

BLUEFIELD

PLAZA SHOPPING CENTER

3032 E. Cumberland Road | Bluefield, West Virginia





460

Kyle Ct

Leandra Dr

Sherwood Ln

Henderson Dr

E Cumberland Rd 52

598

Redwood Dr

Christie Marlowe Dr

Ridgecrest Rd

Oak Grove Ave

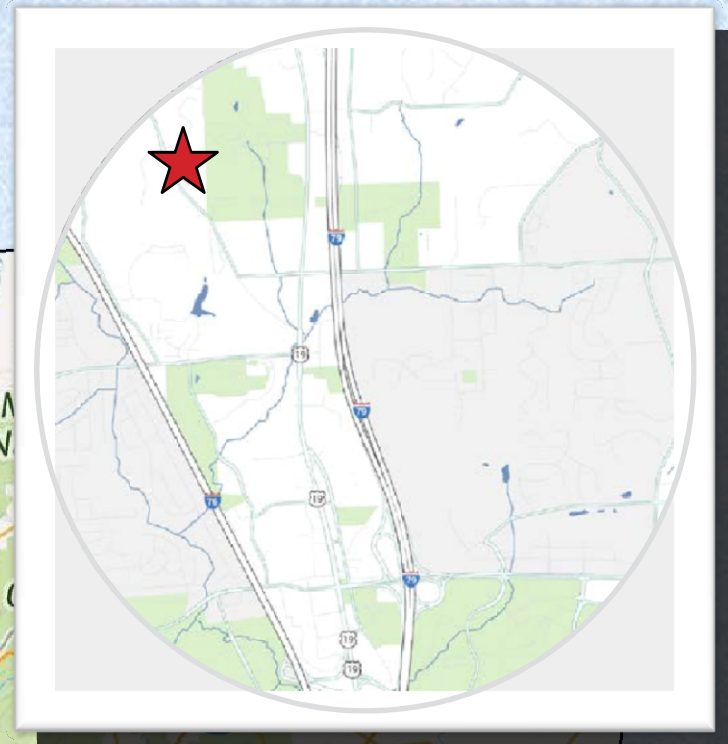
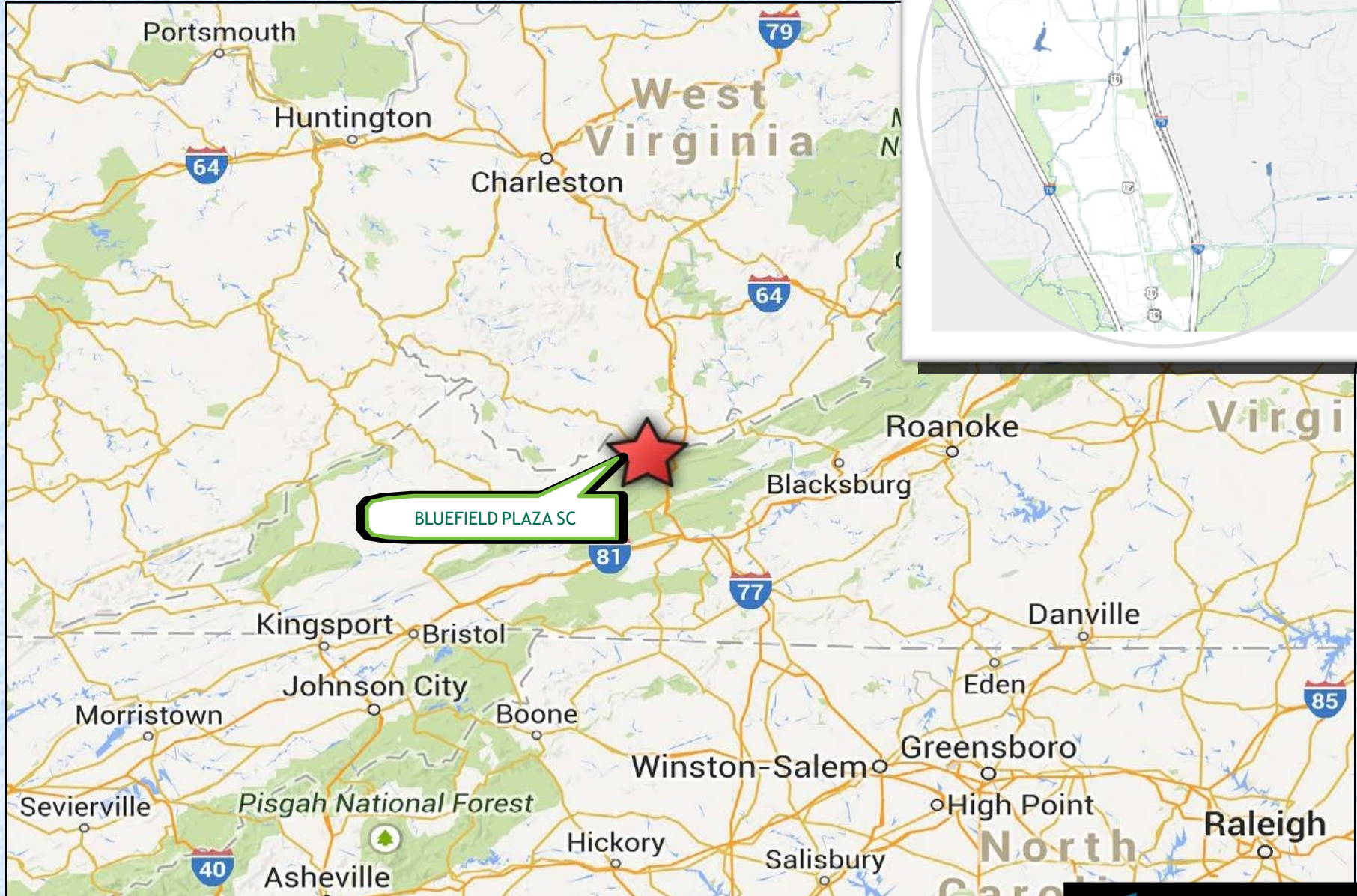
Bland R

