

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

○ 7th Street/Staunton Avenue

Parkersburg, WV 26101

Exclusively Represented By:

Steve Shaver

Sales Associate

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Megan Callaghan Bailey

Broker of Record

304 549 7138

mbailey@bhhspro.com

LAND SPACE FOR SALE

0 7th Street/Staunton Avenue

Parkersburg, WV 26101

FOR SALE

Executive Summary



Offering Summary

| | |
|--------------|-------------------------|
| Price | \$2,500,000 |
| Price / Acre | \$984,252 |
| Lot Size | 2.54 Acres |
| Zoning | Business |
| Best Use | Development Opportunity |

Property Overview

Prime Commercial Development Opportunity - Parkersburg, WV Approximately 2.6 acres of commercially zoned land strategically located in the heart of Parkersburg. This highly visible triangular parcel offers exceptional road frontage along 7th Street (approximately 12,000 AADT), Staunton Avenue (approximately 6,500 AADT), and Camden Street, providing outstanding access, visibility, and traffic exposure. The property is located just 0.6 miles from U.S. Route 50 and approximately 2 miles from Interstate 77, offering convenient regional connectivity and easy access for customers, employees, and commercial traffic. Situated within an established commercial corridor, the site is surrounded by successful retail and automotive businesses, including a nearby Sheetz convenience store and gas station, as well as several automobile dealerships. Its central location, strong traffic counts, and commercial zoning make it ideal for a wide range of development opportunities. Property Highlights Approximately 2.6 acres Commercial zoning Frontage on three streets High-visibility corner/triangular site 12,000 AADT on 7th Street 6,500 AADT on Staunton Avenue 0.6 miles to U.S. Route 50 2 miles to Interstate 77 Established retail and automotive trade area Excellent development and investment potential This rare commercial offering combines strong traffic exposure, multiple access points, and excellent highway

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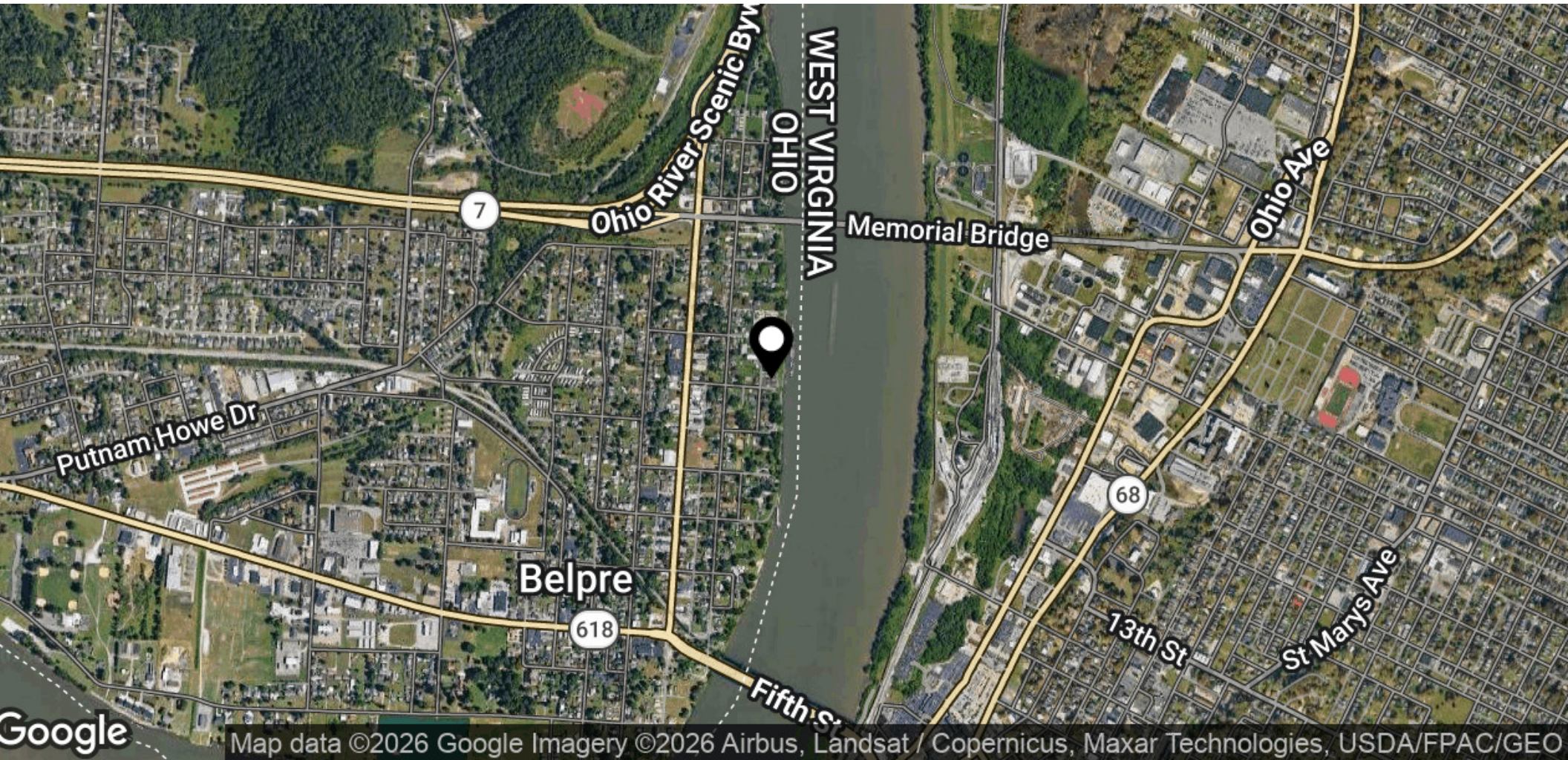
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Location Map



