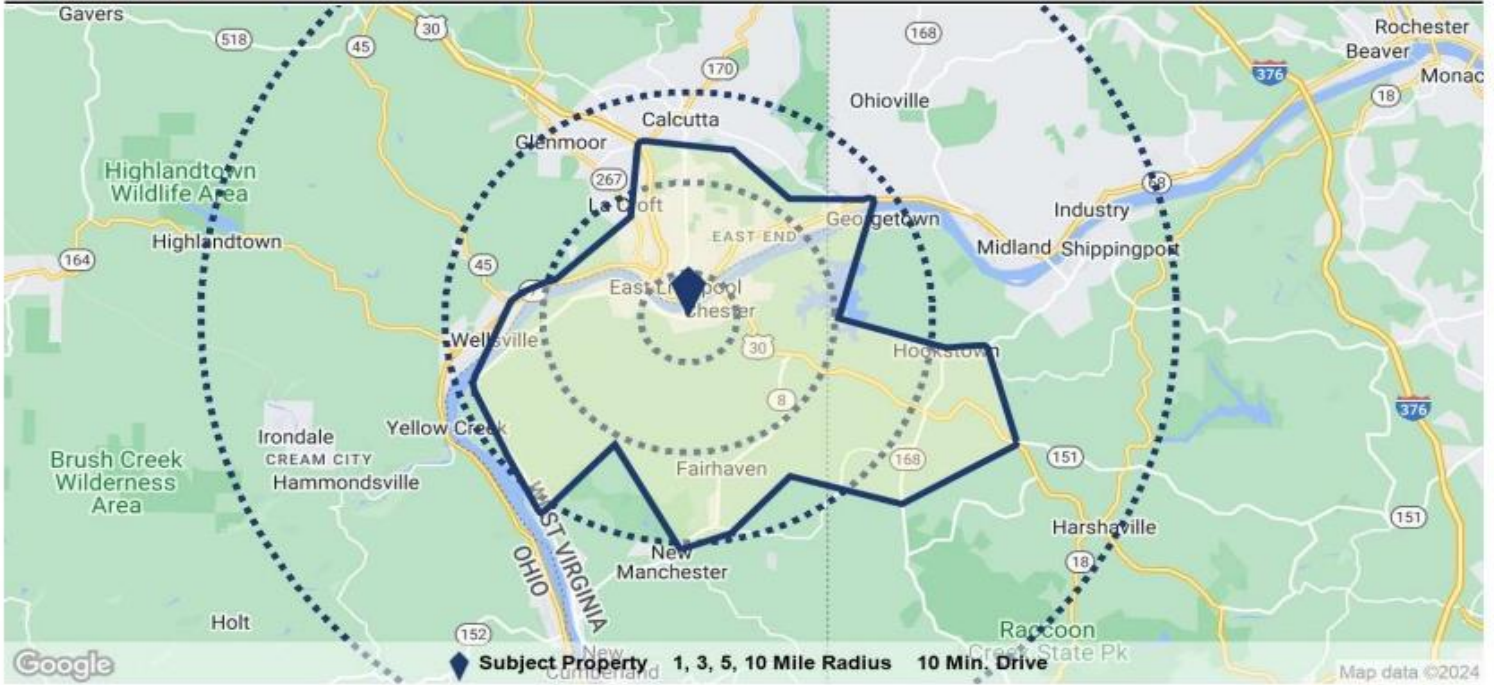
Cedar One Realty & Bullseye DFW



Subject Property

12564 Ohio River Blvd – Freestanding Retail

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	4,414	19,046	31,785	59,157	24,312
5 Yr Growth	-1.5%	-1.3%	-1.1%	-1.0%	0.3%
Median Age	42	43	44	45	43
5 Yr Forecast	42	43	44	45	44
White / Black / Hispanic	93% / 3% / 3%	94% / 3% / 2%	94% / 3% / 2%	94% / 3% / 2%	91% / 3% / 1%
5 Yr Forecast	93% / 3% / 3%	94% / 3% / 2%	94% / 3% / 2%	94% / 3% / 2%	91% / 3% / 1%
Employment	2,395	6,383	12,191	18,399	10,166
Buying Power	\$55.7M	\$317.1M	\$617.5M	\$1.3B	\$394.2M
5 Yr Growth	0.4%	2.8%	0.7%	1.4%	-0.5%
College Graduates	6.6%	8.4%	9.1%	11.7%	15.0%
Household					
Households	1,971	8,043	13,301	24,512	10,452
5 Yr Growth	-1.4%	-1.3%	-1.1%	-1.0%	0.4%
Median Household Income	\$28,270	\$39,428	\$46,422	\$52,194	\$37,716
5 Yr Forecast	\$28,806	\$41,059	\$47,271	\$53,456	\$37,384
Average Household Income	\$36,368	\$50,092	\$55,253	\$63,889	\$54,940
5 Yr Forecast	\$36,736	\$51,020	\$56,391	\$65,219	\$55,120
% High Income (>\$75K)	11%	22%	26%	33%	25%
Housing					
Median Home Value	\$65,095	\$74,670	\$81,697	\$102,142	\$86,122
Median Year Built	1947	1948	1951	1956	1955
Owner / Renter Occupied	48% / 52%	63% / 37%	68% / 32%	73% / 27%	64% / 36%



© 2024 CoStar Group - Licensed to Bullseye DFW Real Estate - 586879
All Data Collected On Costar



7/12/2024



Cedar One Realty & Bullseye DFW



12564 Ohio River Blvd – Freestanding Retail



Freestanding Retail - West
Virginia North Area Submarket
Chester, WV 26034

5,055 SF GLA .616 AC Lot Single Tenancy

Currency: USD (\$)

Summary **Population** Housing Daytime Employment > Radius

Population			
	2 mile	5 mile	10 mile
2010 Population	13,022	34,093	63,751
2023 Population	11,912	31,785	59,157
2028 Population Projection	11,724	31,434	58,577
Annual Growth 2010-2023	-0.7%	-0.5%	-0.6%
Annual Growth 2023-2028	-0.3%	-0.2%	-0.2%
Median Age	41.9	43.7	44.9
Bachelor's Degree or Higher	7%	9%	12%
U.S. Armed Forces	0	0	1

Population By Race			
	2 mile	5 mile	10 mile
White	11,142	29,818	55,830
Black	338	957	1,658
American Indian/Alaskan Native	30	67	146
Asian	48	133	228
Hawaiian & Pacific Islander	3	15	38
Two or More Races	351	796	1,256
Hispanic Origin	253	492	978



© 2024 CoStar Group - Licensed to Bullseye DFW Real Estate - 586879
All Data Collected On Costar



7/12/2024



Cedar One Realty & Bullseye DFW





Larry Dillon

*Bullseye Brokerage, Sales
Leasing, Development,
Investment, Site Selection
and Property
Management*

Larry Dillon is a Senior Commercial Real Estate Professional working with Bullseye DFW. With more than 36 years (since 1987) of experience in commercial real estate, Larry has achieved a dynamic career in North Texas.

Larry spent most of his real estate career working independently in Commercial Real Estate representing high profile local, regional and national tenants and has sold many investment properties as well. Larry has worked alongside developers of warehouse, office and retail sites, to assist in leasing their new development from the ground up.

Larry's other experiences include sourcing equity capital for new developments; acquisitions; and participation in equity invested into commercial real estate transactions, including land developments, retail, mixed use, flex space, industrial, office and medical facilities. Larry played a vital role in project marketing, leasing and site selection for national and regional credit tenants and franchisees.



Russ Oxner

Land Consultant



Jennifer Alexander

Property Manager