



# TANYARD STATION

**NOW LEASING**  
Huntington | Baboursville, WV

FOR MORE INFORMATION, PLEASE CONTACT

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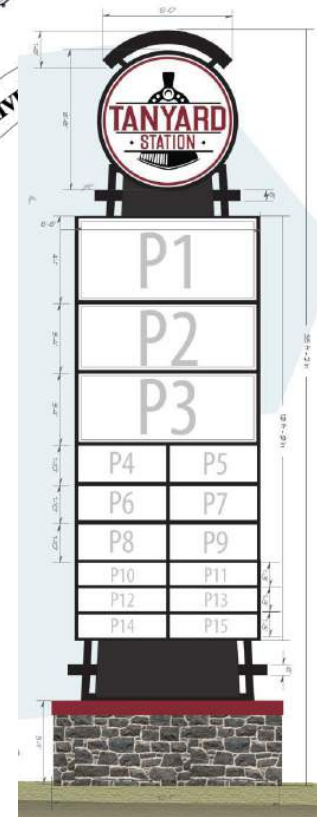
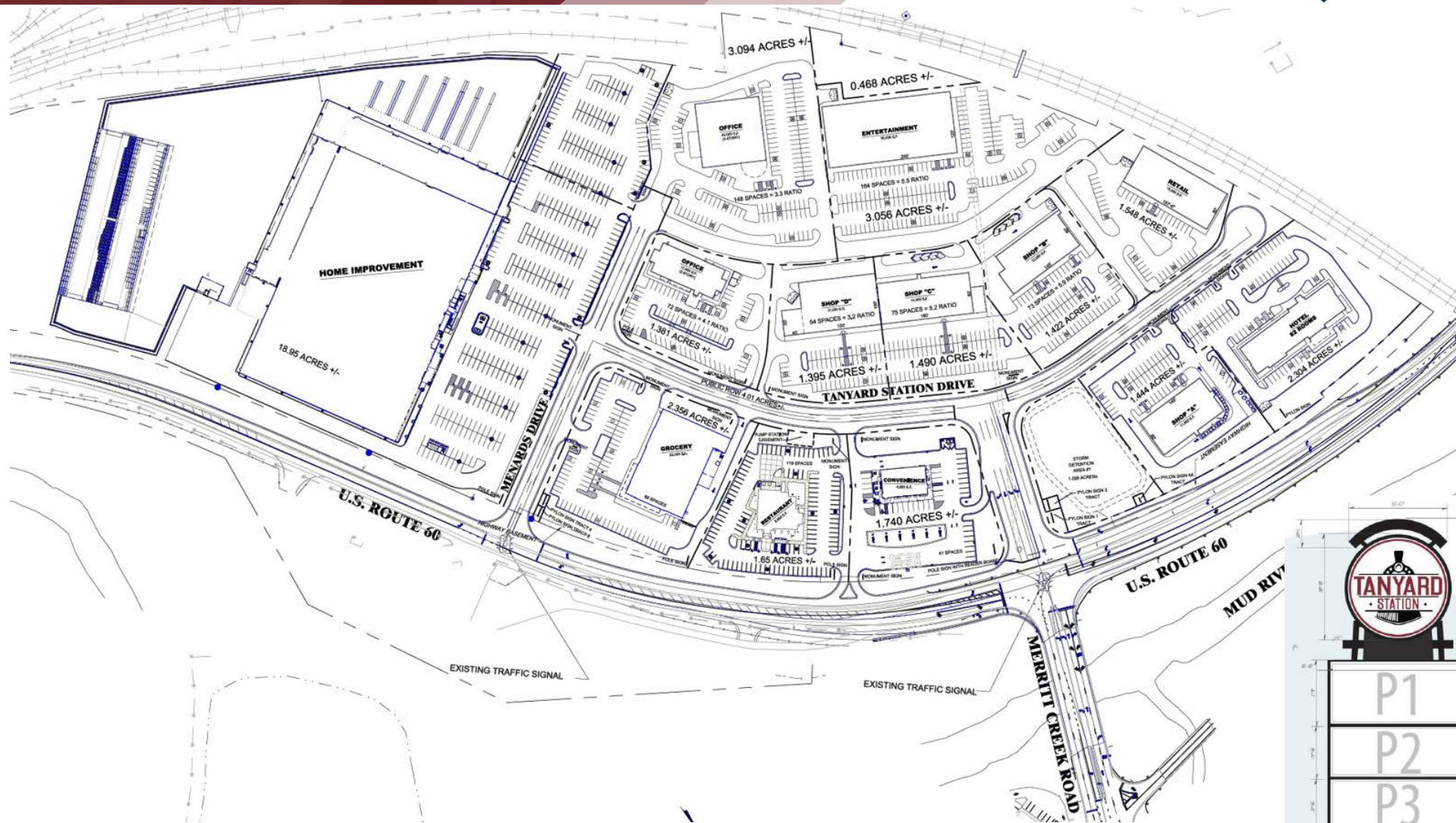
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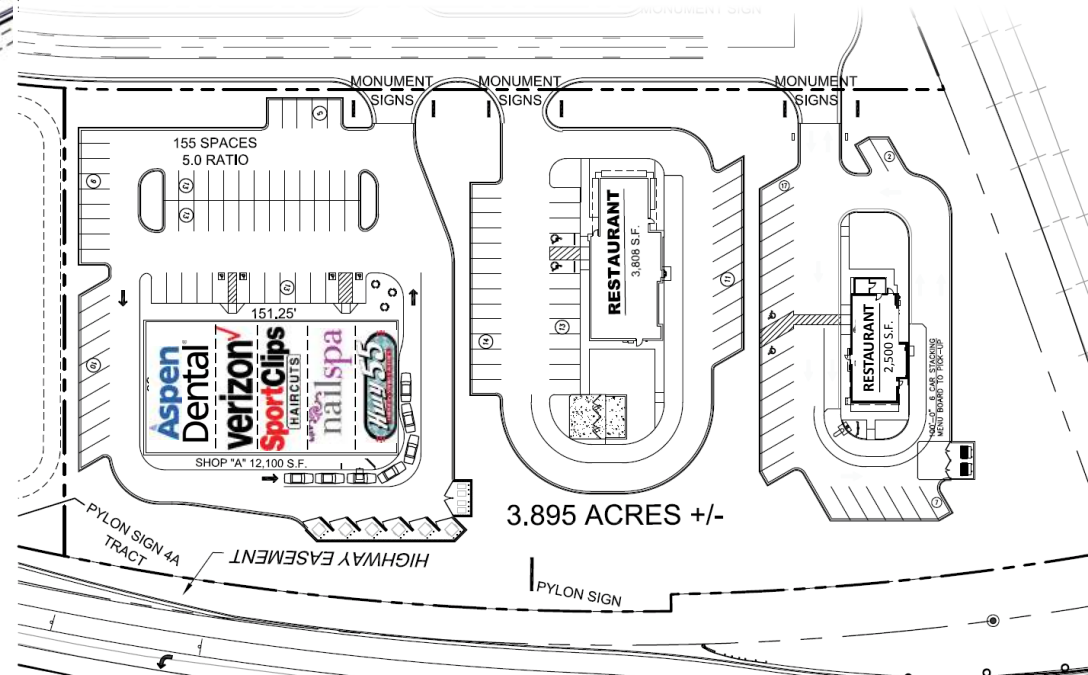
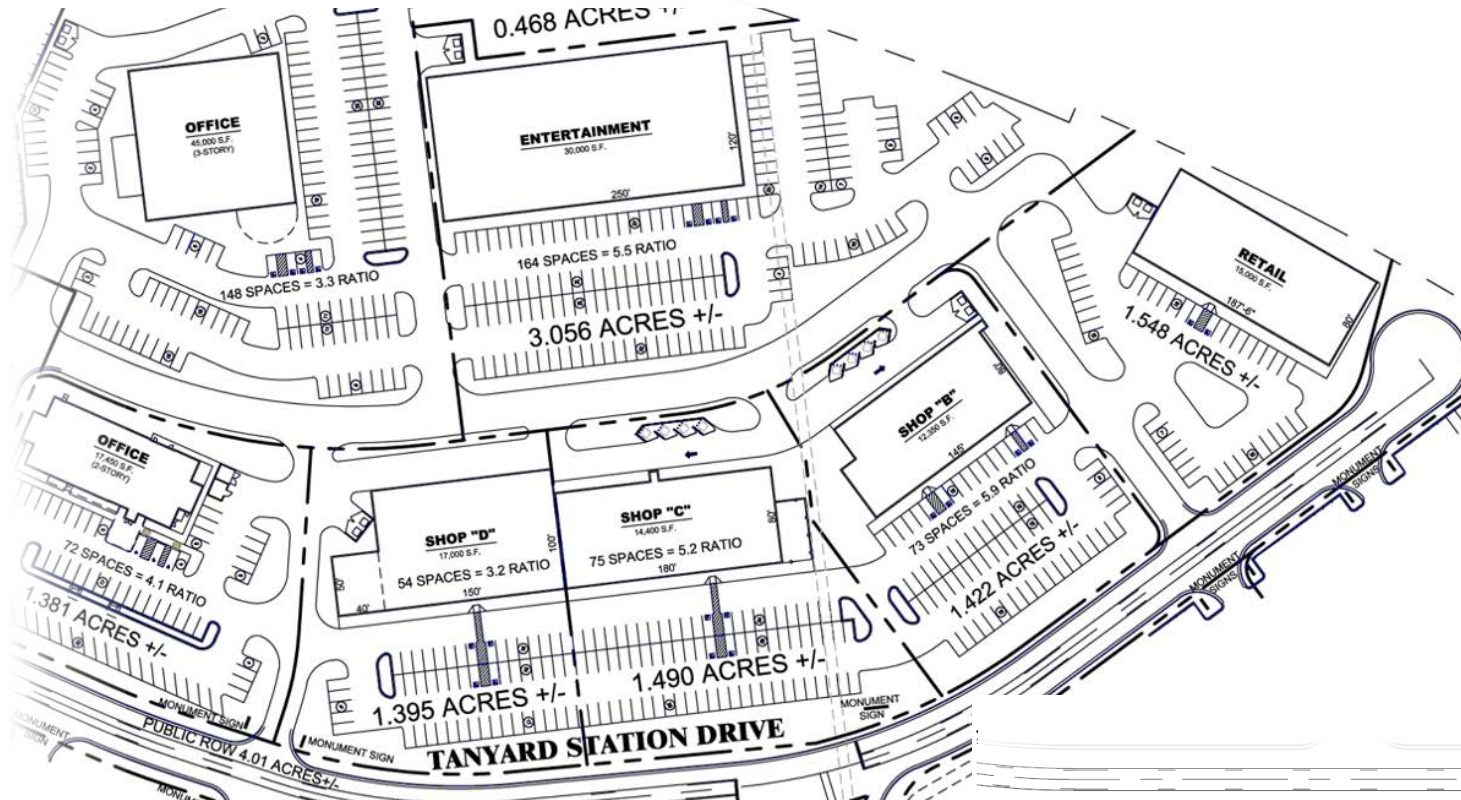
[Tanyardstation.com](http://Tanyardstation.com)



