



REAL ESTATE

For Lease – Up to 10,000 sf

Riverwalk Plaza

32 River Walk Mall, Charleston, WV 25303

JOE ANTHONY, ESQ.

Co-Founder & CEO

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STEVE ZAMIAS JR.

Co-Founder & CFO

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**RIVERWALK
PLAZA**

ADDRESS:

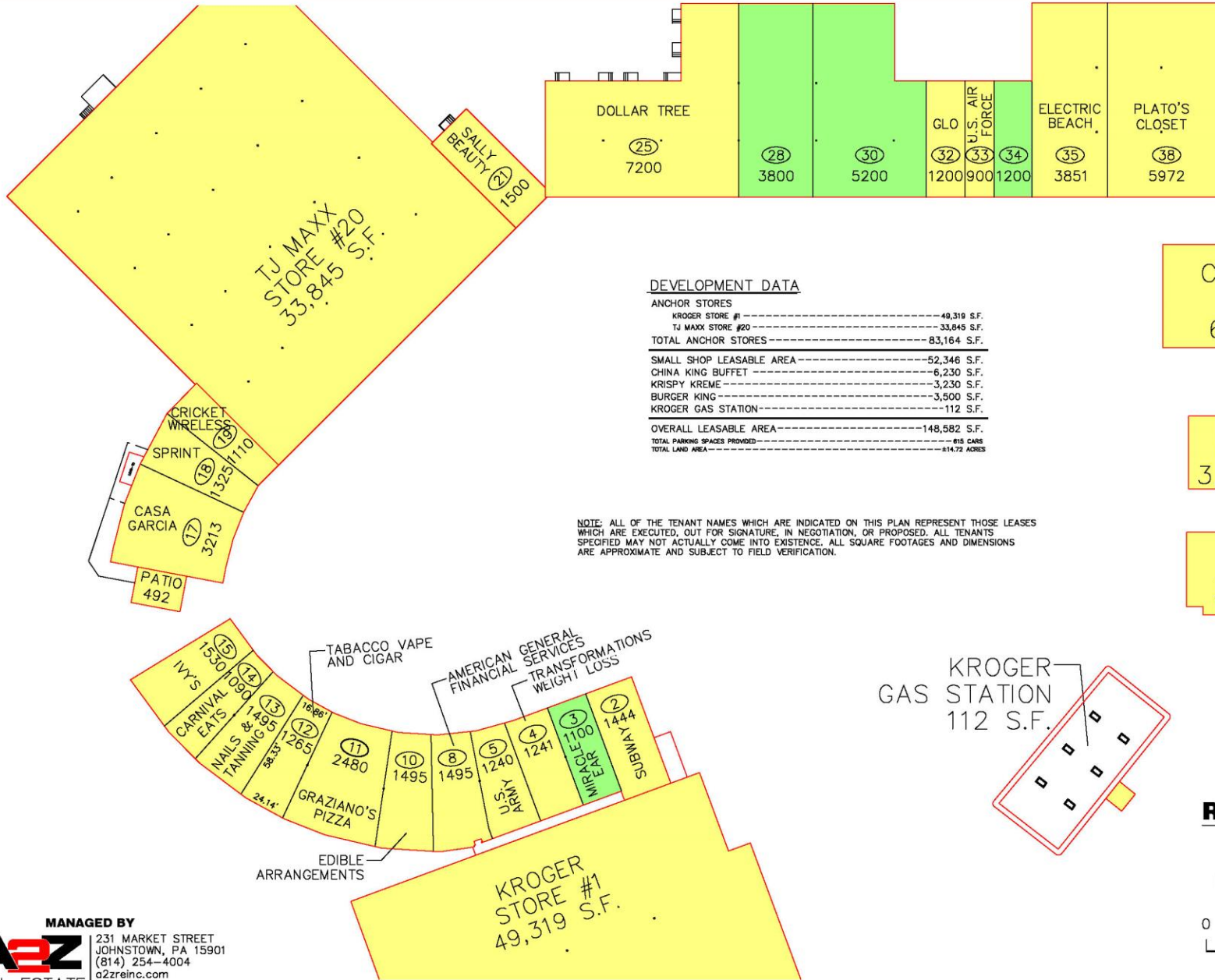
32 River Walk Mall,
Charleston, WV 25303

HIGHLIGHTS:

Riverwalk Plaza is an open-air shopping center, anchored by grocer Kroger and TJ Maxx. The plaza maintains superior access and visibility on the intersection of MacCorkle Avenue SW and Riheldaffer Street. 5 miles from downtown Charleston, and minutes to BridgeValley Community and Technical College, Marshall University South Charleston Campus, and Little Creek Golf Course & Park.

Average Household Income within 5 miles is \$78,301, with CPD of 22,300 on MacCorkle Ave.





