FORMER RITE AID // BECKLEY, WV

4077 Robert C. Byrd Drive, Beckley, WV



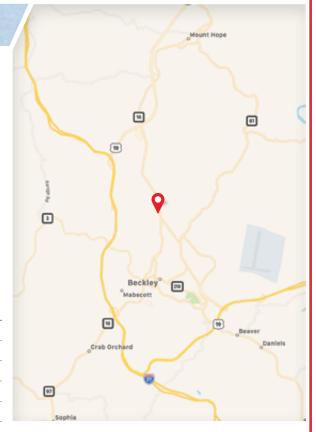
10,800 SF FREESTANDING BUILDING AVAILABLE FOR SUBLEASE

- Located along Robert C. Byrd Drive (WV-19) in the heart of Beckley, adjacent to a shopping center with future tenants including Texas Roadhouse, Aldi and Planet Fitness.
- 10,800 SF freestanding building available for sublease.
- Drive-thru capable building.
- Direct access and excellent visibility along Robert C. Byrd Drive, which boasts the highest traffic counts in Beckley
- This area is a major retail hub in West Virginia, with surrounding national retailers including Walmart Super Center, Lowe's $\check{\mathsf{H}}$ ome Improvement, $\check{\mathsf{K}}$ ohl's, Sam's Club, Kroger, T.J. Maxx and Marquee Cinemas.
- Convenient Access to both Old Rte 19 and Robert C. Byrd Drive.

TRAFFIC COUNTS

Robert C. Byrd Drive (WV-19) - 35,000 ADT

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	24,712	38,839	67,410
Households	11,353	16,991	28,726
Median HH Income	\$41,639	\$41,306	\$43,269
Active Businesses	2,055	2,589	3,167







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