Springdale Ave



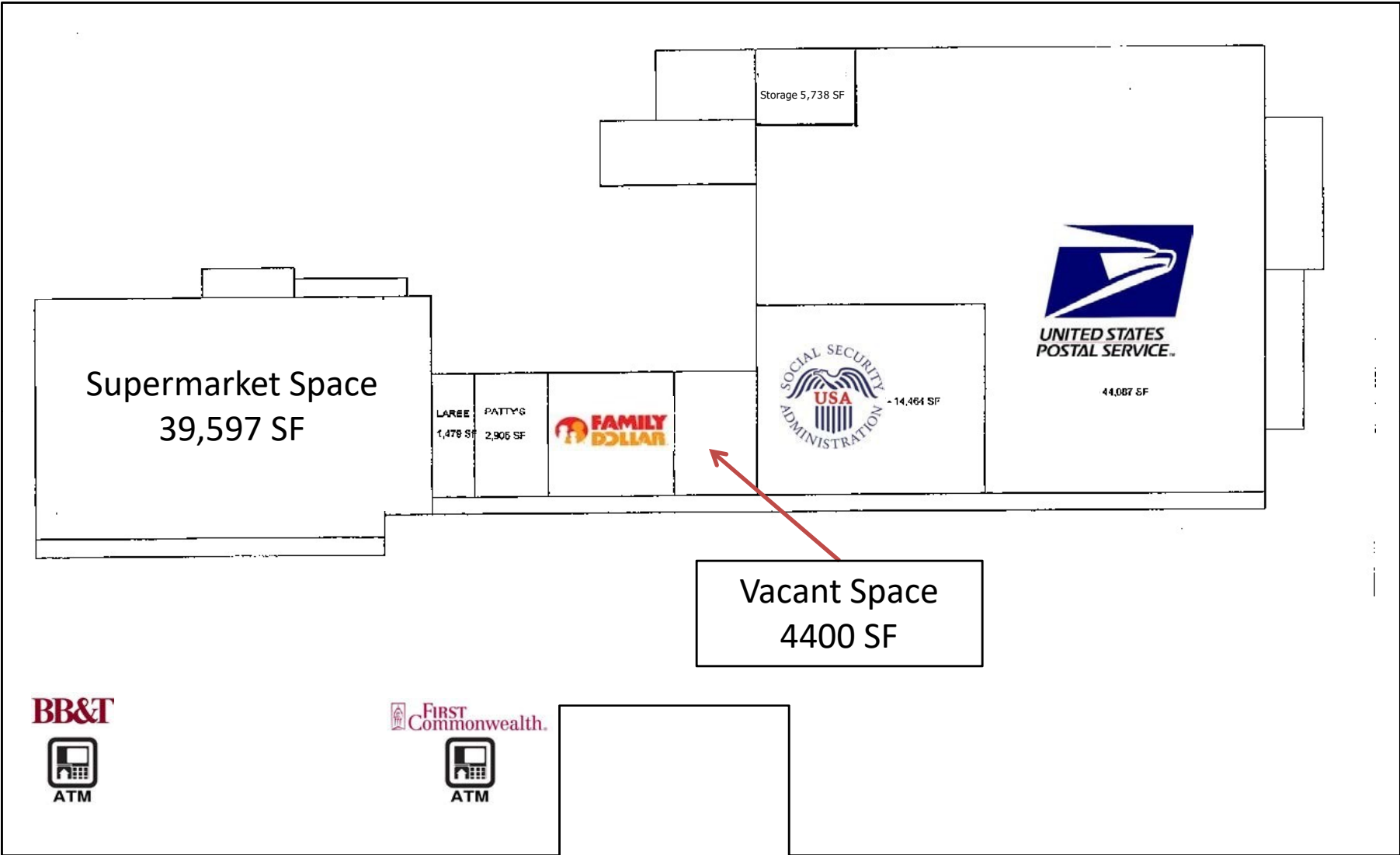
ASSET OVERVIEW

LOCATION MAPS



ASSET OVERVIEW

SITE PLAN



MARKET INFORMATION

BLUEFIELD, WEST VIRGINIA

QUALITY OF LIFE

Bluefield is a quaint community in Mercer County with incredible recreation options, quality health care, multiple cultural opportunities, and outstanding educational facilities. Bluefield is the perfect marriage between the metro and small town, and has been recognized as a certified retirement community as well as one of the top 100 communities for young people. With all this and an affordable cost of living, Bluefield offers an unparalleled quality of life.

ECONOMIC DEVELOPMENT

Mercer County is located in the southern tip of West Virginia, approximately 100 miles from the State Capitol in Charleston. Bluefield and Princeton are the major cities with Princeton being the county seat. Mercer County was founded almost a quarter of a century before the Civil War, incorporated by an act of the Virginia General Assembly and named for General Hugh Mercer, a Revolutionary War hero.

The county is located within a 500 miles radius of more than 50 percent of the population of the United States.

BUSINESS AND INDUSTRY

Mercer County is positioned for development well into the next century. A wide range of buildings are presently available and sites for office, commercial, industrial, manufacturing and warehousing operations are ready for development.

The Cumberland Industrial Park, located near the I-77 exit in Bluefield, offers a 50,000 sq. ft. building and other available tracts. Turnpike Industrial Park and Virginian Industrial Park, located in Princeton, offer build-to-suit and/or land sales.

The area's quality stands of hardwoods make the county an attractive location for primary processors and secondary manufacturers of wood products. A U.S. Forest Services Laboratory and the Wood Education and Resource Center, located near Princeton, provide assistance in hardwood research, utilization and marketing.

DISTANCE TO MAJOR MARKETS	Atlanta	413
	Birmingham	473
	Boston	766
	Charleston, WV	88
	Charlotte	160
	Chicago	605
	Cincinnati	300
	Jacksonville	573
	Memphis	541
	New York	560
	Philadelphia	394
Pittsburgh	315	
Washington, DC	238	

THE LABOR ASSET

The county's labor pool is skilled and available to put its experience to work in new industries. Over 75 percent of Mercer County's work force is non-union, and labor relations are cooperative thanks, in part, to a labor/management council, the only one of its kind in West Virginia.

