



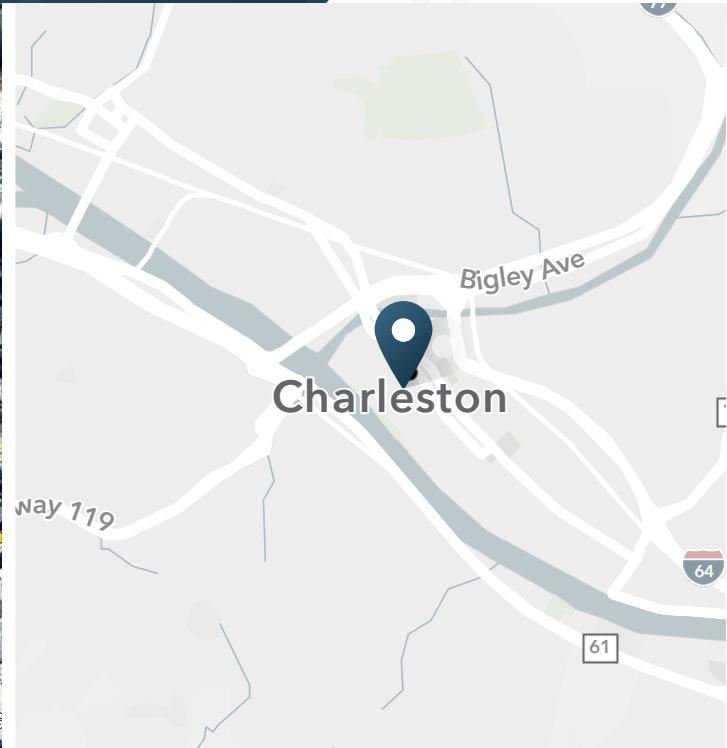
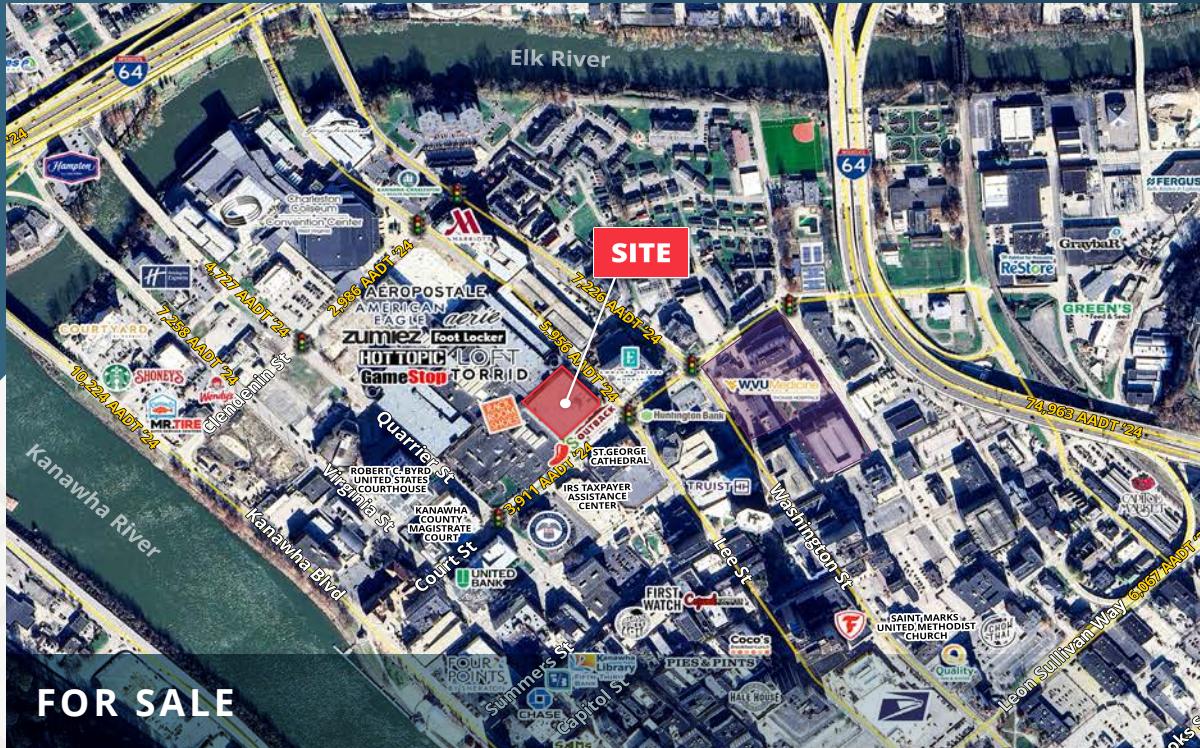
FOR SALE

