



FOR SALE

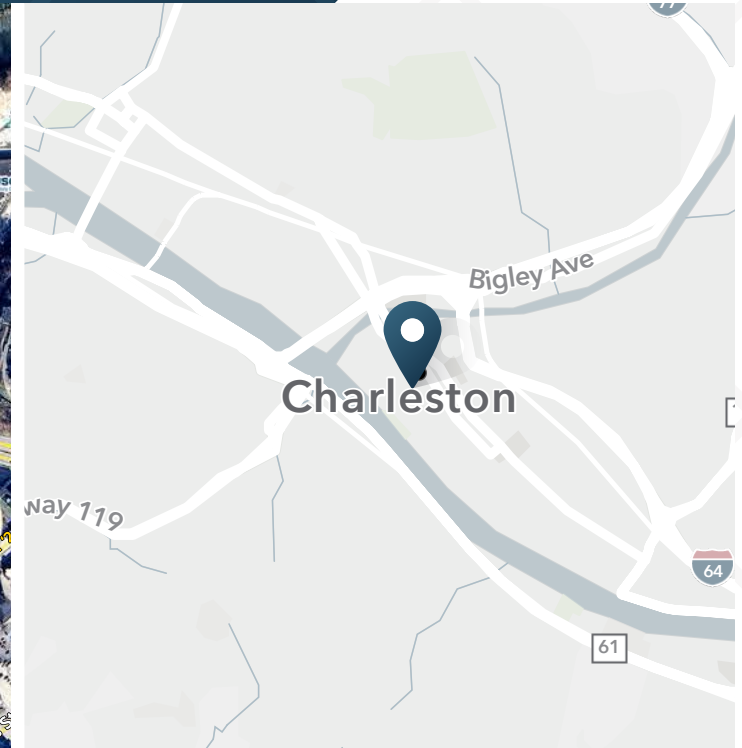
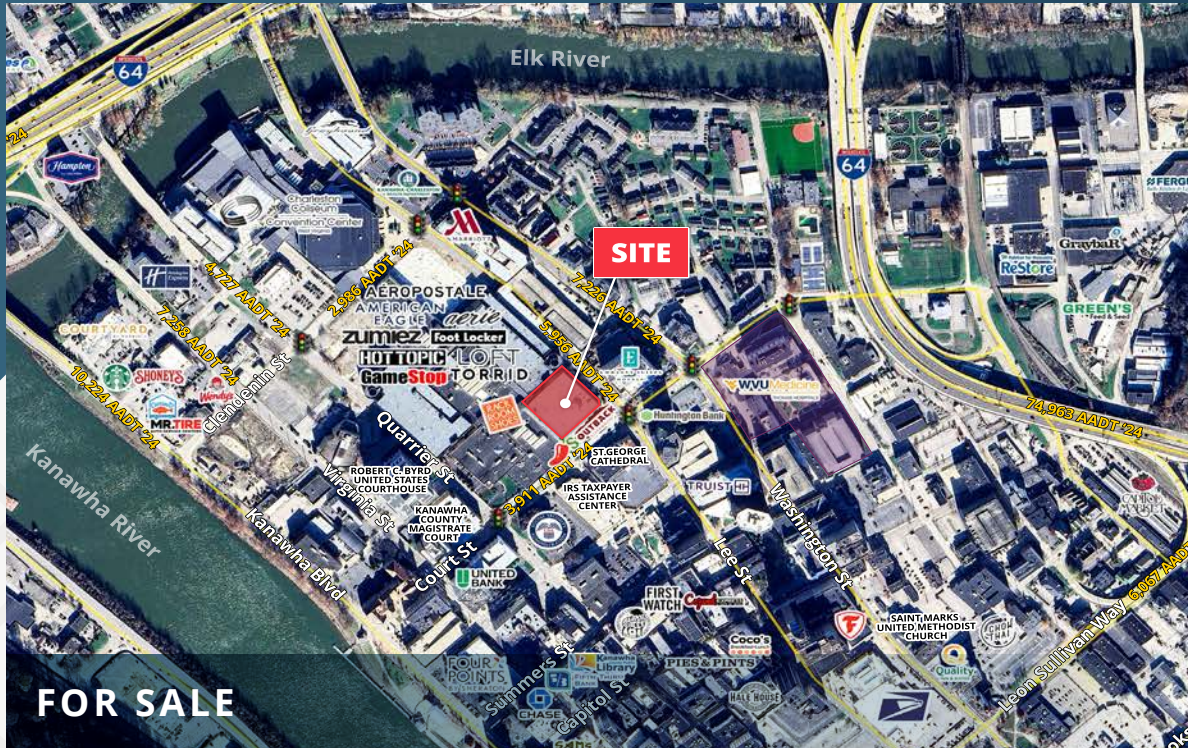
Former Department Store at Charleston Town Center

401 Lee St East | Charleston, WV



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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



Riverwalk Plaza
Kroger TJ-MAXX BURGER KING
Kroger JOANN OLLIE'S FAMILY DOLLAR
McDonald's Wendy's TACO BELL
CVS ALDI Dollar General