# SITE PLAN AND PYLON SIGN



# SHOP SPACE EXHIBIT



# RETAIL COMPETITOR MAP



**Merrit Creek Farm**  
**Marshall's** **O'Charley's**  
**Orangetheory** GOOD FOOD, GOOD TIME'S  
FITNESS  
**SHOE DEPT.** **DOLLAR TREE**  
**Office DEPOT** **STARBUCKS COFFEE** **THE HOME DEPOT**  
**dressbarn** **GameStop**  
**AC. MOORE** **petco**

**Huntington Mall**  
**SHEETZ** **OLD NAVY** **macy's**  
**Sears** **Michaels** **BUFFALO WILD WINGS**  
**rue21** **LOWE'S** **DICK'S**  
Home Improvement Warehouse SPORTING GOODS  
**KOHL'S** **Hobby Lobby** **BEST BUY** **chili's**  
**Disney STORE**  
**Walmart** **Pier 1 imports**



**LOCATED AT EXIT 18, OFF OF I-64, TANYARD STATION IS WELL POSITIONED TO BE A RETAIL DEVELOPMENT OF REGIONAL IMPACT!**

- U.S. Route 60 is the main east to west corridor in Cabell County
- Totaling 400,000 Square feet
- Large anchor stores, retail shops and restaurants
- Approximately \$9M in road improvements
- 58,870 projected traffic count on US 60/SR 193
- 2018 Estimated Opening

# PROPERTY PHOTOS



TANYARD STATION IS LOCATED BETWEEN TWO HIGHLY SUCCESSFUL AND PROVEN RETAIL DEVELOPMENTS, MERRIT CREEK FARM AT EXIT 18 AND HUNTINGTON MALL AT EXIT 20. APPROXIMATELY \$9 MILLION IN ROAD IMPROVEMENTS ON US 60 IN FRONT OF TANYARD STATION.