Former Department Store at Charleston Town Center
401 Lee St East | Charleston, WV



Former Department Store at Charleston Town Center

401 Lee St East | Charleston, WV



121,517± SF

Bldg Size

1.82± AC

Land Size

1983

Year Built

CBD

Zoning

\$3,200,000

Asking Price

ABOUT THE PROPERTY

- Charleston, West Virginia, is the capital and largest city of the state. Located along the banks of the Kanawha River in the Appalachian region, Charleston is known for its rich history, vibrant cultural scene, and scenic beauty. Charleston combines a mix of small-town charm with the energy of a state capital, offering visitors and residents a balance of urban and natural attractions.
- MSA Population 650,000

TRAFFIC COUNT

I-77	47,134 AADT
I-64	67,120 AADT
Kanawha Blvd	9,187 AADT
Year: 2024	

Trade Area

Charleston, WV



Charleston Town Center

Charleston, WV



Former Department Store at Charleston Town Center

401 Lee St East | Charleston, WV



Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Charleston Town Center Charleston Town Ctr, Charlest...	\$58.3K	33.7%	41.1	White (83.7%)	2.30
West Virginia	\$57.9K	23.3%	42.2	White (90.2%)	2.47

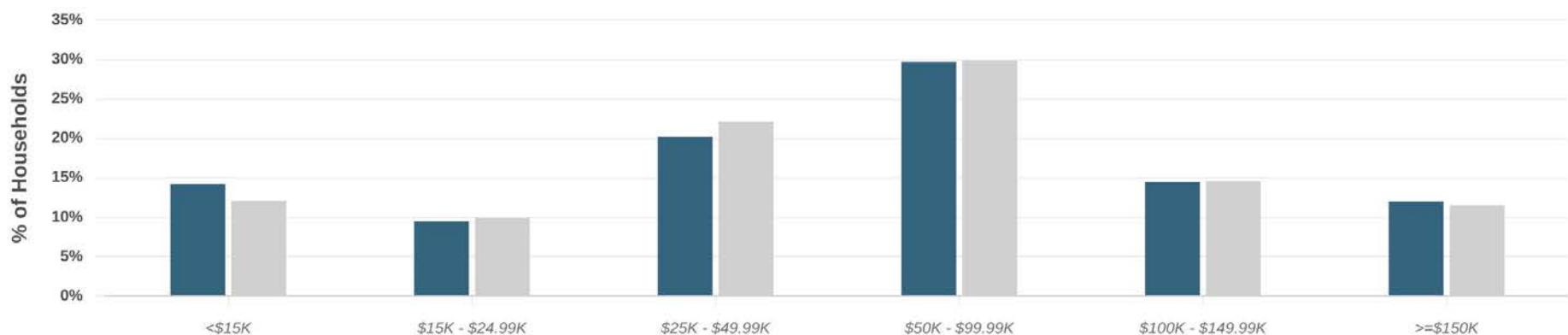
Mar 1st, 2024 - Feb 28th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

