



# RETAIL PROPERTY FOR SALE & LEASE

ELKINS, WV 26241



## PROPERTY DESCRIPTION

Located in a great retail corridor with Neighbors such as Walmart Supercenter, Sheetz, Tractor Supply, Applebee's, Bob Evans, Domino's Pizza and many others. The property is well suited for multiple users with up to 5,600SF of space for lease.

## PROPERTY HIGHLIGHTS

- 1 acre lot across from Walmart Supercenter
- 5,600SF of space available for lease
- Close proximity to Elkins Highschool
- 20,000 VPD

### MIKE NIDIFFER

Principal Broker  
423.341.2266  
mike@ira-realty.com

### MAURICE (MO) WHITTEN

Retail Consultant  
423.968.5971  
mow@ira-realty.com

## OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	Negotiable
Available SF:	5,600 SF
Lot Size:	1 Acres
Building Size:	0 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	294	6,836	10,887
Total Population	559	13,943	22,733
Average HH Income	\$75,932	\$55,669	\$53,504





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Google

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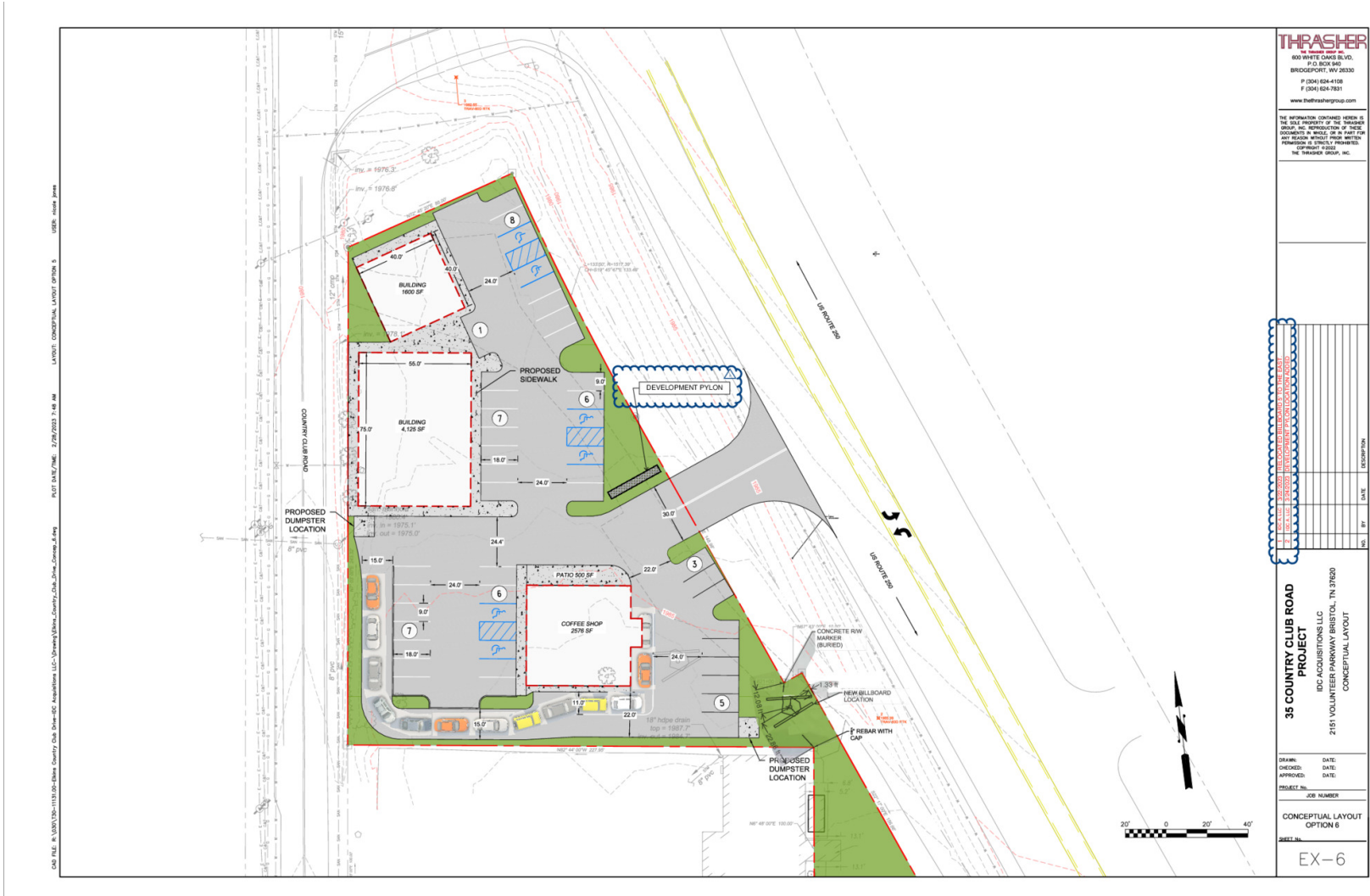
423.968.5971