Flexible job training features a Guaranteed Work Force Program to accommodate the needs of individual employers

TRANSPORTATION

Mercer County is a transportation center in southern West Virginia, with Princeton situated at the third most active interstate interchange in the state. An imposing new Travel Information Center located near the junction of I-77 and Rt. 460, draws hundreds of travelers from the 50,000 vehicles that pass through daily.

MARKET INFORMATION

BLUEFIELD, WEST VIRGINIA

Interstate 77 is a major north-south route which enters West Virginia via Bluefield from Virginia to the south and continues north to Princeton where it becomes the West Virginia Turnpike to Charleston. To the north, I-77 provides an ideal link with such major population centers as Cleveland and via I-79 to Pittsburgh. I-77 links Mercer County to major population centers in the southern United States.

I-64 east of Beckley, WV provides access to the Midwest and with U.S. Route 460 in Virginia, the area has excellent service to the East Coast. I-64, I-77 and Rt. 460, provide convenient hookups with I-81, which extends from Tennessee to New England.



County Airport, which has a 4,743- foot runway and is served by the Mercer Air Service.

Mercer County is Approximately six miles from Bluefield and eight miles from Princeton. The airport also provides Hertz Auto Rentals. Mercer County Airport services are available from 6 a.m. to 10 p.m. for private aircraft, tie-downs, all grades of fuel, and hangar parking.

BUS AND RAIL

The area is served by four major interstate trucking lines. Greyhound Corporation and Bluefield Transit Authority provide bus transportation. Rail service is available from the Norfolk Southern Railway.

LIFESTYLES

The climate is ideal year round. The high elevation helps to moderate summer heat and humidity. Excellent health care is available at two community hospitals, a regional medical center and a rehabilitation center.

Residents enjoy an abundance of leisure activities including arts and crafts, theater productions, skiing, hunting, fishing, golf, a popular state park, all in their back yard.

Unique among local sporting attractions is Appalachian League baseball which includes the Bluefield Blue Jays and the Princeton Rays

– farm clubs of the major league Toronto Blue Jays and Tampa Bay Rays.

EDUCATION

Education is the key to the county's continued quality of life. Over 1200 professional, supervisory and support personnel are employed in the county, serving over 11,000 students in the educational system.

College opportunities are plentiful with a four-year college and a university in the county, Concord University and Bluefield State College, offering undergraduate degree programs. Graduate degrees are available at both institutions via the West Virginia College of Graduate Studies (COGS).

MARKET INFORMATION

DEMOGRAPHICS

Population	
Population, Census, April 1, 2020	9,658
Population, Census, April 1, 2010	10,447

Economy	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	47.8%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	47.6%
Total accommodation and food services sales, 2012 (\$1,000)	19,533
Total health care and social assistance receipts/revenue, 2012 (\$1,000)	166,845
Total retail sales, 2012 (\$1,000)	289,178
Total retail sales per capita, 2012	\$27,536

Housing	
Owner-occupied housing unit rate, 2016-2020	61.0%
Median value of owner-occupied housing units, 2016-2020	\$78,900
Median selected monthly owner costs -with a mortgage, 2016-2020	\$875
Median selected monthly owner costs -without a mortgage, 2016-2020	\$360
Median gross rent, 2016-2020	\$695

MARKET INFORMATION

DEMOGRAPHICS

Income & Poverty	
Median household income (in 2020 dollars), 2016-2020	\$35,650
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$22,760

Age and Sex	
Persons under 5 years, percent	6.2%
Persons under 18 years, percent	18.8%
Persons 65 years and over, percent	19.8%
Female persons, percent	57.7%

Race and Hispanic Origin	
White alone, percent	68.6%
Black or African American alone, percent	23.9%
American Indian and Alaska Native alone, percent	0.2%
Asian alone, percent	0.9%
Native Hawaiian and Other Pacific Islander alone, percent	0.0%
Two or More Races, percent	6.3%
Hispanic or Latino, percent	2.9%
White alone, not Hispanic or Latino, percent	67.8%

**For More Information
or to see the location
please contact:**

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