● Charleston Town Center
3000 Charleston Town Ctr, Charleston, WV 25389

● West Virginia



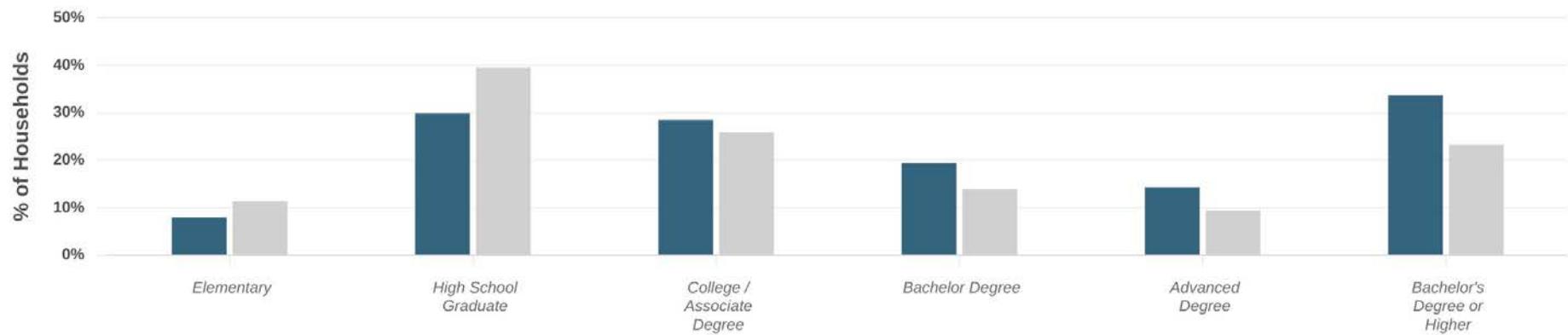
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Education

