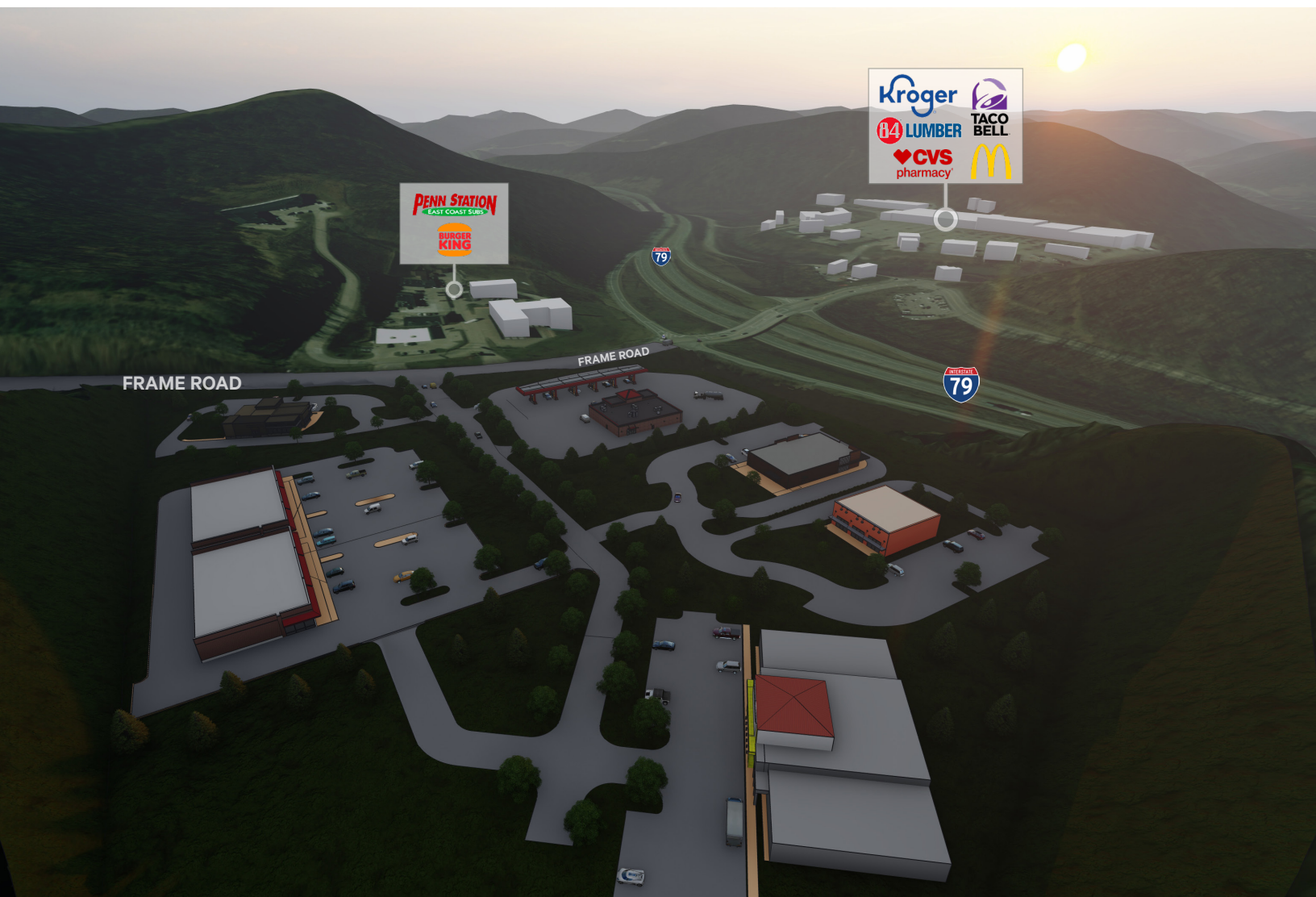


Elkview Commons

New Retail Development

Frame Road @ Interstate 79
Elkview, WV 25071



Elkview Commons

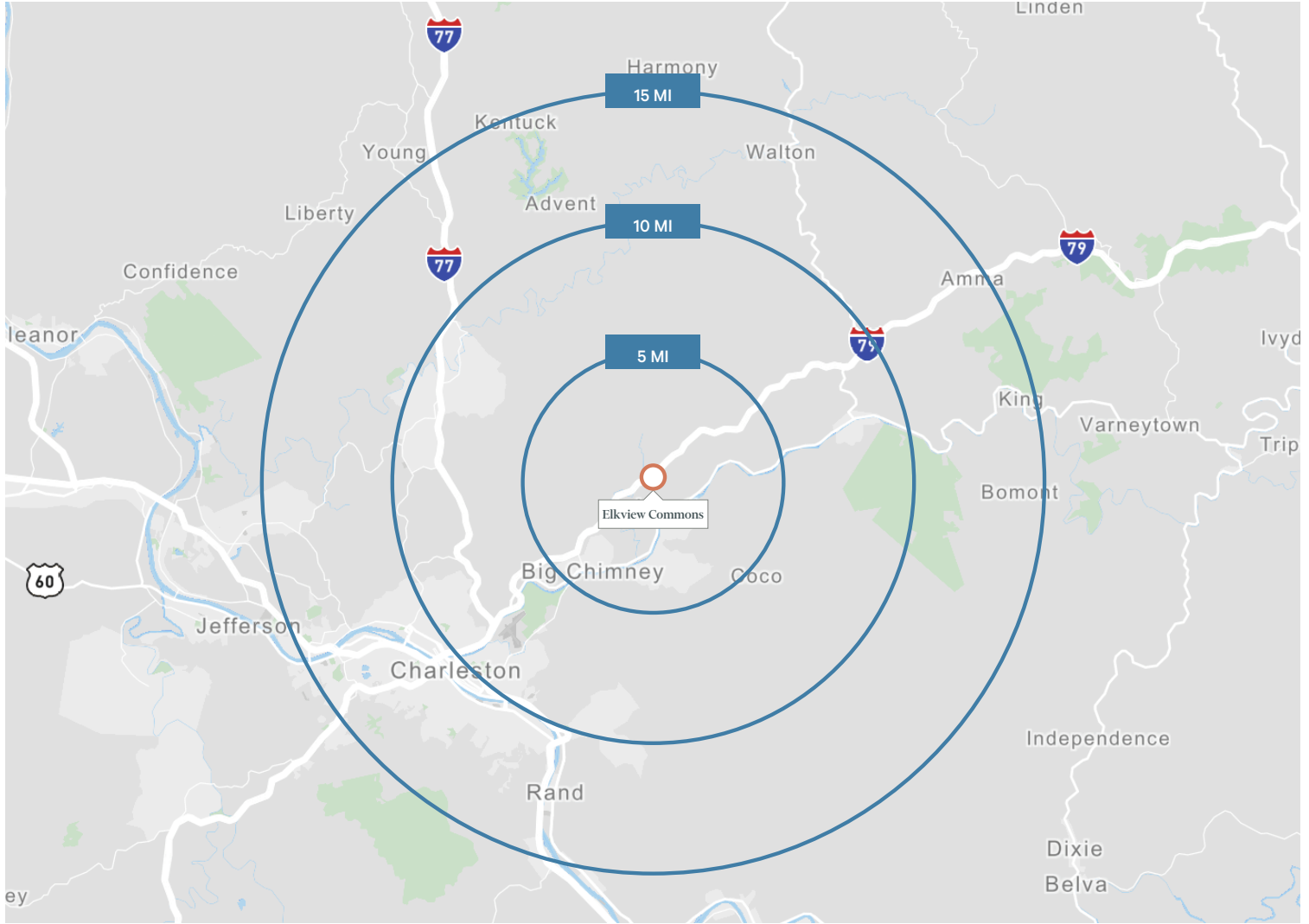
Property Information

- + 10 available pads totaling 12.25± acres
 - Development site includes 44-acres in total
- + All parcels are pad-ready with utilities available
- + Excellent visibility from I-79
- + Easy access to highway on/off ramps
- + Located 1/2-mile east of brand new Herbert Hoover High School on Frame Road

Proposed Site Plan

Pad #	Lot Size	Pad #	Lot Size
1	2.22± AC	6	0.90± AC
2	1.09± AC	7	1.19± AC
3	1.03± AC	8	1.01± AC
4	0.99± AC	9	0.74± AC
5	1.45± AC	10	1.63± AC





Daily Traffic Counts

13.6K

Total Cars per day on I-79

8.2K

Total cars per day on Frame Rd

2024 Demographics

	5 MILES	10 MILES	15 MILES
POPULATION	10,009	39,510	115,845
DAYTIME POPULATION	7,764	32,723	145,525
HOUSEHOLDS	4,300	17,169	51,749
AVERAGE HOUSEHOLD INCOME	\$94,920	\$83,030	\$87,031

Elkview Market



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