ROOM KEY
 ⓪ - UNIT NUMBER
 0000 - UNIT SQUARE FOOTAGE

COLOR KEY
 Yellow box: OCCUPIED
 Green box: VACANT

DEVELOPMENT DATA

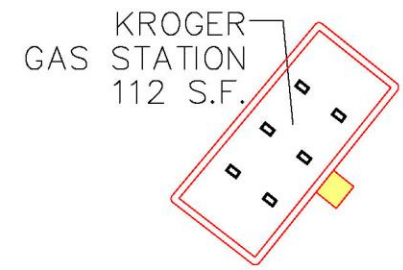
ANCHOR STORES	
KROGER STORE #1	49,319 S.F.
TJ MAXX STORE #20	33,845 S.F.
TOTAL ANCHOR STORES	83,164 S.F.
SMALL SHOP LEASABLE AREA	
CHINA KING BUFFET	6,230 S.F.
KRISPY KREME	3,230 S.F.
BURGER KING	3,500 S.F.
KROGER GAS STATION	112 S.F.
OVERALL LEASABLE AREA	148,582 S.F.
TOTAL PARKING SPACES PROVIDED	818 CARS
TOTAL LAND AREA	414.72 ACRES

NOTE: ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.

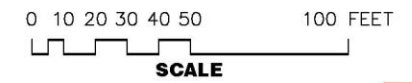
CHINA KING
 BUFFET
 6,230 S.F.

KRISPY
 KREME
 3,230 S.F.

BURGER
 KING
 3,500 S.F.



LEASE PLAN
RIVERWALK PLAZA
 SOUTH CHARLESTON, WV
BAI RIVERWALK, L.P.
BON AVIV INVESTMENTS



SCALE
 DATE: 05/03/2021

MANAGED BY
A2Z
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 231 MARKET STREET
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DEVELOPMENT DATA

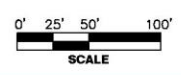
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OVERALL LEASABLE AREA	148,582 S.F.
TOTAL PARKING SPACES PROVIDED	815 CARS
TOTAL LAND AREA	214.72 ACRES

COLOR KEY
 OCCUPIED
 VACANT

NOTE:
 THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE STORES PRESENTED IN THE PROJECT. LESSEE RESERVES THE RIGHT TO CHANGE THE TENANTS NAMES & LOCATIONS OF OTHER TENANTS, PROVIDED THE PARKING AREA IS NOT SUBSTANTIALLY REDUCED. LESSEE ALSO RESERVES THE RIGHT TO CHANGE PARKING ARRANGEMENTS, ENTRANCES, EXITS, SERVICE AREAS, ETC. LESSEE MAKES NO REPRESENTATION THAT THE PREMISES WILL BE OCCUPIED AS SHOWN, BUT ONLY INTENDS TO SHOW WHAT MAY BE DEVELOPED IN THE PROJECT. ANY COVENANTS WITH REFERENCE TO WHAT OTHER TENANTS MAY OCCUPY SPACE IN THE PROJECT MUST APPEAR IN THE WRITTEN BODY OF THE LEASE.