mow@ira-realty.com





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**THRASHER**  
 600 WHITE OAKS BLVD.  
 P.O. BOX 880  
 BRIDGEFORD, WV 26330  
 P (204) 624-4108  
 F (204) 624-7851  
 www.thrashergroup.com

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**35 COUNTRY CLUB ROAD PROJECT**  
 IDC ACQUISITIONS LLC  
 2151 VOLUNTEER PARKWAY BRISTOL, TN 37620  
 CONCEPTUAL LAYOUT

DRAWN: DATE:  
 CHECKED: DATE:  
 APPROVED: DATE:

PROJECT NO. JOB NUMBER  
 CONCEPTUAL LAYOUT OPTION 6

SHEET NO. EX-6

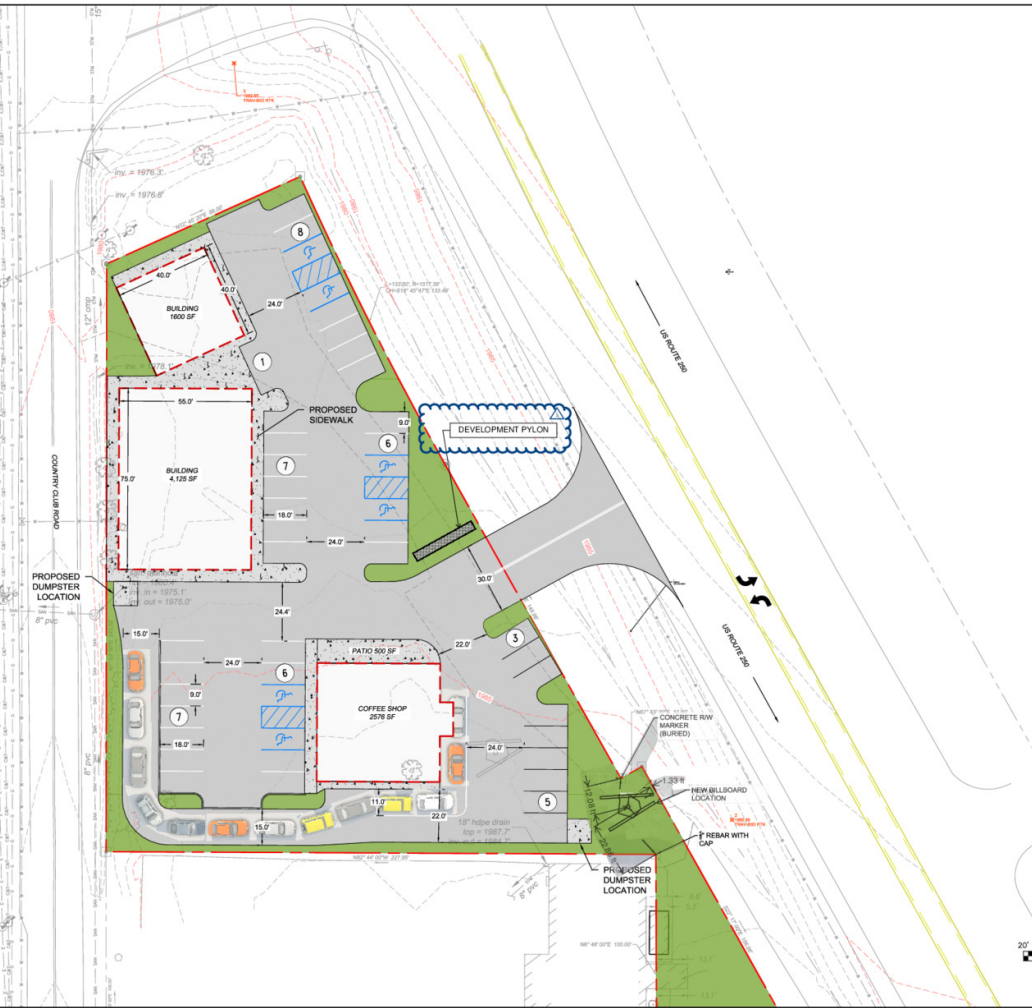
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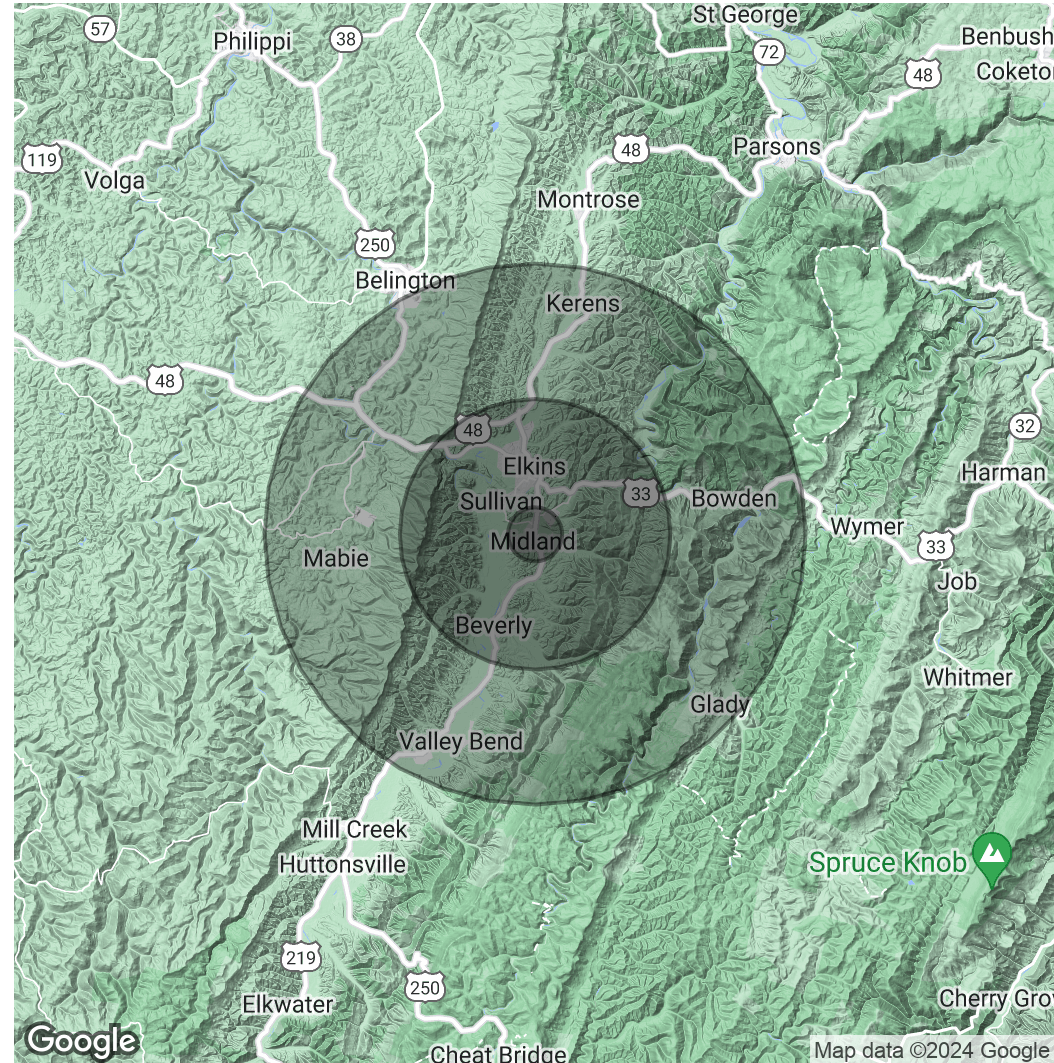
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	559	13,943	22,733
Average Age	52.7	43.6	44.0
Average Age (Male)	47.1	42.6	43.8
Average Age (Female)	55.5	44.5	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	294	6,836	10,887
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$75,932	\$55,669	\$53,504
Average House Value	\$172,227	\$142,838	\$134,718

\* Demographic data derived from 2020 ACS - US Census



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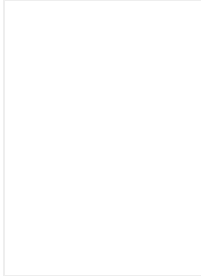
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WV #0003774 // TN #00015174 NC #133414 VA #0225 018202 KY #44071

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