

ASHTON PLACE

1100 FLEDDERJOHN RD, CHARLESTON, WV



About The Property

- Property is located off of Emerald Rd, directly adjacent to Route 119 in Charleston, WV.
- The available space is located next to the operating Kroger grocery store.
- The site offers excellent access and visibility to Corridor G/Route 119.
- Area retailers include Kroger, BStrong 24, Cozumel Mexican Restaurant, Thomas Hospitals Primary Care, Hair We Are and Nail Time.

RETAIL SPACE NEXT TO KROGER AVAILABLE FOR LEASE

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CBRE

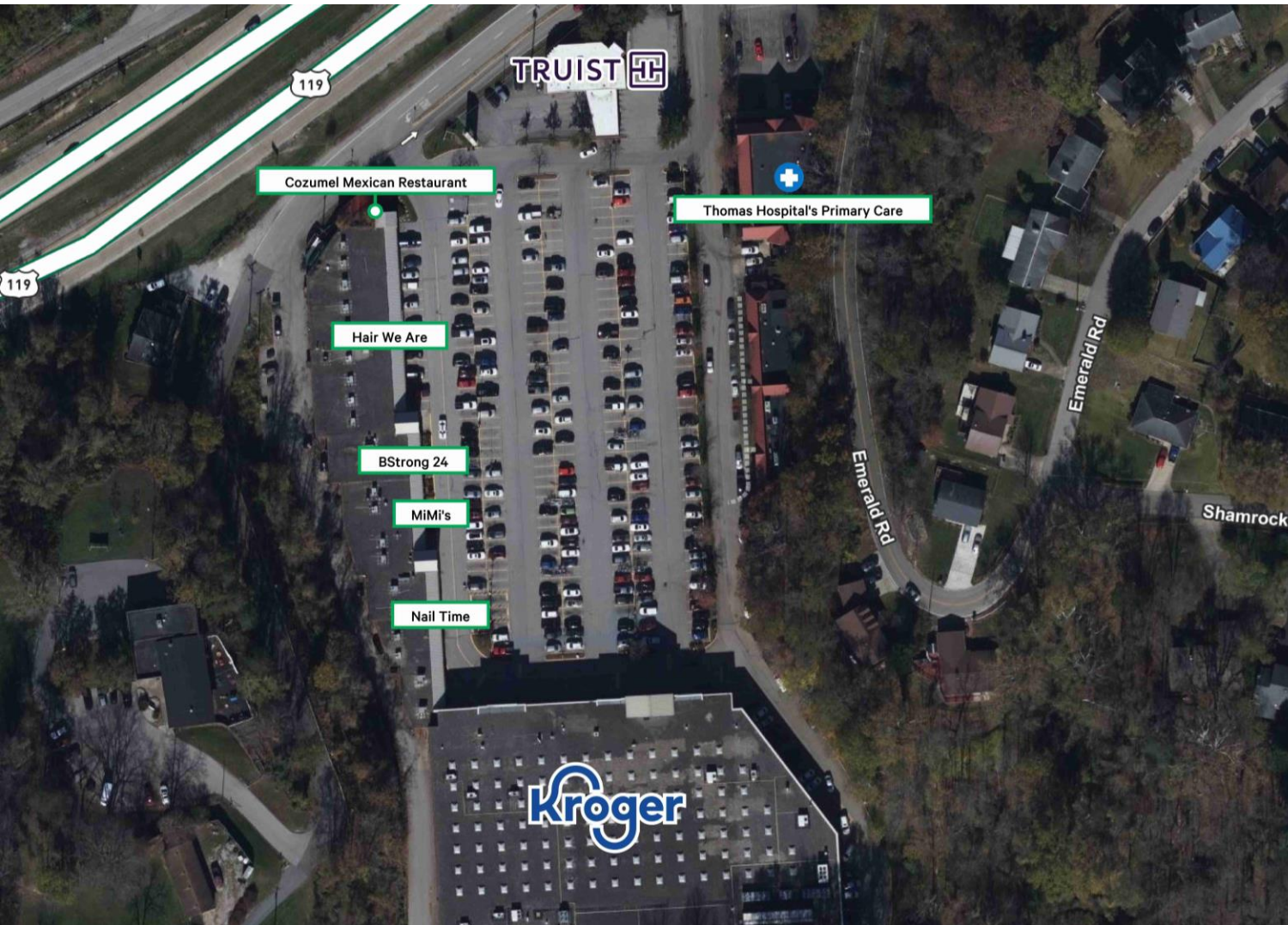
PROPERTY
MANAGED
BY



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Property Description

- **Total Square Footage**
93,797 SF
- **Available Square Footage**
870 SF - 2,800 SF
- **Lease Rate**
\$14.00/SF NNN