 **Charleston Town Center**
3000 Charleston Town Ctr, Charleston, WV 25389

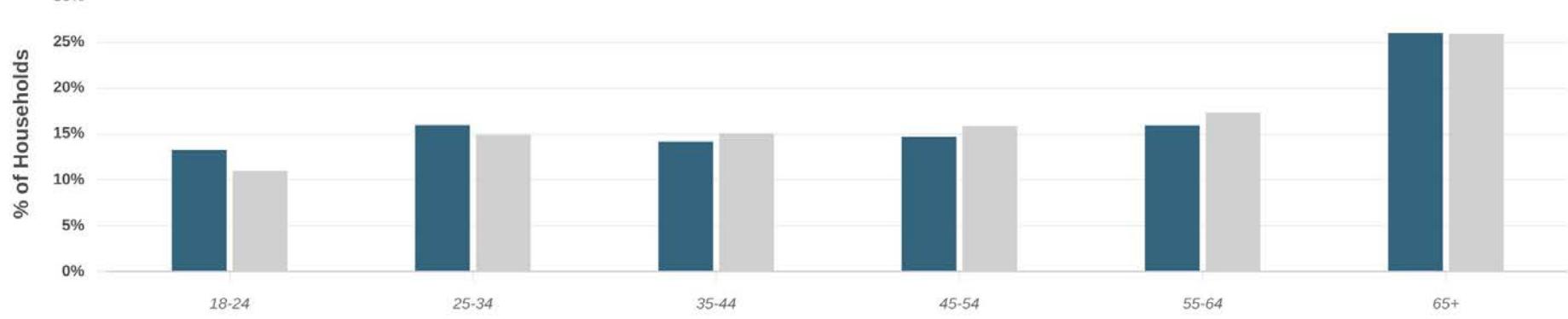
 **West Virginia**



Age

 **Charleston Town Center**
3000 Charleston Town Ctr, Charleston, WV 25389

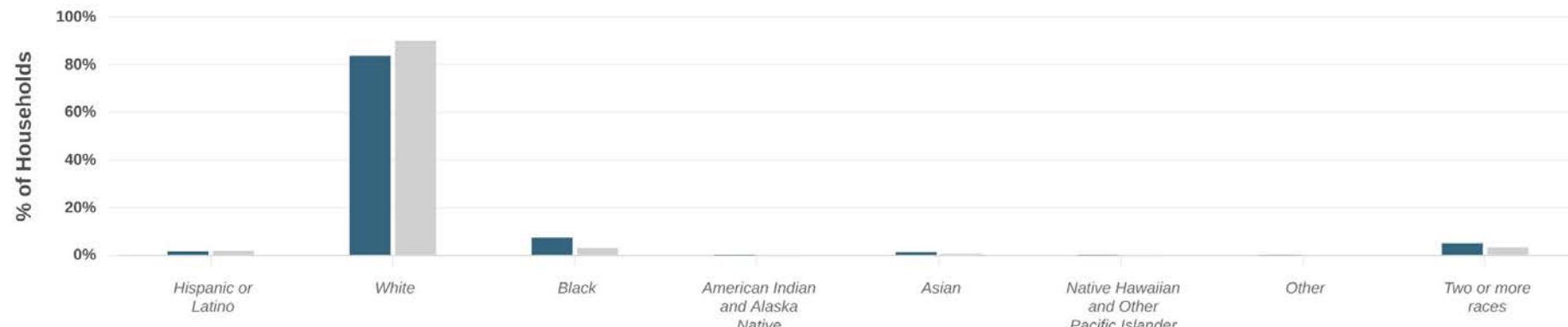
 **West Virginia**



Ethnicity

