

BECKLEY CROSSING SHOPPING CENTER

BECKLEY, WV 25801

FOR LEASE

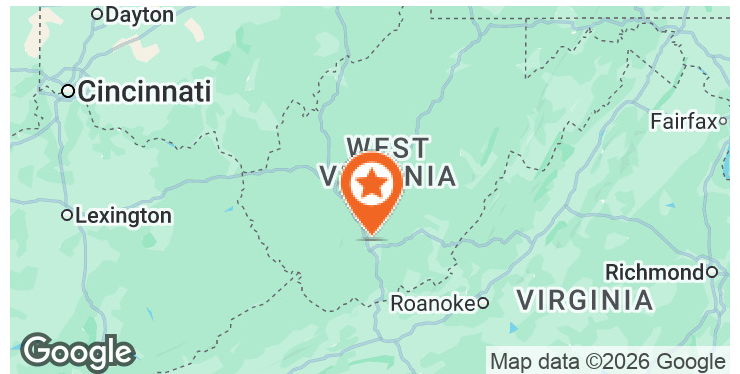


LOCATION DESCRIPTION

Prominently positioned along Beckley's primary retail corridor. Its location drives consistent traffic from the surrounding region and established residential communities.

PROPERTY HIGHLIGHTS

- Available spaces: 3,000 SF 2nd generation restaurant space, 1,200 SF & 1,200 SF
- Center anchored by Kroger, Hobby Lobby & TJ Maxx along with great mix of national, regional, and local retailers
- Highly visible location with ample parking
- Traffic Counts (AADT): N Eisenhower Dr. - 11,943 Robert C Byrd Dr. - 12,169



DEMOGRAPHICS	5 MILES	10 MILES	15 MILE
Population	39,111	66,249	89,591
Households	16,277	26,637	36,246
Median HH Income	\$57,853	\$57,096	\$55,779
Average HH Income	\$77,134	\$77,473	\$74,587



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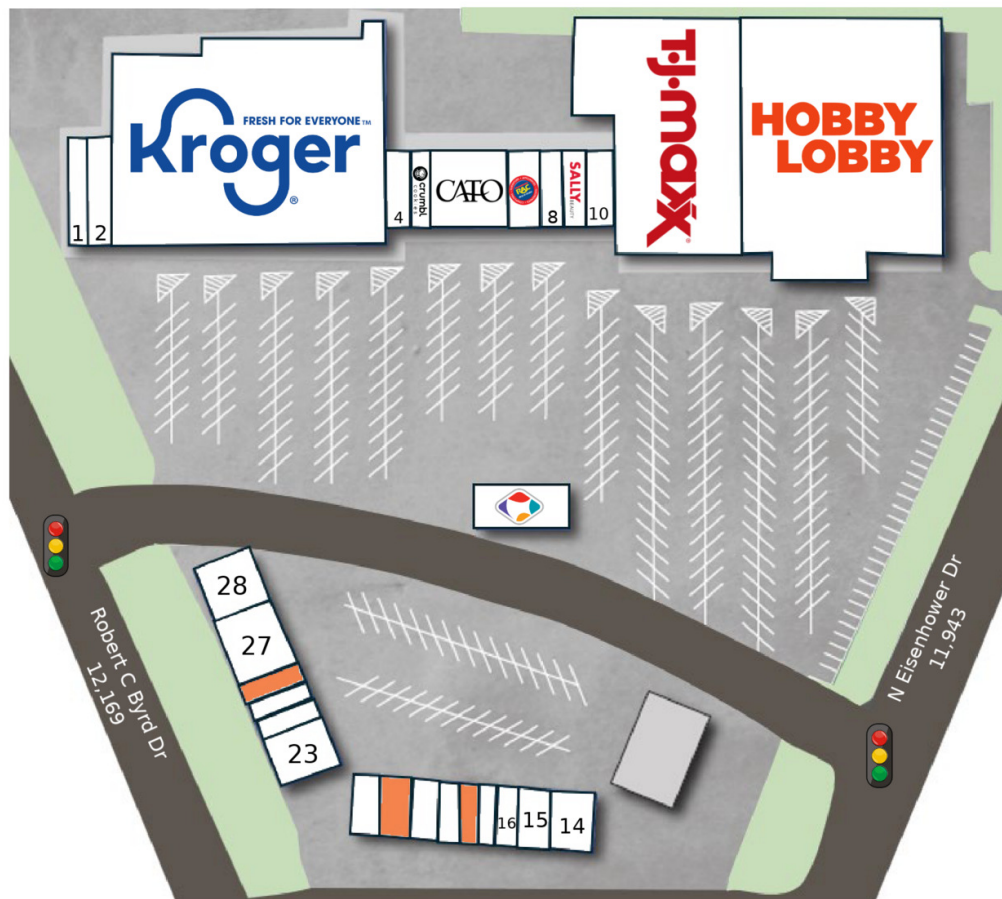
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SUITE	TENANT NAME	SPACE SIZE
1	Padrino's Italian Restaurant	1,750 SF
2	Foot and Ankle Clinic	1,750 SF
3	Kroger	56,918 SF
4	H&R Block	2,100 SF
5	Crumbl Cookies	1,400 SF
6	Cato Fashions	4,900 SF
7	Rent-A-Center	2,800 SF
8	Optimum	2,800 SF
9	Sally Beauty Supply	1,752 SF
10	Lendmark Financial Services	1,750 SF
11	TJ Maxx	28,500 SF
12	Hobby Lobby	57,260 SF
13	Kroger Fuel	0 SF
14	Tobacco and Vape	1,800 SF

SUITE	TENANT NAME	SPACE SIZE
15	Fish Frenzy Seafood	1,800 SF
16	Glamours Nail Spa	1,200 SF
17	Patty's	1,200 SF
18	Available	1,200 SF
19	Ace of Fades Barbershop	1,200 SF
20	Cosmo Prof	2,400 SF
21	Available	3,000 SF
22	Cutting Edge Beauty Inc.	1,800 SF
23	Yummi Japan	2,800 SF
24	Excess Yummi Japan	800 SF
25	Yummi Japan	1,160 SF
26	Available	1,200 SF
27	Jean Ann's Bridal	5,100 SF
28	US Cellular	4,500 SF



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