

FORMER RITE AID // CHARLESTON, WV

406 W. Washington Street, Charleston, WV



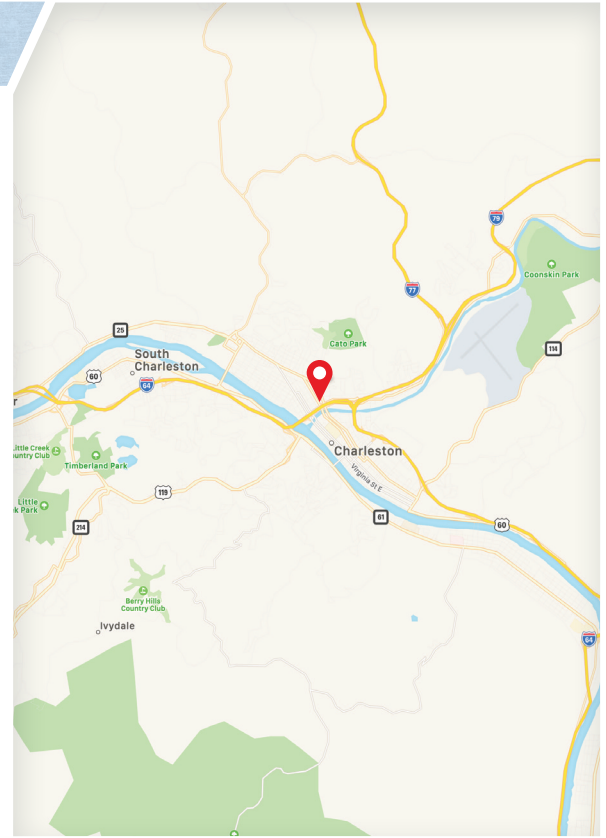
RETAIL SPACE FOR SUBLEASE

- Located along W. Washington Street (US-60) in Charleston, WV; 1/2 mile north of I-64.
- 11,521 SF freestanding building available for sublease through 5/31/2025.
- 2 blocks from Kroger, 1 mile north of the Charleston Coliseum & Convention Center and Charleston Area Medical Center.
- This corner site features direct access along W. Washington Street, Watts Street, & Ohio Avenue. Includes existing drive thru with 58 parking stalls.
- Charleston is the state's capital and most populous city in West Virginia. According to a 2016 census estimate, the Charleston MSA has 217,916 residents. Home to the University of Charleston, the city also has West Virginia University, Marshall University, and West Virginia State University campus in the area.

TRAFFIC COUNTS

W. Washington Street (US-60) - 8,748 ADT
I-64 - 97,000 ADT

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	44,634	67,810	135,099
Households	20,694	31,228	59,610
Median HH Income	\$41,298	\$43,075	\$44,236
Active Businesses	3,083	4,175	5,833



Leased by ECHO Retail
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