Charleston Town Center
3000 Charleston Town Ctr, Charleston, WV 25389

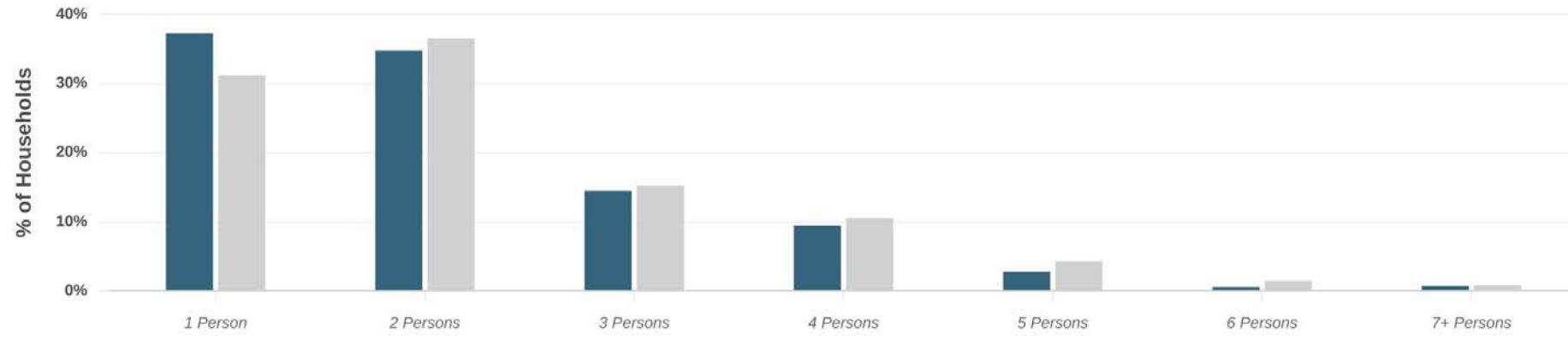
West Virginia



Household Size

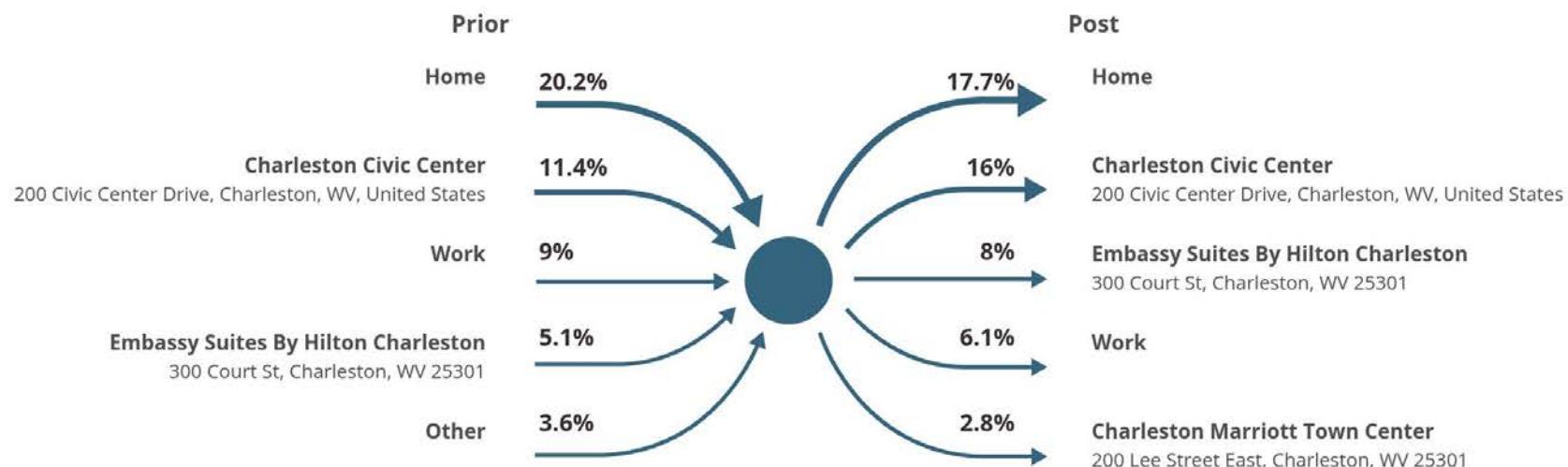
Charleston Town Center
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West Virginia