West Virginia
International
Yeager Airport

SITE

The Shops at Trace Fork
LOWE'S DICK'S BEST BUY target
HomeGoods Marshalls five BELOW Bath & Body Works IHOP
KFC STEAK 'N ESCAPE CATO Buckle

Dudley Farms Plaza
BAM! Michaels ULTA
KOHLS LANE BRYANT
Buff City Soap FIVE GUYS carter's
Logan's ROADHOUSE QDOBA BURGER KING Arby's

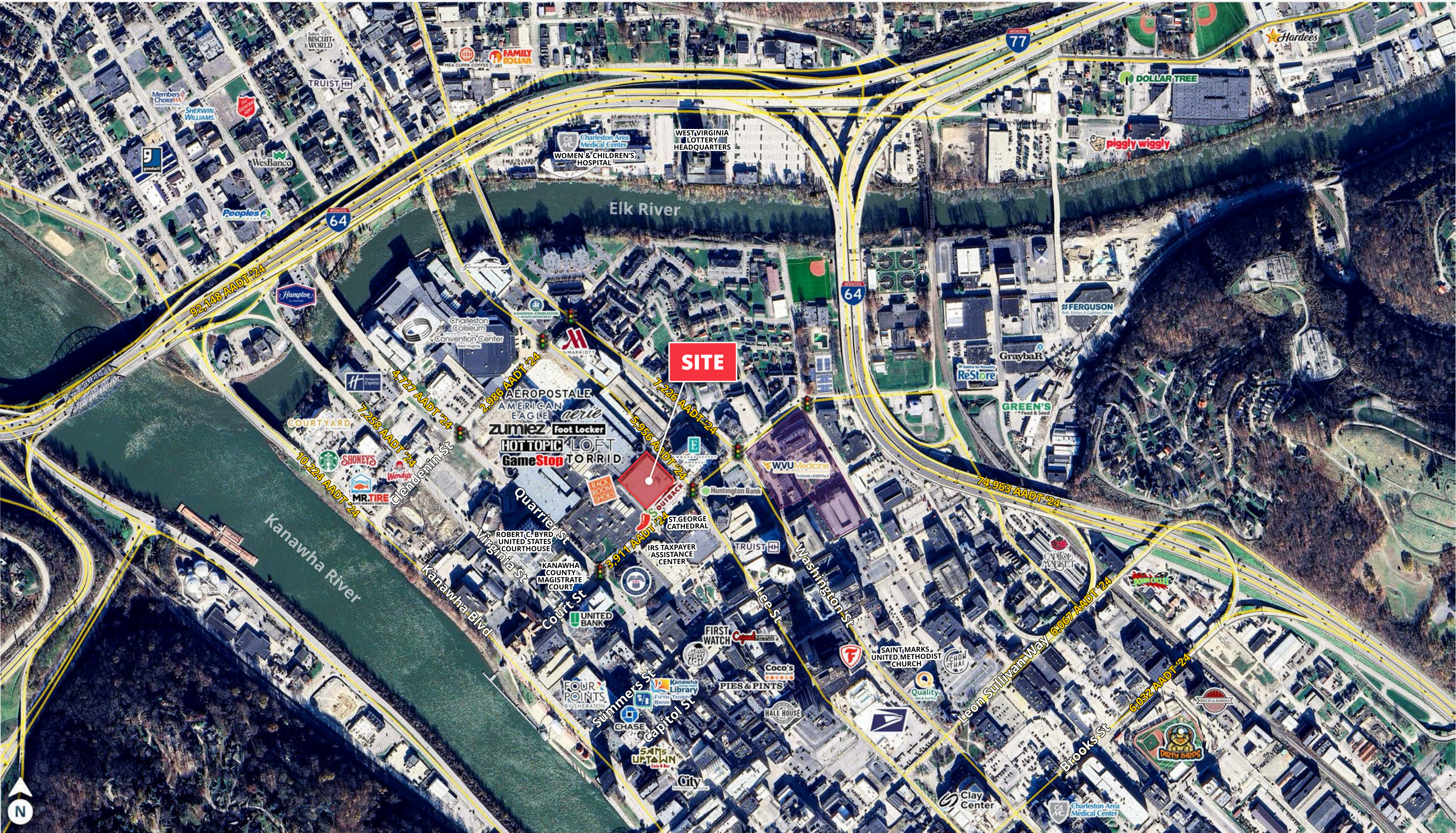
Southridge Shopping Center
sam's club Walmart HOBBY LOBBY
ASHLEY petco DOLLAR TREE
McDonald's Chick-fil-A TACO BELL BUFFALO WILD WINGS PENN STATION MARQUEE Cinemas

Charleston Town Center
OUTBACK AMERICAN EAGLE aerie
AÉROPOSTALE Bath & Body Works
LOFT TORRID Foot Locker RACE ROOM SHOES

Southridge Shopping Center
ALDI Home Depot BIG SANDY DAVID'S Cabela's
Red Lobster Olive Garden Panera Bread CHUCK E. CHEESE CAKE SLICE
EYEMART EXPRESS QUAKER STEAK & LUBE KAY KITA Petland Wendy's

