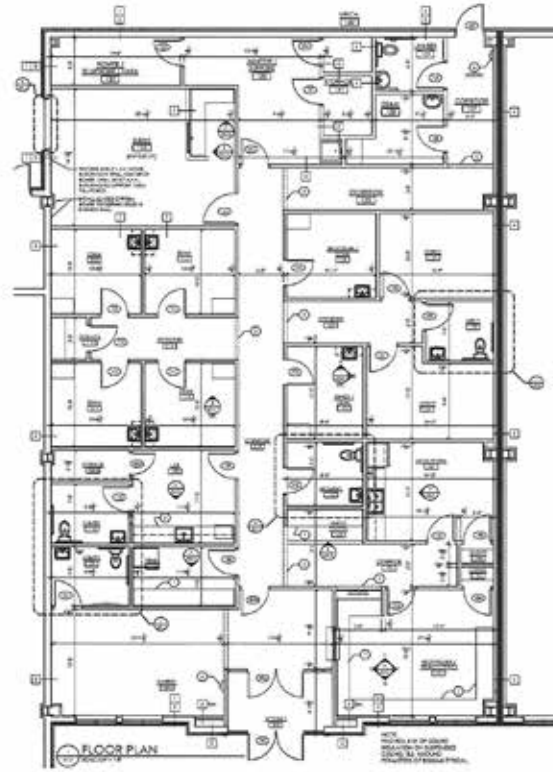


For Lease - Medical/Office Space The Highlands, 502 Cabela Drive Triadelphia (Wheeling), WV 26059



Property Information

- 4,183 SF medical/office space available
- Former doctor's office with plenty of exam rooms, plumbing, and a constructed X-Ray room (lead walls)
- Prime location with shopping, dining, lodging, and entertainment amenities
- Conveniently located immediately off Interstate 70 and approximately 38 miles from Pittsburgh
- Approximately 900 hotel rooms within 1.5 miles
- Average daily traffic count for Interstate 70 is 52,166 vehicles

Check out The Highlands video at: <https://youtu.be/ADJXUVCleAk>

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Century Centre - 1233 Main Street, Suite 1500 - Wheeling, WV 26003
960 Penn Avenue, Suite 1001 - Pittsburgh, PA 15222
304.232.5411 - www.century-realty.com

1 - 4,183 SF Medical/Office Space



H&R BLOCK
 West Liberty University
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 Lautamus Communications
 Nini's Treasures
 Circulatory Centers

BUBBA'S
HIGHMARK
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 Wheeling, WV 26003

