

# 1.33 ACRES FOR SALE OR GROUND LEASE

6347 GRAND CENTRAL AVENUE, VIENNA, WV



## PROPERTY HIGHLIGHTS

- Prime Investment Opportunity in the Parkersburg-Marietta Market Area
- Located Along a Heavily Traveled Corridor
- Approximately 1.33 Acres of Land
- Two Pad Sites Available for Sale or Ground Lease
- Ideal for Retail Development, Quick-Service Restaurants, Medical Office Development
- Suitable for Land Investors or Portfolio Diversification

## LOCATION HIGHLIGHTS

- Situated on Grand Central Avenue, a major retail corridor in Vienna, WV
- Just Minutes North of Parkersburg
- High Visibility and Strong Daily Traffic Counts
- Near Major National Retailers: Walmart, Lowe's, Sam's Club, etc.
- Grand Central Avenue is the Main Commercial Artery in the Region
- Attracts Shoppers from the Entire Parkersburg-Marietta Metro Area

FOR MORE  
INFORMATION  
CONTACT:

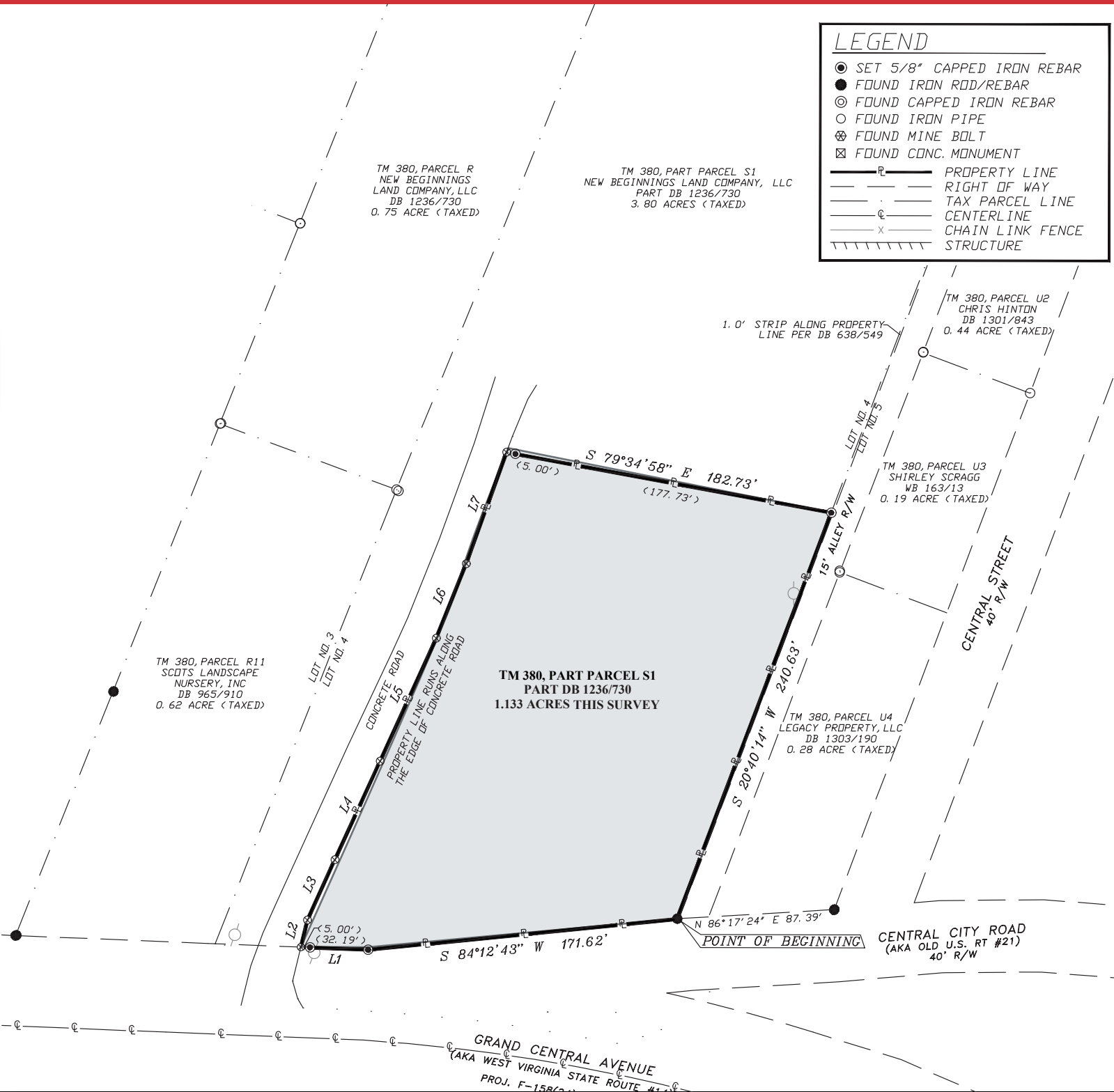
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**NAI Burns Scalo**

Brokerage Services  
Jim Scalo, Broker

# SITE PLAN

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# AMENITIES & DEMOGRAPHICS

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CATEGORY	2 MILES	5 MILES	10 MILES
2024 Population	7,317	30,952	110,532
2024 Households	3,171	13,708	46,810
Avg Household Income	\$102,481	\$80,795	\$76,320
Daytime Employment	3,061	15,203	60,628
Businesses	338	1,860	7,107

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