**PLOT PLAN
 RIVERWALK PLAZA
 SOUTH CHARLESTON, WV
 BAI RIVERWALK, L.P.
 BON AVIV INVESTMENTS**

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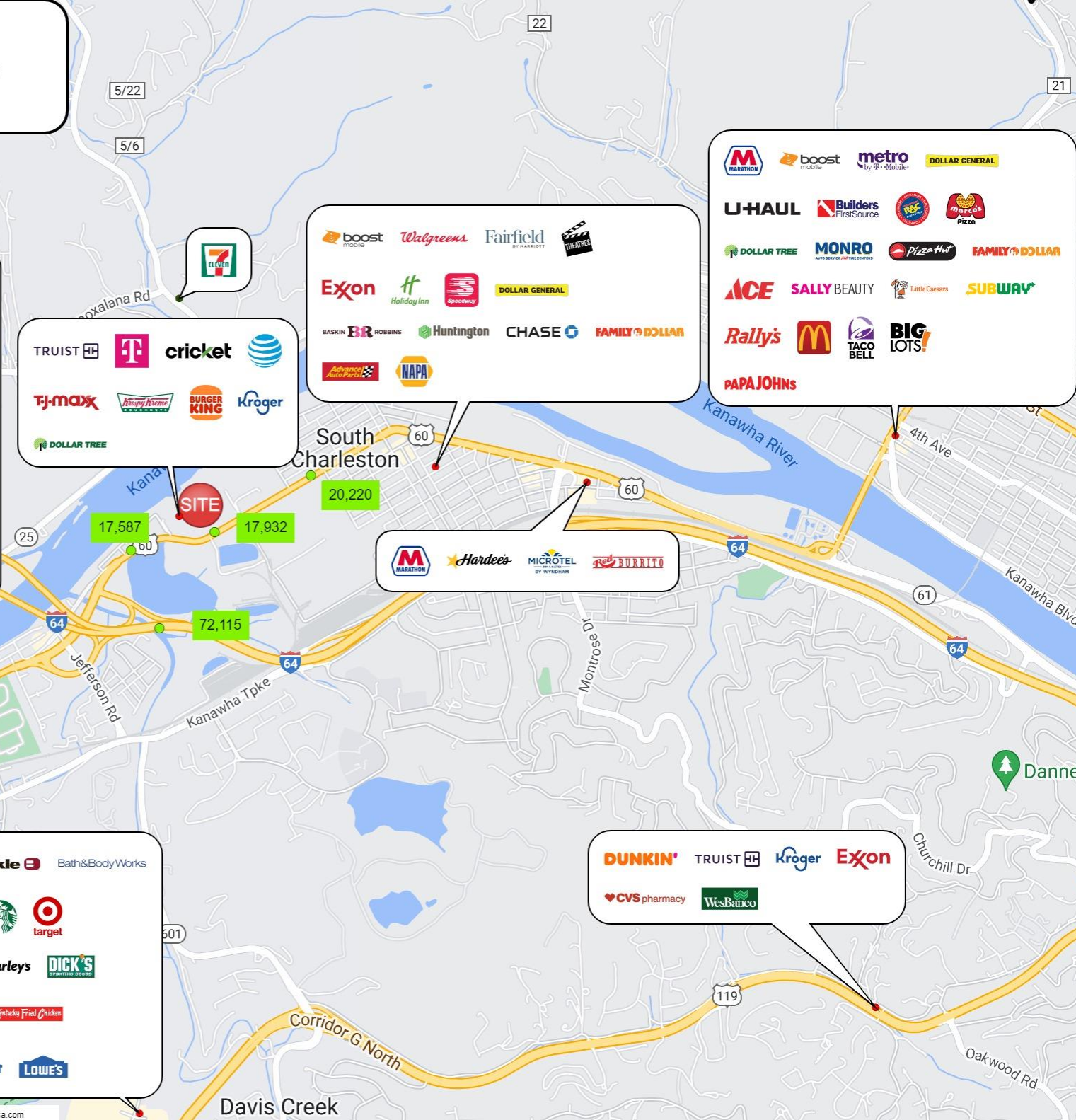
REVISIONS	DATE: 01/23/13
01/18/14	06/25/13: k
08/16/14	08/20/13: k
01/05/15	
05/05/15	
07/07/15	
07/06/16	

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32 River Walk Mall

South Charleston, WV 25303

September 2022



DEMOGRAPHICS

32 River Walk Mall South Charleston, WV 25303		1 miradius	3 miradius	5 miradius	10 miradius
POPULATION	2020 Estimated Population	3,707	34,229	62,611	142,474
	2025 Projected Population	3,466	32,199	59,083	133,219
	2010 Census Population	4,263	38,765	70,065	155,706
	2000 Census Population	4,479	40,238	73,284	161,132
	Projected Annual Growth 2020 to 2025	-1.3%	-1.2%	-1.1%	-1.3%
	Historical Annual Growth 2000 to 2020	-0.9%	-0.7%	-0.7%	-0.6%
	2020 Median Age	45.3	42.0	42.1	42.3
HOUSEHOLDS	2020 Estimated Households	1,896	15,554	28,411	63,157
	2025 Projected Households	1,841	15,229	27,918	61,464
	2010 Census Households	2,162	17,466	31,569	68,521
	2000 Census Households	2,213	18,062	32,903	70,080
	Projected Annual Growth 2020 to 2025	-0.6%	-0.4%	-0.3%	-0.5%
	Historical Annual Growth 2000 to 2020	-0.7%	-0.7%	-0.7%	-0.5%
RACE AND ETHNICITY	2020 Estimated White	84.9%	78.4%	80.1%	86.0%
	2020 Estimated Black or African American	9.2%	15.4%	13.8%	9.1%
	2020 Estimated Asian or Pacific Islander	2.1%	1.6%	1.7%	1.4%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
	2020 Estimated Other Races	3.6%	4.3%	4.1%	3.2%
	2020 Estimated Hispanic	2.1%	1.5%	1.6%	1.5%
INCOME	2020 Estimated Average Household Income	\$56,472	\$74,682	\$78,301	\$78,550
	2020 Estimated Median Household Income	\$43,545	\$53,565	\$54,564	\$56,869
	2020 Estimated Per Capita Income	\$28,994	\$34,041	\$35,708	\$34,970
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.1%	2.6%	2.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.6%	6.6%	7.1%
	2020 Estimated High School Graduate	36.0%	33.9%	32.4%	34.7%
	2020 Estimated Some College	19.0%	20.5%	19.5%	19.3%
	2020 Estimated Associates Degree Only	10.1%	7.5%	7.2%	7.4%
	2020 Estimated Bachelors Degree Only	14.7%	16.0%	17.1%	16.6%
	2020 Estimated Graduate Degree	10.3%	13.5%	14.7%	12.2%
BUSINESS	2020 Estimated Total Businesses	391	1,470	3,787	6,627
	2020 Estimated Total Employees	5,602	17,994	65,004	105,172
	2020 Estimated Employee Population per Business	14.3	12.2	17.2	15.9
	2020 Estimated Residential Population per Business	9.5	23.3	16.5	21.5



CONTACT

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