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Additional Photos



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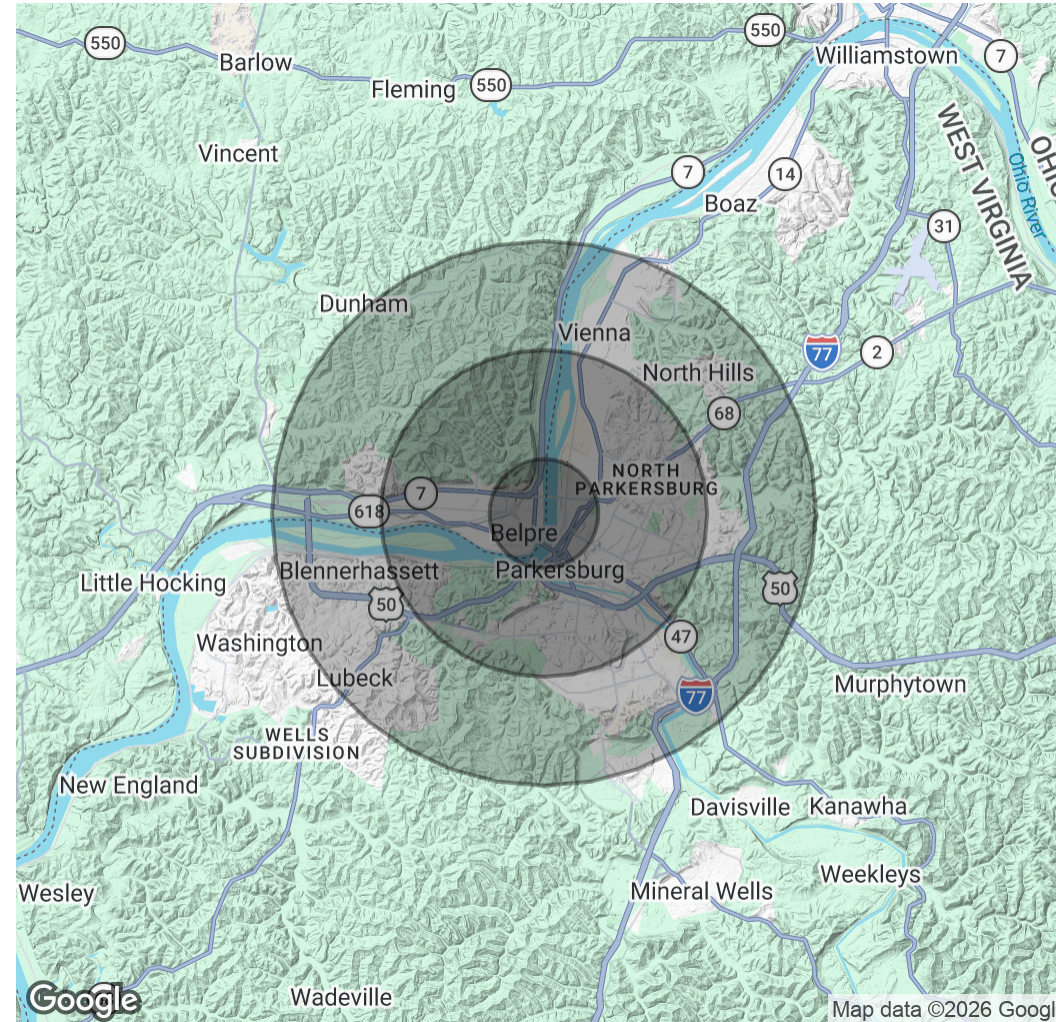
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Demographics Map & Report

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 4,369 | 37,515 | 61,597 |
| Average Age | 45.1 | 42.6 | 42.8 |
| Average Age (Male) | 44.5 | 40.3 | 40.7 |
| Average Age (Female) | 46.2 | 44.5 | 44 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,917 | 16,870 | 26,805 |
| # of Persons per HH | 2.3 | 2.2 | 2.3 |
| Average HH Income | \$58,265 | \$64,686 | \$70,921 |
| Average House Value | \$143,895 | \$140,616 | \$155,568 |

2023 American Community Survey (ACS)



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Advisor Bio 1



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