

# 1.33 ACRES FOR SALE OR GROUND LEASE

6347 GRAND CENTRAL AVENUE, VIENNA, WV



## PROPERTY HIGHLIGHTS

- Prime Investment Opportunity in the Parkersburg-Marietta Market Area
- Located Along a Heavily Traveled Corridor
- Approximately 1.33 Acres of Land
- Two Pad Sites Available for Sale or Ground Lease
- Ideal for Retail Development, Quick-Service Restaurants, Medical Office Development
- Suitable for Land Investors or Portfolio Diversification

## LOCATION HIGHLIGHTS

- Situated on Grand Central Avenue, a major retail corridor in Vienna, WV
- Just Minutes North of Parkersburg
- High Visibility and Strong Daily Traffic Counts
- Near Major National Retailers: Walmart, Lowe's, Sam's Club, etc.
- Grand Central Avenue is the Main Commercial Artery in the Region
- Attracts Shoppers from the Entire Parkersburg-Marietta Metro Area

For more information, contact:

**TRENT MCPHERSON, SIOR**  
+1 304 542 5148  
tmcpherson@naiburnsscalo.com

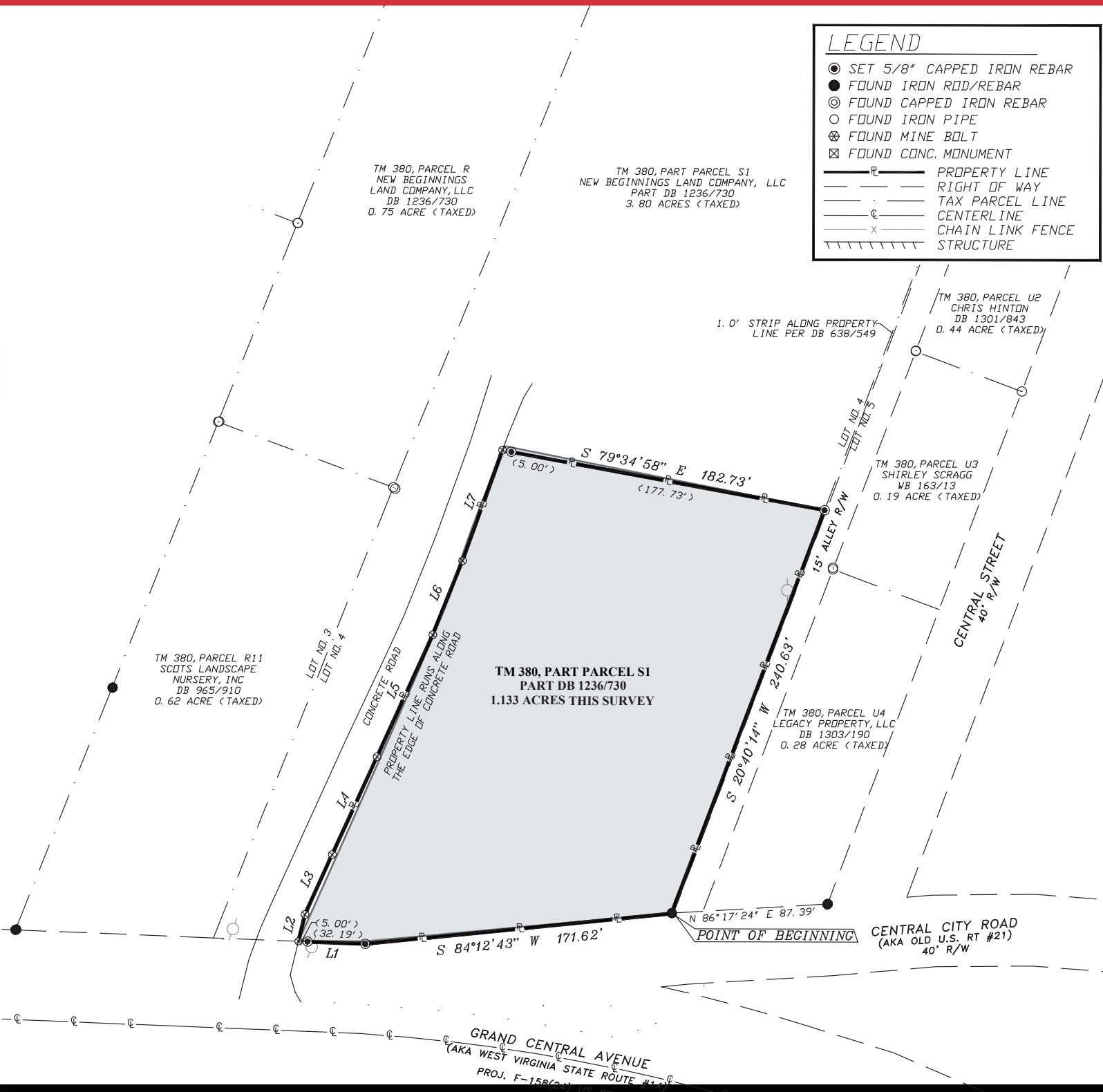
**NICK SCALO**  
+1 412 721 7300  
nscalo@naiburnsscalo.com

**NAI Burns Scalo**

Brokerage Services  
Jim Scalo, Broker

# SITE PLAN

6347 GRAND CENTRAL AVENUE, VIENNA, WV



For more information, contact:

TRENT MCPHERSON, SIOR

+1 304 542 5148

tmcpherson@naiburnsscalo.com

NICK SCALO

+1 412 721 7300

nscalo@naiburnsscalo.com

**NAI Burns Scalo**

Brokerage Services

Jim Scalo, Broker



# AMENITIES & DEMOGRAPHICS

6347 GRAND CENTRAL AVENUE, VIENNA, WV



CATEGORY	2 MILES	5 MILES	10 MILES
2024 Population	7,317	30,952	110,532
2024 Households	3,171	13,708	46,810
Avg Household Income	\$102,481	\$80,795	\$76,320
Daytime Employment	3,061	15,203	60,628
Businesses	338	1,860	7,107

**TRENT MCPHERSON, SIOR**  
+1 304 542 5148  
tmcpherson@naiburnsscalo.com

**NICK SCALO**  
+1 412 721 7300  
nscalo@naiburnsscalo.com

**NAIBurns Scalo**  
Brokerage Services  
Jim Scalo, Broker

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.