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The Highlands Overview

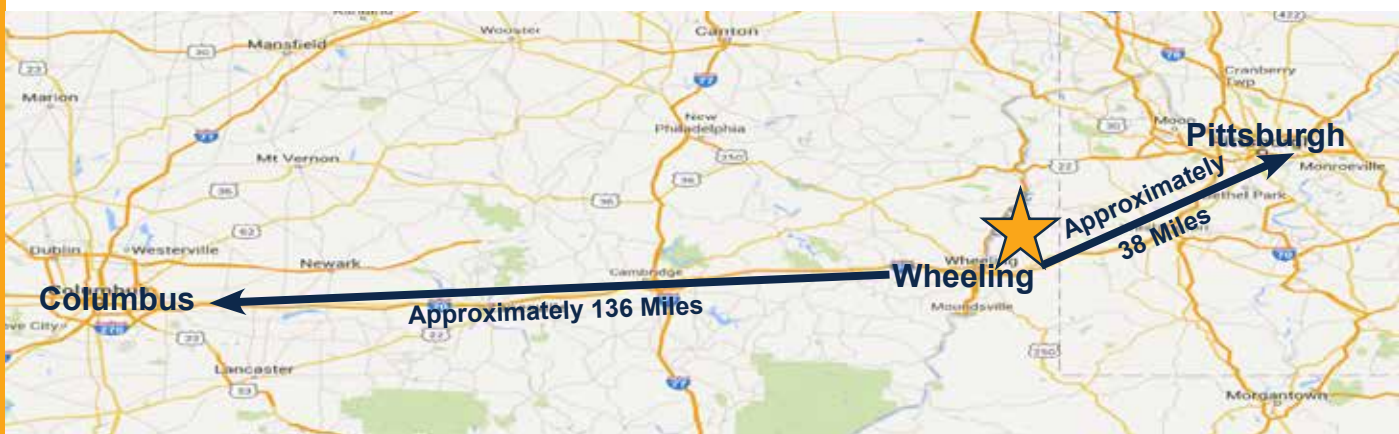
The Highlands (founded 2004) is the premier retail/shopping center in the Upper Ohio Valley/Wheeling area with over 1 million square feet of retail area. Immediately off of Interstate 70, this destination offers shopping, dining, lodging, and entertainment amenities. The site is home to one of the nation's top three performing Cabela's retail stores (176,000 SF of retail space and a nearby 1.2 million SF distribution center). Additional tenants include Walmart, Target, Kohl's, Best Buy, and JCPenney. In 2015 and 2016, The Highlands continued to expand with the opening of an extended stay Hawthorn Suites, Fairfield Inn & Suites, and several retail tenants, including Five Guys, Mattress Firm, Kay Jewelers, GNC, Sprint, Sally Beauty, and Great Clips. New projects in the pipeline include big box home improvement retailer Menard's and a significant expansion of existing retail strips and outparcels. The center has one of the top rated Microtel Inn & Suites in the nation (among 350+ Microtels). There are approximately 900 hotel rooms within a 1.5 mile radius. The average daily traffic count for I-70 is 52,166 vehicles.

The Highlands is uniquely situated in the Wheeling area as the only major retail power center. Because of the topography and lack of developable land in the region, The Highlands is positioned to remain the dominant retail center for the foreseeable future. Significant funds were spent to build the interchange and create developable land, and further expansion including a second interchange is contemplated. The center is approximately 38 miles from Pittsburgh, PA and approximately 136 miles from Columbus, OH. The Highlands draws approximately the same number of shoppers from West Virginia, Pennsylvania, and Ohio.

Wheeling Overview

Wheeling is the largest city in the Wheeling Metropolitan Statistical Area (MSA) with an estimated population of 150,000. It is also part of the Greater Pittsburgh/Tri-State region with estimated population of over 3 million. The Wheeling MSA is currently the fifth-fastest growing economy of the 381 MSAs in the nation. Wheeling is the foremost city in the northern panhandle of West Virginia and Upper Ohio Valley, and sits along major thoroughfares including Ohio River, historic U.S. Route 40/National Road, and Interstates 70/470. It shares a border with Ohio and is just a few miles from the Pennsylvania state line (50 miles southeast of Pittsburgh, PA and 120 east of Columbus, OH). Wheeling is located at the epicenter of the recent natural gas drilling and exploration, with many of the highest producing Marcellus and Utica wells within a 30 mile radius of the city. Wheeling is home to two regional hospitals (Wheeling Hospital and Ohio Valley Medical Center) and 4 universities (Wheeling Jesuit University, West Liberty State College, Bethany College, and West Virginia Northern Community College).

In addition to the commercial growth in Wheeling, the city is recognized for its entertainment amenities. The Wheeling Island Hotel Casino and Racetrack boasts numerous music acts and award winning restaurant as well as gaming opportunities. Oglebay Park and the Wheeling Park Commission have operated since 1928, and offer significant public recreation opportunities including lodging/gourmet dining; two championship golf courses designed by Robert Trent Jones and Arnold Palmer; and many regionally renowned annual events such as The Winter Festival of Lights, Oglebayfest, the Ohio County Fair, the West Virginia Open, Springfest, and Fort Henry Days. Wheeling is home to the historic Capitol Theatre, the largest theatre in the state and home to the Wheeling Symphony Orchestra. Wheeling Heritage Port and the waterfront park areas hosts numerous festivals, concerts, and celebrations. The Wheeling Nailers, the oldest minor league hockey franchise in the ECHL, play their home games at WesBanco Arena in downtown Wheeling.



Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.

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