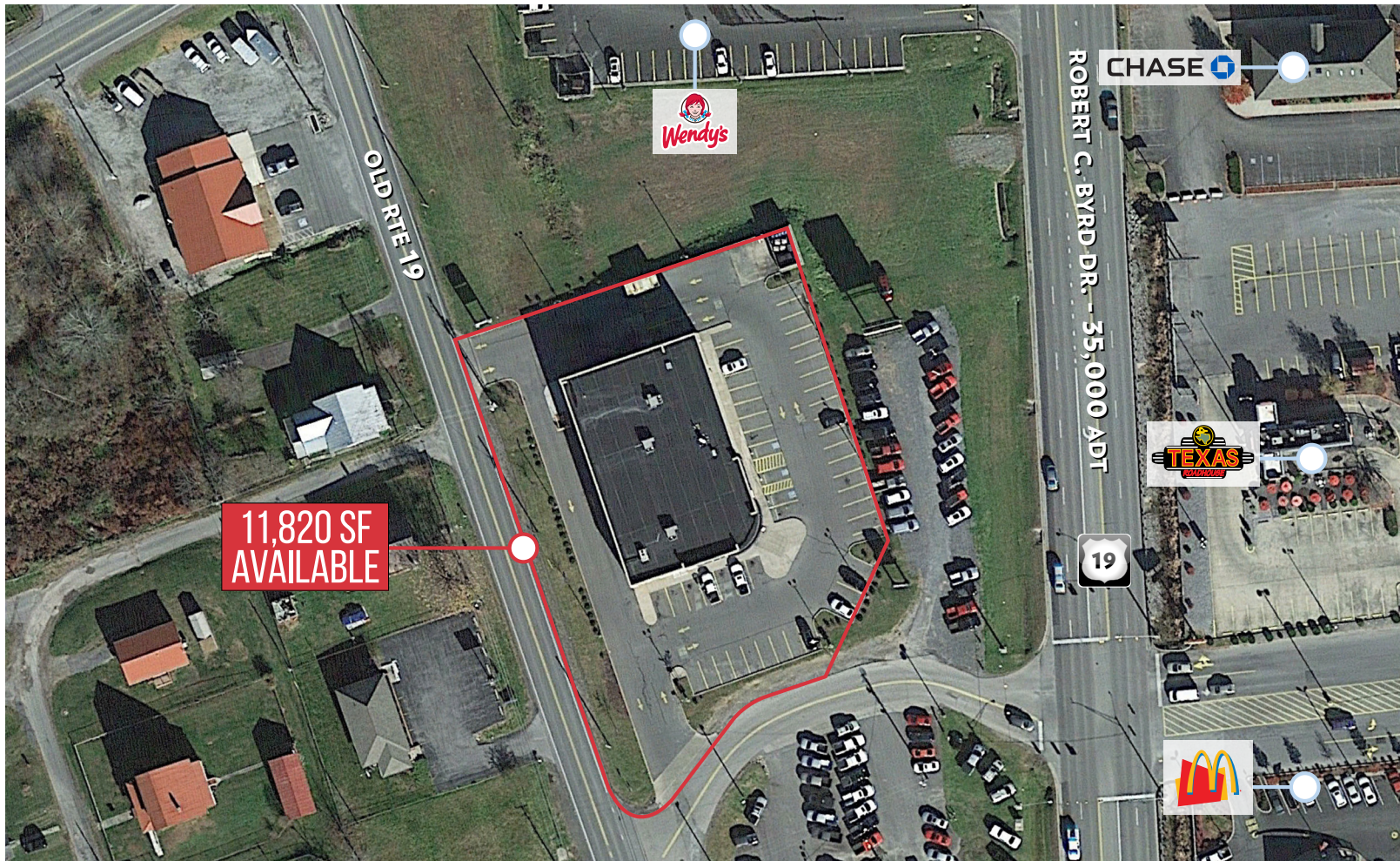


FORMER RITE AID BECKLEY, WEST VIRGINIA

4077 Robert C. Byrd Drive // Beckley, WV // 25801



11,820 SF FREESTANDING BUILDING / \$86,250 PER YEAR / SUBLEASE AVAILABLE - TERM THROUGH 3.31.26



PROXIMITY TO



2.7 Miles



0.1 Miles



12 Minutes to Raleigh County Memorial Airport



5 Minutes to Downtown Beckley



4 Minutes to Beckley ARH Hospital

DEMO SNAPSHOT 3 MILE RADIUS

\$38,316

Median Household Income

35,000 ADT

Robert C. Byrd Drive (WV-19)

25,998

Population

11,279

Households

35,449

Daytime Population

43.4

Median Age

ALL OFFERS SUBJECT TO APPROVAL BY WALGREENS REAL ESTATE COMMITTEE

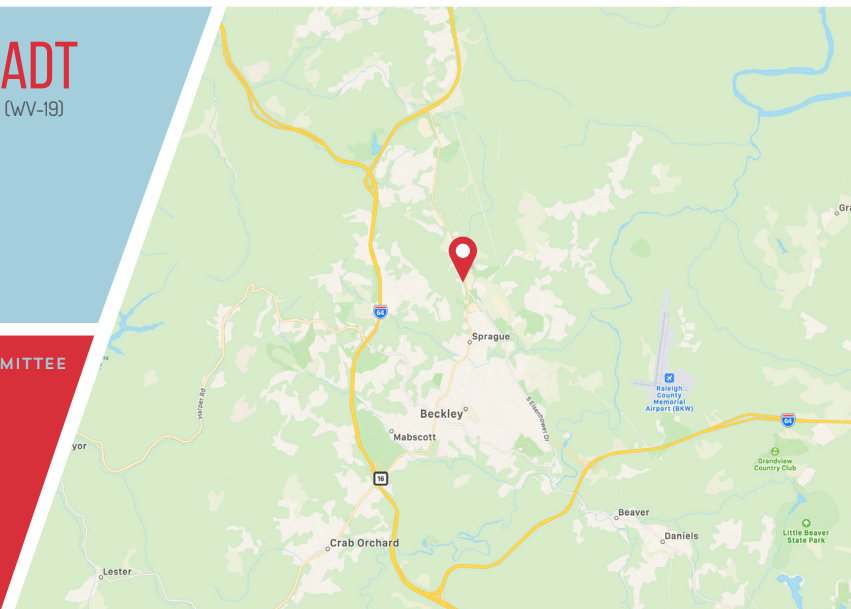
FOR LEASING INTEREST AND INQUIRIES, CONTACT:

JUSTIN HOLTZMAN

412.850.5366 // JHOLTZMAN@ECHORETAIL.COM

FOR MORE INFORMATION, VISIT:

ECHORETAIL.COM



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RALEIGH MALL

HARBOR FREIGHT TOOLS

Dunham's

JOANN

Gabe's

TRACTOR SUPPLY CO

Party City

11,820 SF AVAILABLE

PROPOSED

ALDI

PROPOSED

STAPLES

BECKLEY CROSSING

TJ-maxx

HOBBY LOBBY

Kroger

Walmart SUPERCENTER

MARQUEE CINEMAS

Sam's CLUB

LOWE'S

CRANBERRY CREEK S.C.

KOHL'S

HIBBETT SPORTS

LANE BRYANT

ULTA BEAUTY

EAST BECKLEY BY-PASS

ROBERT C BYRD DR.

16

19

24,900 ADT

15,300 ADT

16,000 ADT

16

19

MCCULLOCH DR.