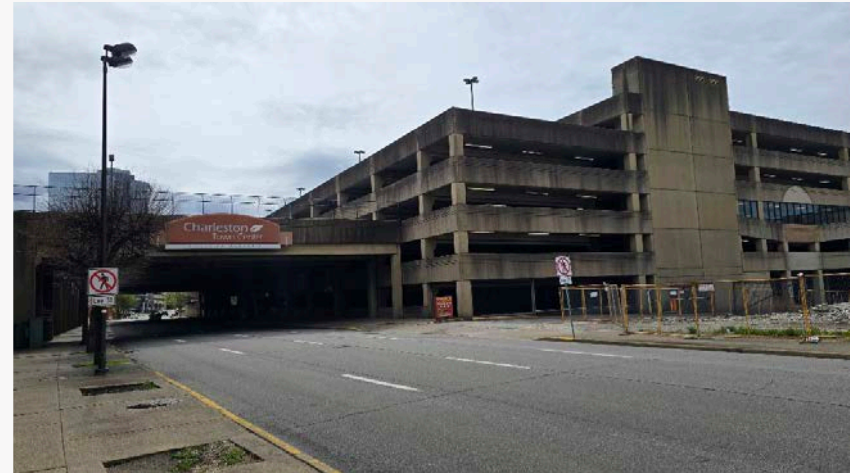
The Shops at Kanawha
Kroger DOLLAR TREE Gabe's
SHOE SHOW CosmoProf ANYTIME FITNESS
Applebee's BURGER KING TACO BELL FIREHOUSE SUBS