# DEMOGRAPHICS & LOCATION



2018 Summary	10 Miles	20 Miles	30 Miles
Population	106,823	234,834	471,437
Households	45,039	96,799	177,798
Families	26,768	62,452	117,120
Average Household Size	2.28	2.37	2.39
Owner Occupied Housing Units	27,774	65,847	124,842
Renter Occupied Housing Units	17,265	30,952	52,955
Median Age	40.5	41.9	42.6
Median Household Income	\$40,865	\$44,463	\$45,127
Average Household Income	\$58,417	\$61,273	\$61,297

## Traffic Counts

Interstate 64	+ 52,722 VPD
US 60	+ 27,208 VPD
Big Ben Bowen Hwy	+ 15,201 VPD

\*Source: STDB - Site To Do Business

## SERVING THE FOLLOWING COUNTIES

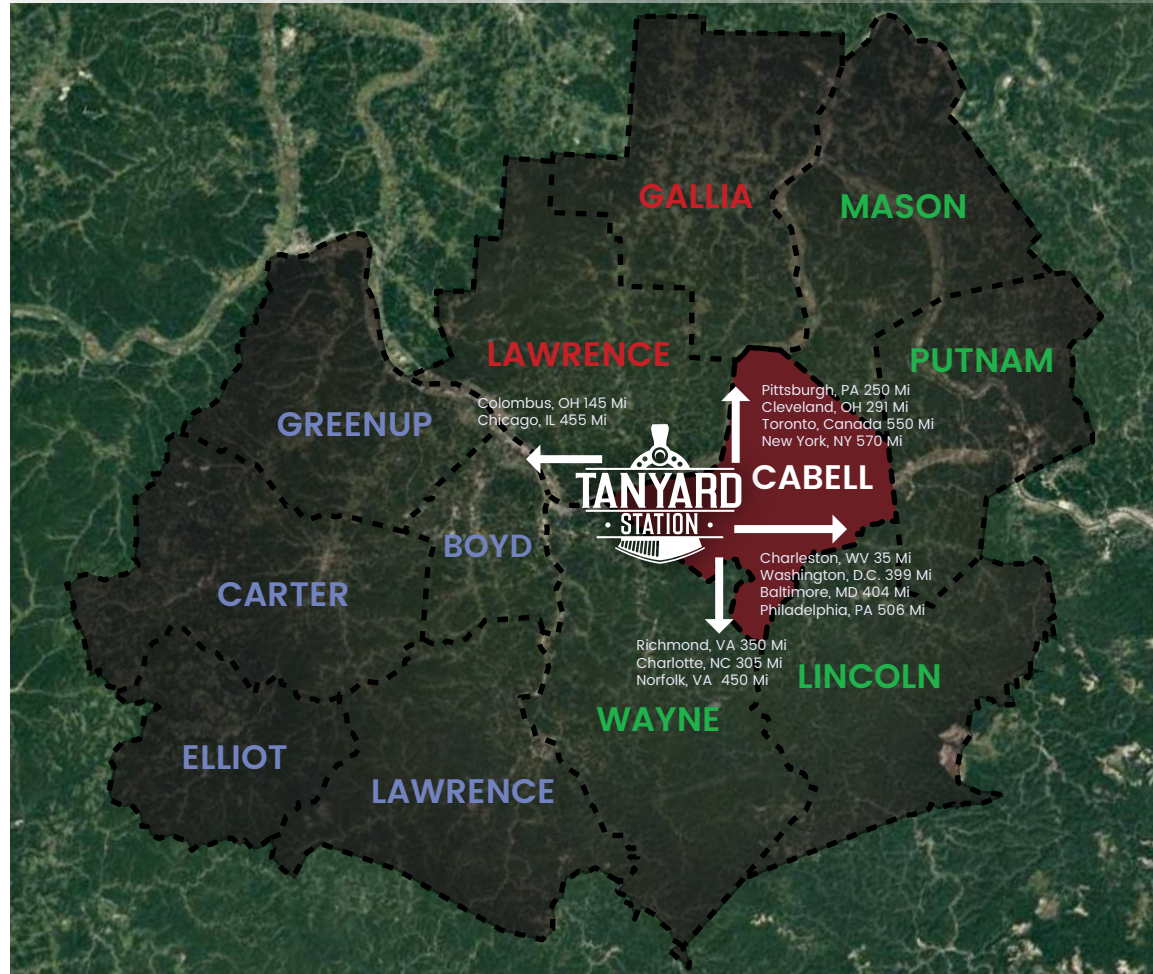
In West Virginia: Cabell, Wayne, Lincoln, Mason and Putnam

In Ohio: Gallia and Lawrence

In Kentucky: Boyd, Greenup, Carter, Elliot and Lawrence.

## TRADE AREA POPULATION

Population of 471, 437



Building on the site of the historic CSX railroad yard along the Mud River and Tanyard Branch Creek in Barboursville, Tanyard Station will be one of the larger retail developments in Cabell County. Totalling over 200,000 square feet of space, the 50-acre site will be home to large anchor stores, retail outlets, restaurants, bank, a hotel and a gas station. Tanyard Station will be an economic boost to the region, bringing additional jobs and commerce to the I-64 corridor in Cabell County and the Village of Barboursville.