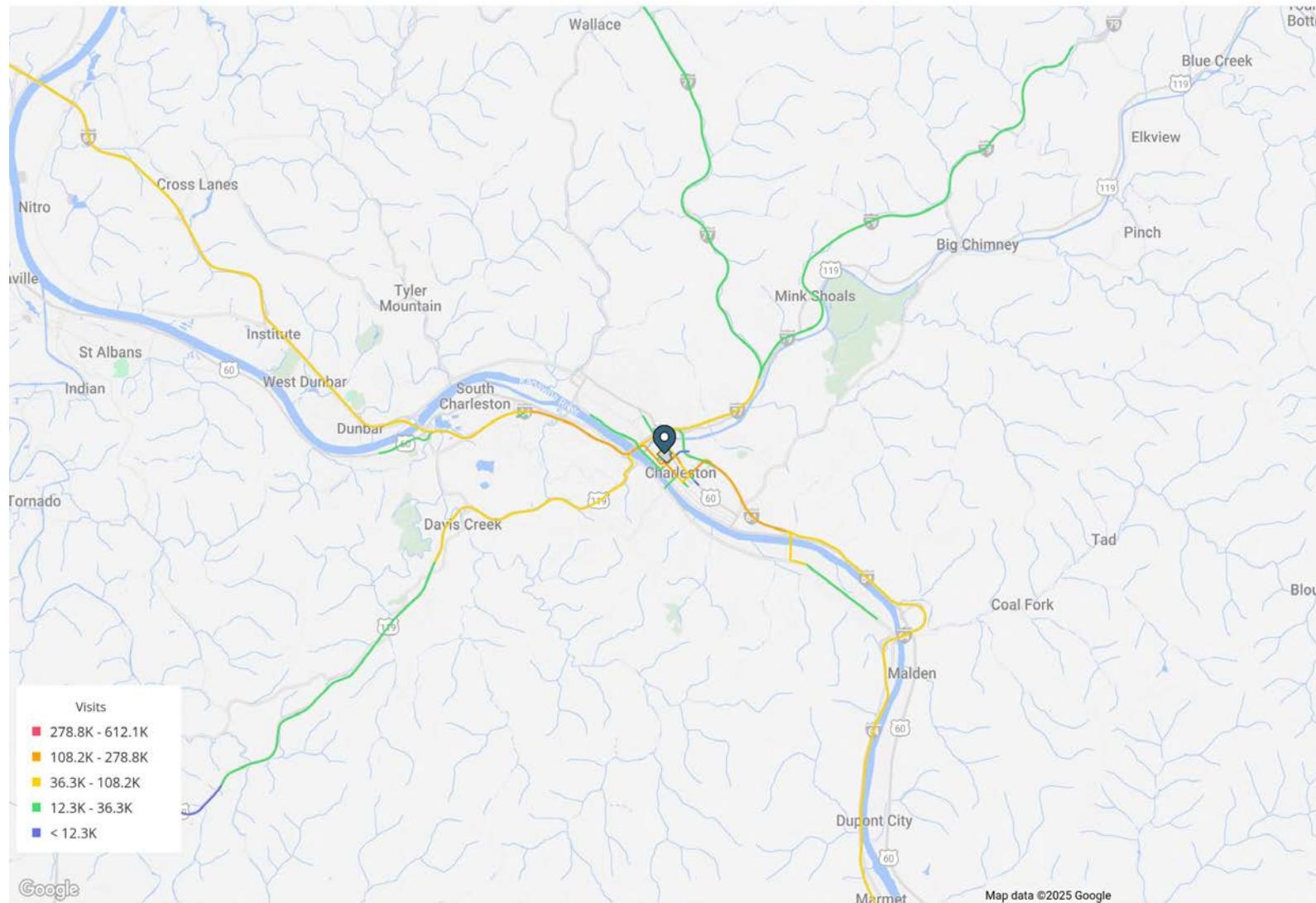
Visitor Journey

 **Charleston Town Center**
3000 Charleston Town Ctr, Charleston, WV 25389



Show by: | Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Site Plan

401 Lee St East | Charleston, NC



CHARIESTON TOWN CENTER

A-1003 REV. 1-1-71	
No. Date	Name
REVISIONS	
Drawn	Seal
Checked	
Approved	
PRINTED	
First Floor Mall Plan EXHIBIT B	
Cont'd. From 1-1-71	
Scale	1" = 40'
North	Up
Last Rev.	5-7-92

KEY TO PLAN SYMBOLS

Major's Permissible Building Area	1000sq ft
Authority Parking Facility Deck	1000sq ft
Mail Store or ingress	1000sq ft
Enclosed Mail	1000sq ft
Major's Parcel Pickup Area	1000sq ft
Area Other than Below	1000sq ft
Mail Store Surface	1000sq ft
Service Areas	1000sq ft
Permit of Construction Pending Area	1000sq ft
Typical Setback Line	1000sq ft
Permit Pending Line	1000sq ft
Permit or Other than SL 1000	1000sq ft

General Note:
Security gates in the service drives are to be located as directed by the Major.
Location and dimensions of curb cuts to be established by the Major.

plan north

FIRST FLOOR PLAN

Survey 401 Lee St East | Charleston, NC



So, according to the 1976 *Orange Properties/Investors, Inc.*, its successors and assigns, any mitigation of the above described property and any title insurance company issuing a title insurance policy on the above described property, does hereby agree that the above described property and the same plot is the exact one represented on the map and correctly shows the exact boundaries of the property, the exact location of the above described property and the exact boundaries thereof. The boundaries of the above described property lines, that the same said boundaries are generally plumb and that there are no encroachments or adjoining buildings or structures onto said property and the exact location of buildings or structures from said property, except the 30' garage, along the street, so that the source has been prevented in conformity with the mitigation standards and requirements of the

E. L. Robinson
Professional Engineer

STATE OF WEST VIRGINIA,
COUNTY OF KANAWHA, 10 MFT.