LOWE'S
Arby's Pizza Hut CHARLEY'S



Former Department Store at Charleston Town Center

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Audience Overview

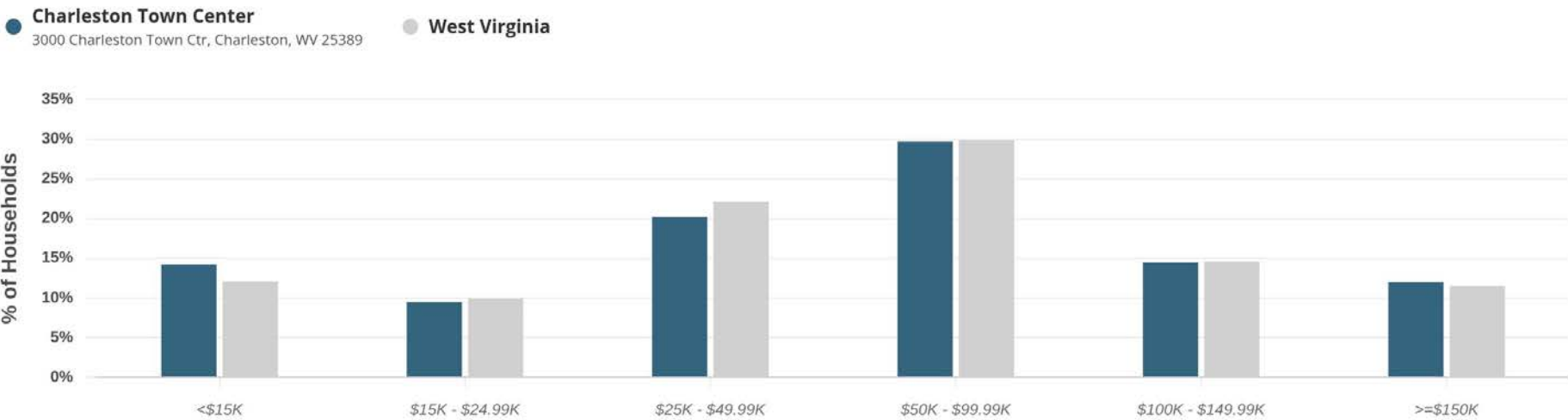
Summary

