FORMER RITE AID // CROSS LANES, WV

932 Cross Lanes Drive, Cross Lanes, WV 25313



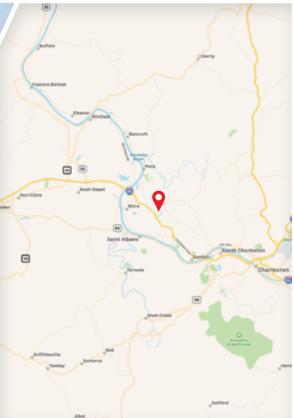
11,000 SF FREESTANDING BUILDING FOR LEASE

- Located at the intersection of Cross Lanes Dr. & Big Tyler Rd. in the heart of Cross Lanes retail district. Less than 2 miles east of Mardi Gras Casino & Resort, 3.7 miles east of City Hall & Nitro Highshool, and 16 miles west of Yeager Airport.
- Adjacent retailers include Harbor Freight Tools, Family Dollar, & Walgreens. 1.3 miles north east of Nitro Marketplace retail area whose tenants include Walmart, Lowes, Staples, Dollar Tree, Rural King & Planet Fitness.
- Located at the corner of lighted intersection of Cross Lanes Dr. (SR 62) & Big Tyler Rd. (SR 622). Site features direct access to both highways, pylon visibility, abundant parking, and drive-thru capability

TRAFFIC COUNTS

Cross Lanes Dr. (SR 62) - 11,000 ADT Big Tyler Rd. (SR 622) - 23,000 ADT

| DEMOGRAPHICS | 3 Miles | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Population | 23,341 | 53,159 | 137,957 |
| Households | 10,575 | 23,958 | 61,790 |
| Median HH Income | \$56,480 | \$52,682 | \$55,050 |
| Active Businesses | 1.026 | 1.868 | 6.761 |







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