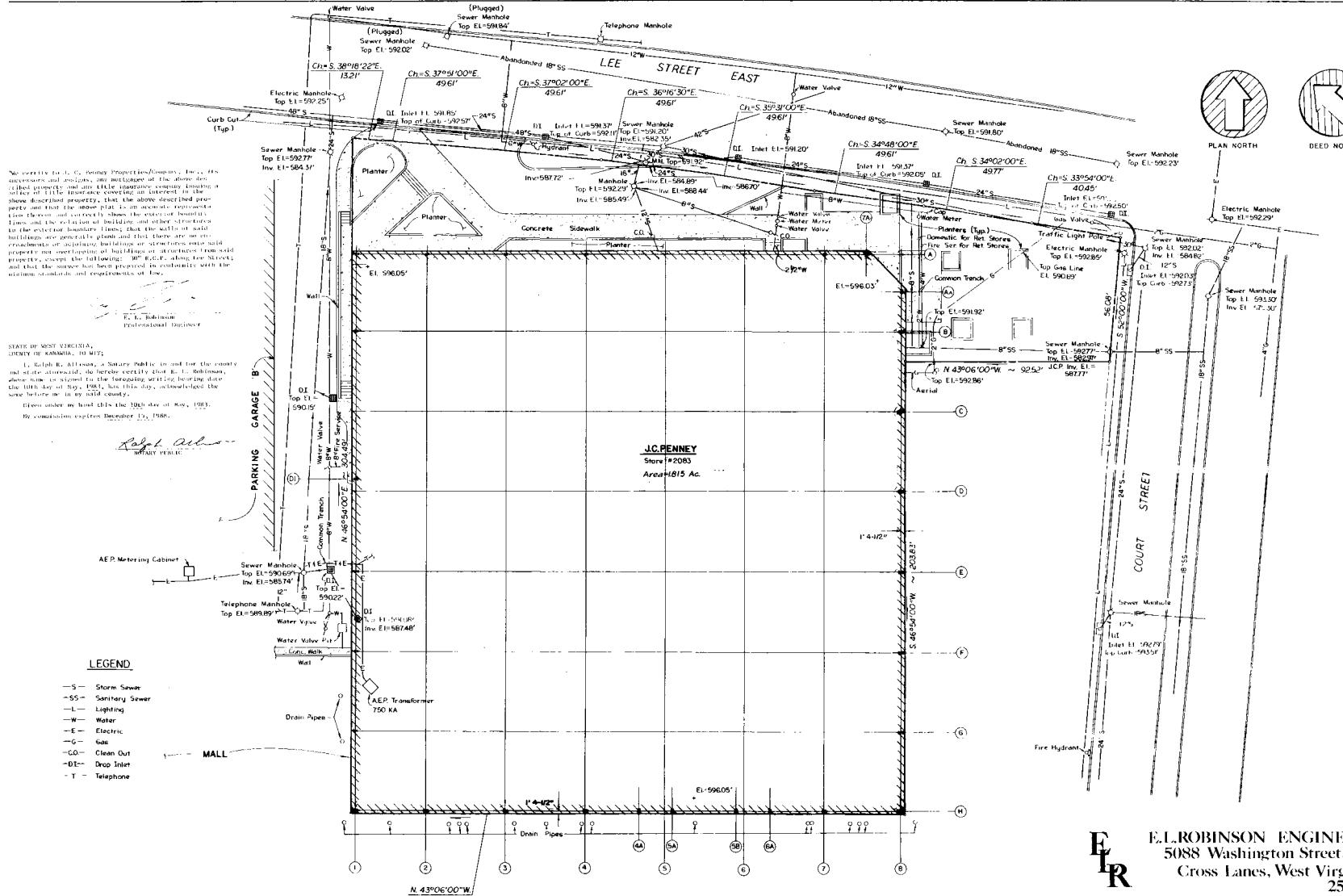
Given under my hand this the 10th day of May, 19

By Commission expires December 13, 1988.

Rajah
NOTARY PUBLIC

LEGEND

—S— Storm Sewer
 —SS— Sanitary Sew.
 —L— Lighting
 —W— Water
 —E— Electric
 —G— Gas
 —CO— Clean Out
 —DI— Drop Inlet
 —T— Telephone



E L. ROBINSON ENGINEERING
5088 Washington Street, West
Cross Lanes, West Virginia
25313