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



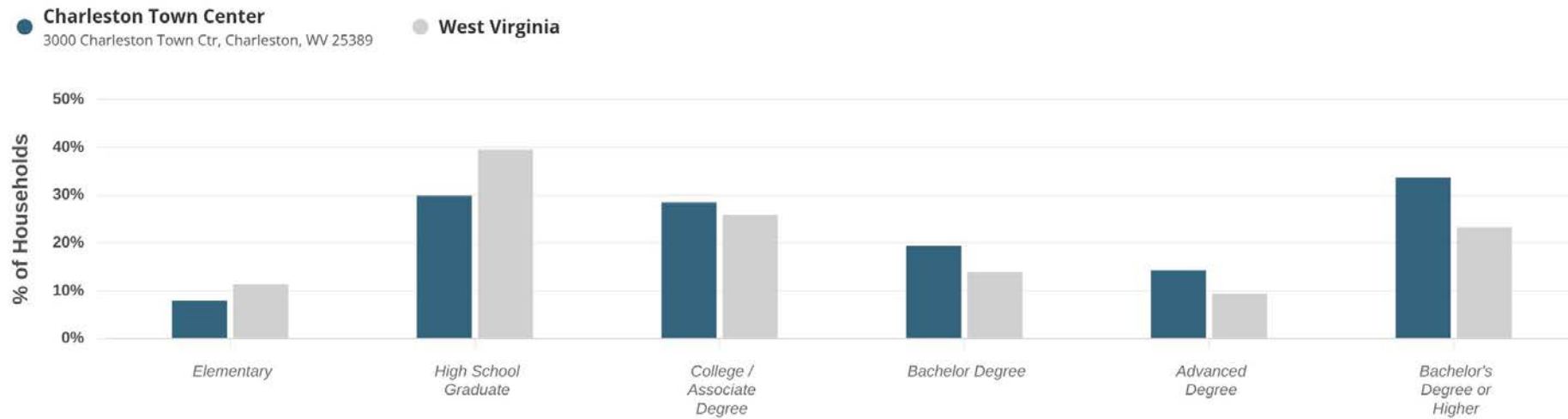
Household Income



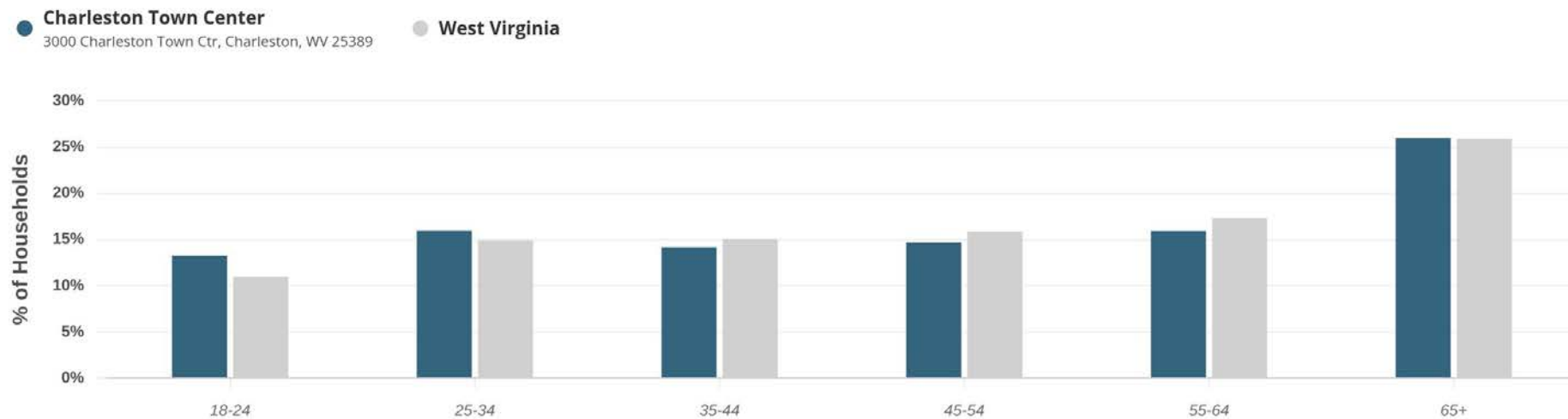
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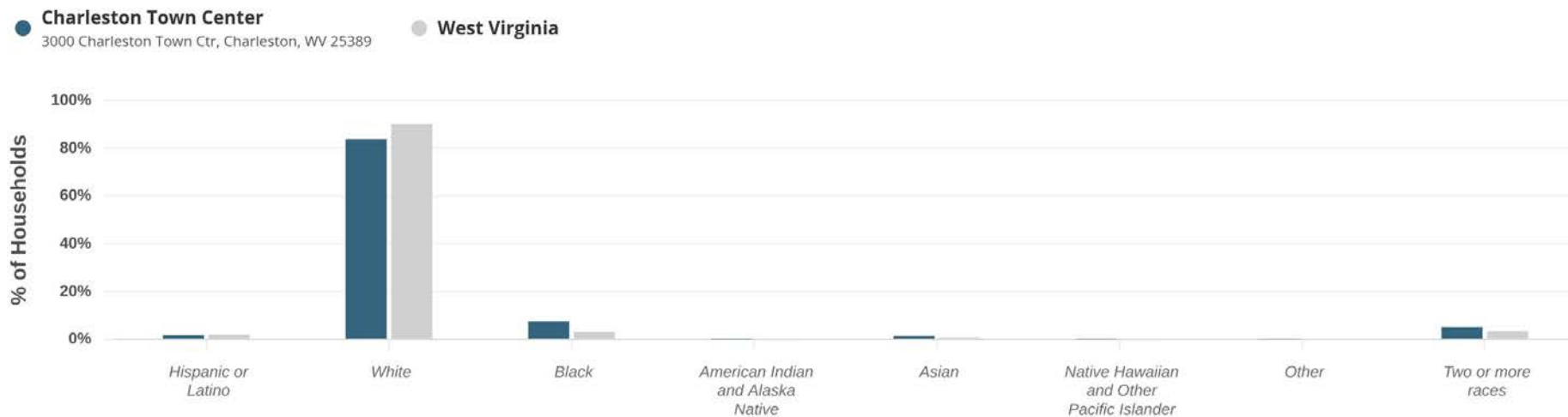
Education