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Shopping Center Plan

UNIT	TENANT	SQ. FT.
1	Kroger	69,187 SF
2	Clicklist	1,570 SF
3	Nail Time, Inc.	770 SF
4	Available	870 SF
5	Available	1,000 SF
6	Available	1,000 SF
7	Mimi's	2,200 SF
8	Available	1,200 SF
9	Available	1,200 SF
10	BStrong 24	1,400 SF
11	Available	1,400 SF
12	BStrong 24	2,800 SF
13	Available	2,800 SF
14	Hair We Are	2,800 SF
15	Cozumel Mexican	3,600 SF
16	Truist	



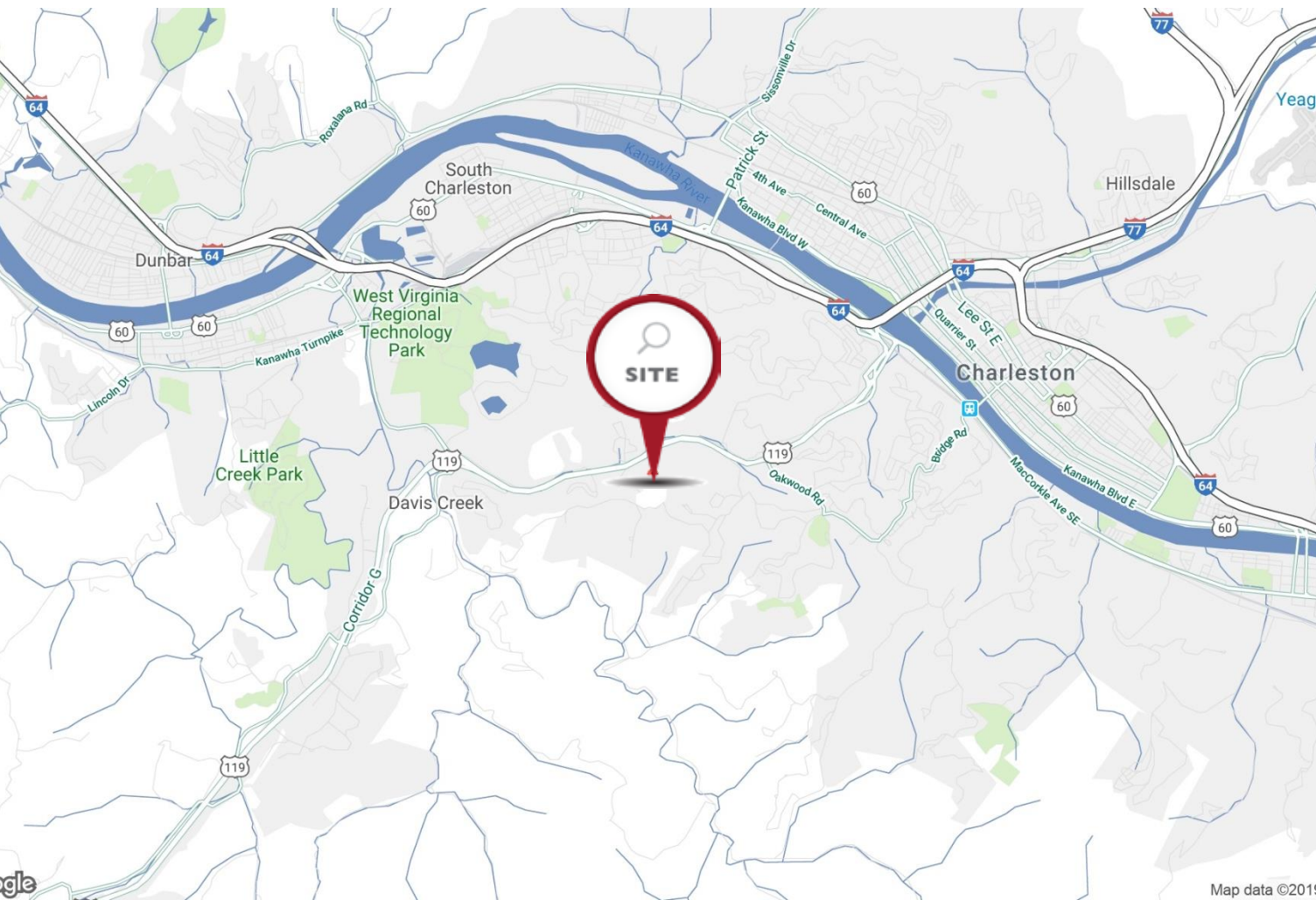
Property Profile

Property Size (Acres)	9.4 Acres
Kroger Size (SF)	69,187 Sq. Ft.
Shop Space Size (SF)	24,610 Sq. Ft.

Total Vacancy (%) of Shop Space	10.1%
Out lots or Excess Land (Y/N)	Y (Occupied)
Capital Recommendations	N

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2024 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
5,650	39,381	69,636

MEDIAN AGE

1 Mile	3 Miles	5 Miles
42.0	44.0	43.6

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
29.8%	24.9%	23.2%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$101,947	\$60,032	\$58,802

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
3,441	63,437	108,592

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