J.C. PENNEY SITE
CHARLESTON TOWN CENTER
CHARLESTON, WEST VIRGINIA

AS-BUILT SURVEY

Scale: 1" = 20' Date: 5/10/53

Scale: 1" 20' Date: 6/5/05

Demographics

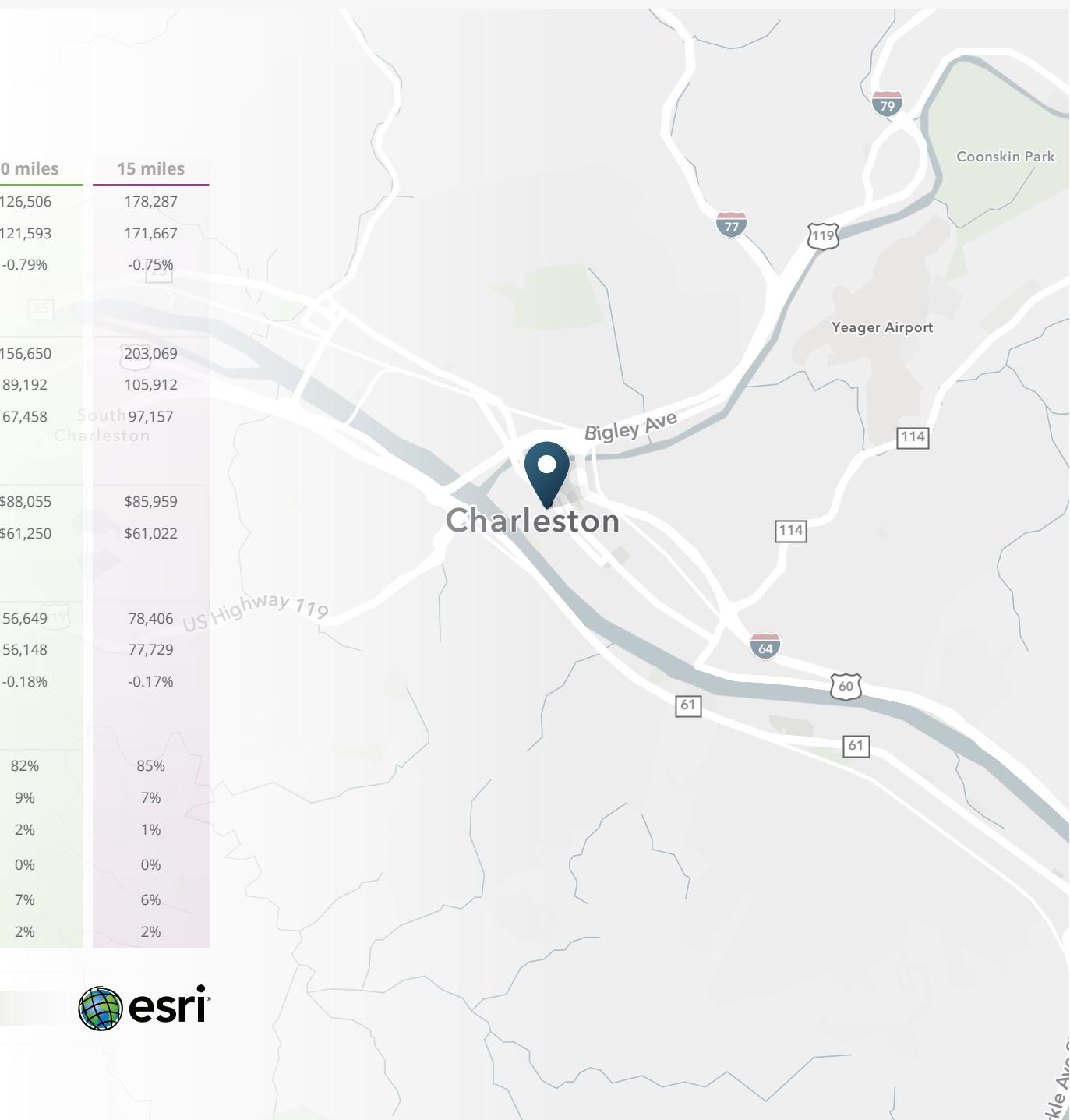
401 Lee St East | Charleston, WV 25301



DEMOGRAPHIC HIGHLIGHTS

Population	5 miles	10 miles	15 miles
2024 Estimated Population	64,464	126,506	178,287
2029 Projected Population	62,148	121,593	171,667
Proj. Annual Growth 2024 to 2029	-0.73%	-0.79%	-0.75%
Daytime Population			
2024 Daytime Population	106,335	156,650	203,069
Workers	72,711	89,192	105,912
Residents	33,624	67,458	97,157
Income			
2024 Est. Average Household Income	\$93,345	\$88,055	\$85,959
2024 Est. Median Household Income	\$61,984	\$61,250	\$61,022
Households & Growth			
2024 Estimated Households	29,750	56,649	78,406
2029 Estimated Households	29,546	56,148	77,729
Proj. Annual Growth 2024 to 2029	-0.14%	-0.18%	-0.17%
Race & Ethnicity			
2024 Est. White	78%	82%	85%
2024 Est. Black or African American	12%	9%	7%
2024 Est. Asian or Pacific Islander	2%	2%	1%
2024 Est. American Indian or Native Alaskan	0%	0%	0%
2024 Est. Other Races	8%	7%	6%
2024 Est. Hispanic (Any Race)	2%	2%	2%

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS

SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Mark Reeder
214.560.3251
mark.reeder@srsre.com

Duke Jordan
304.415.0607
duke@bhhsger.com

SRSRE.COM

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