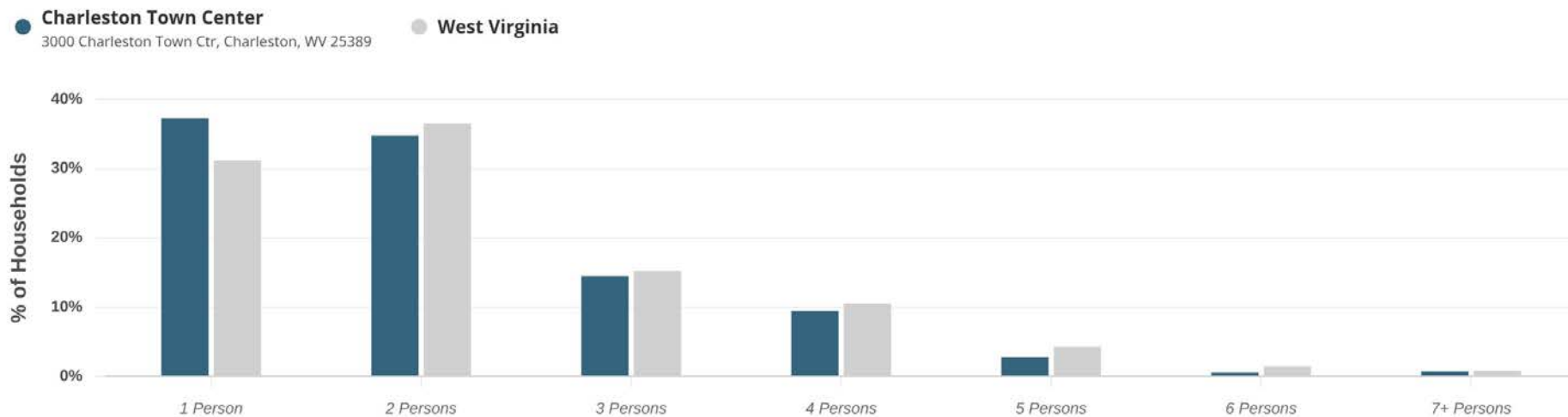
Age



Ethnicity

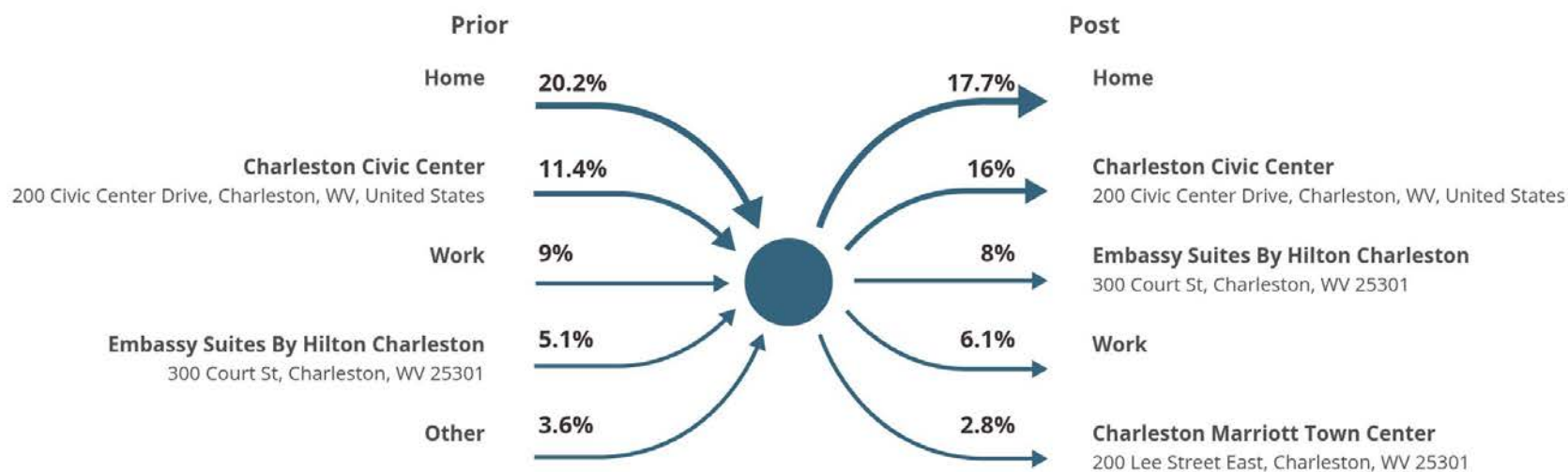


Household Size



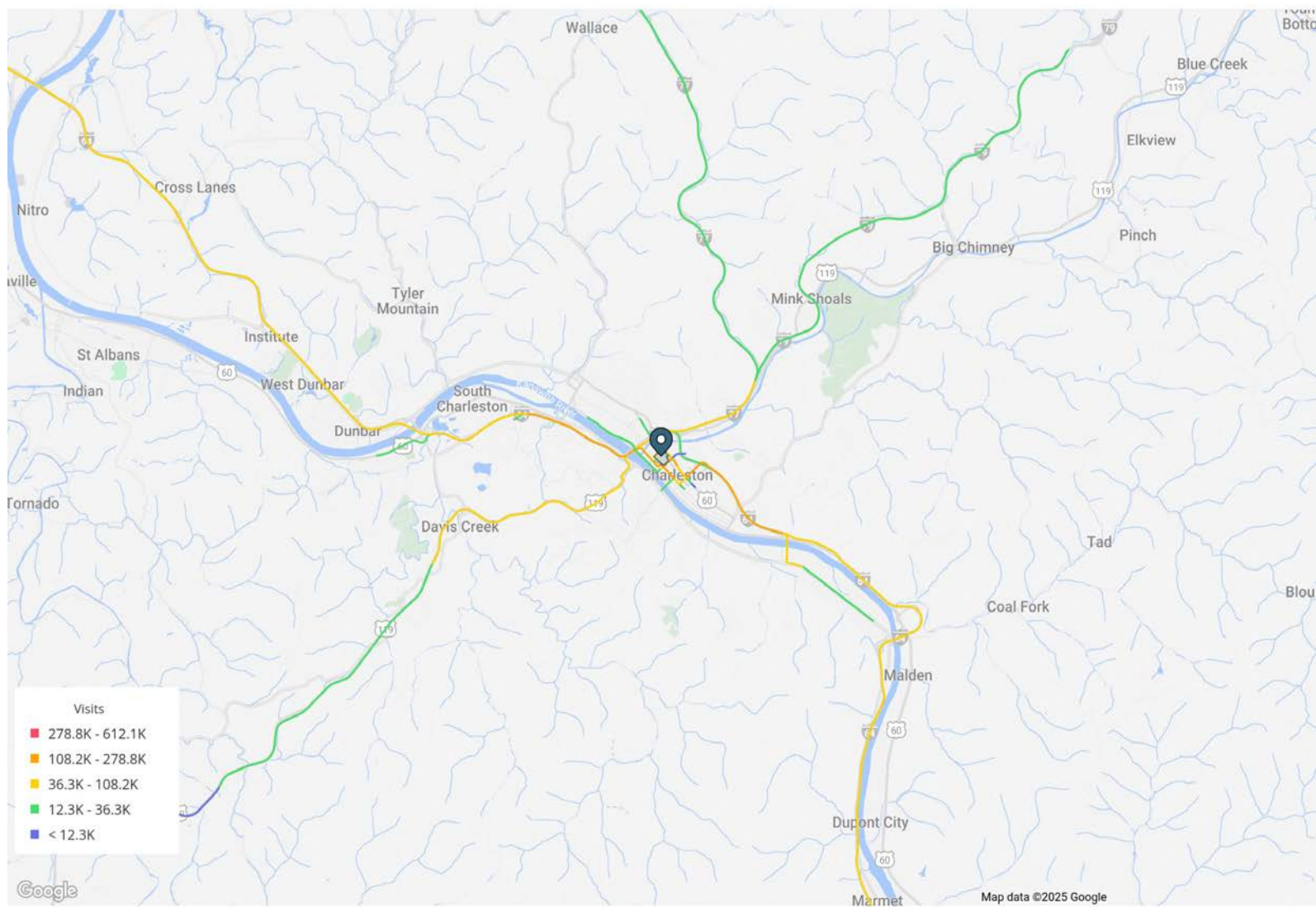
Visitor Journey

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



Show by: | Mar 1st, 2024 - Feb 28th, 2025
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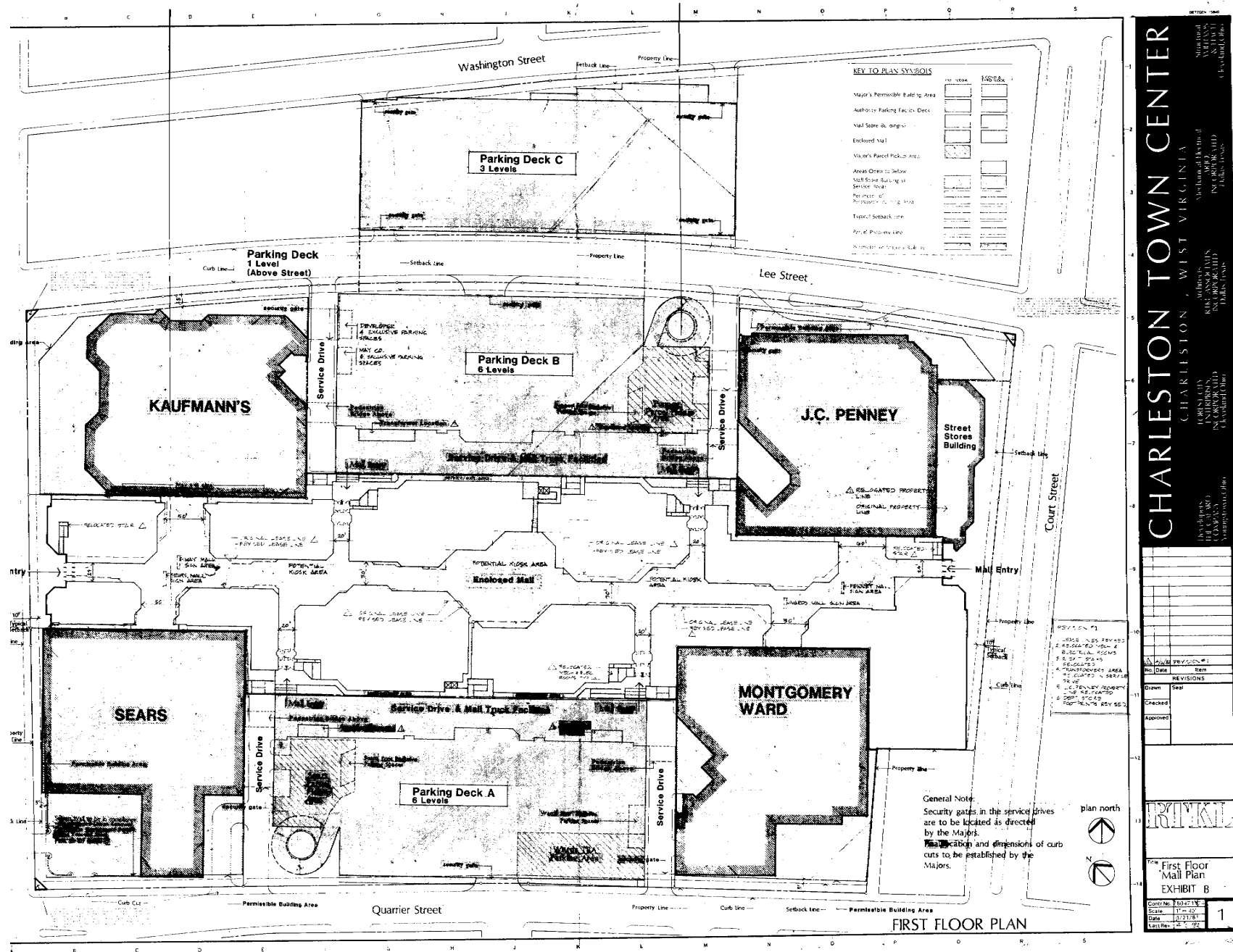
Visitor Journey - Routes

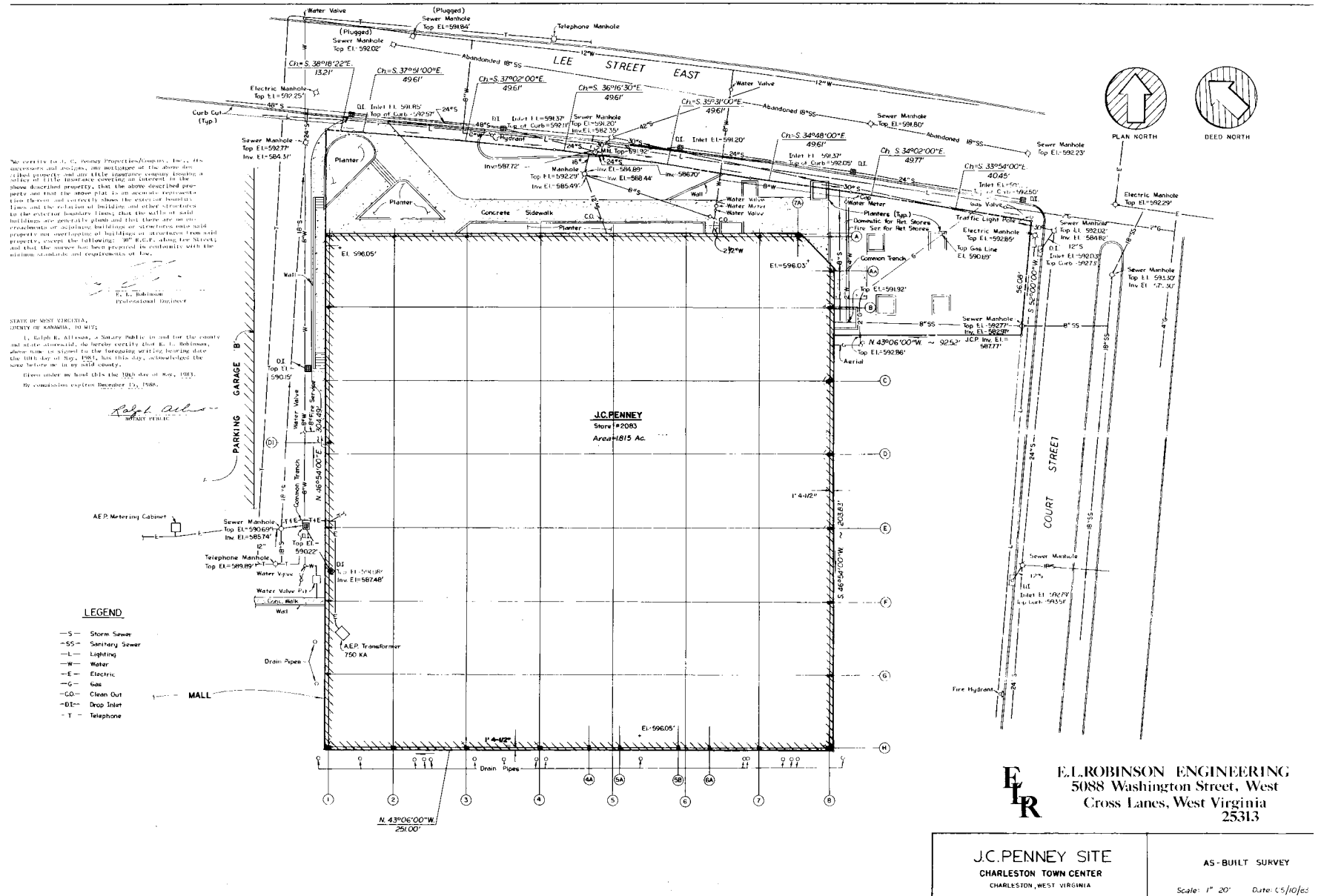


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Site Plan

401 Lee St East | Charleston, NC





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

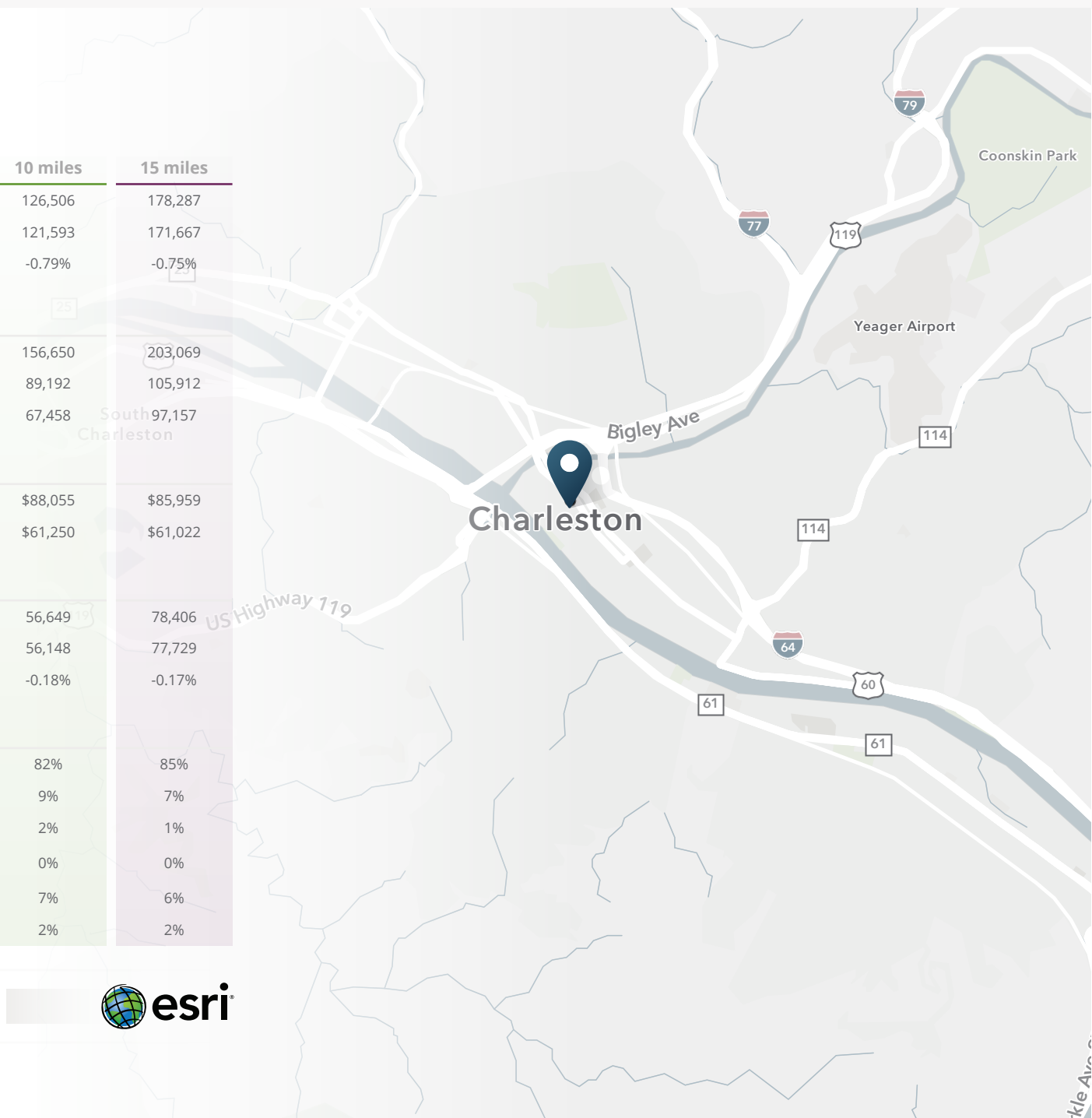
Households & Growth

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.





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