



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Former Family Dollar
612 Dupont Avenue
Belle, WV 25015



EXCLUSIVELY MARKETED BY:

In Cooperation with Scott Reid & ParaSell, Inc. A Licensed
West Virginia Broker BoR: Scott Reid - Lic. # 010038-00

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TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

11

AREA OVERVIEW

City Overview
Demographics

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 7,668 SF Former Family Dollar at 612 Dupont Avenue in Belle, West Virginia. This Site is a Perfect Redevelopment Opportunity For General Retail, Last-Mile Distribution, Self Storage and Medical Uses. The Property Sits on a 0.52 Acre Lot Within the Center of the Village District, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$175,000
PRICE PER SF	\$22.82

PROPERTY SUMMARY

ADDRESS	612 Dupont Avenue Belle, WV 25015
COUNTY	Kanawha
BUILDING AREA	7,668 SF
LAND AREA	0.52 AC
YEAR BUILT	1940

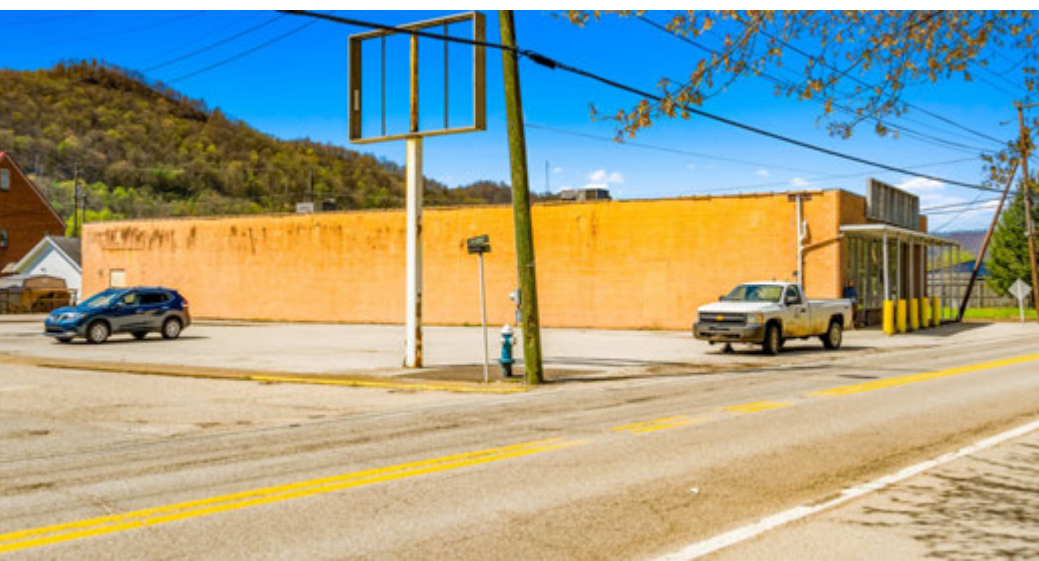


ACTUAL PROPERTY IMAGE

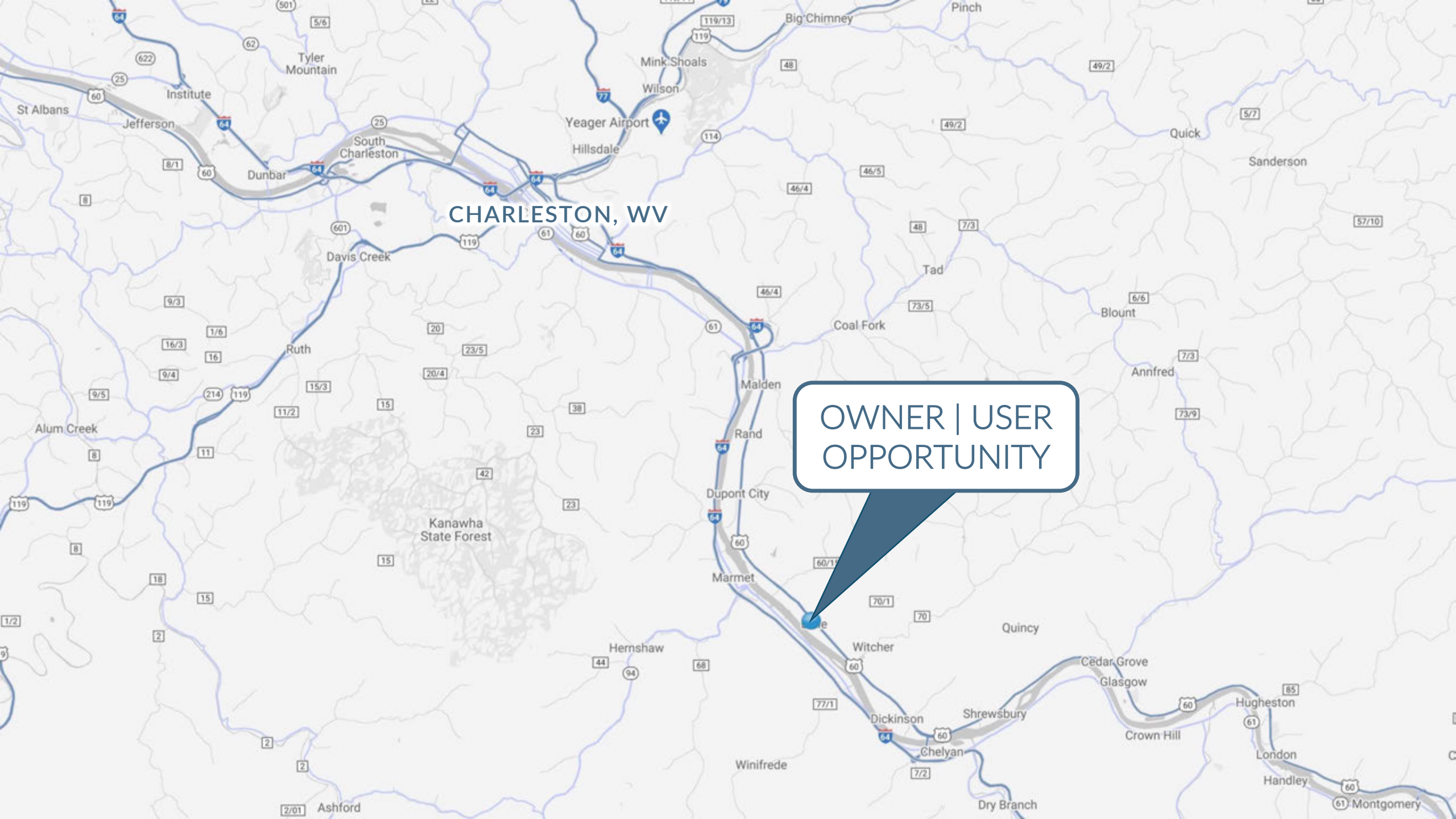
FORMER FAMILY DOLLAR

HIGHLIGHTS

- Perfect Owner/User Opportunity
- Site Sits on an Approximately 0.52 Acre Lot
- Limited Competition Within a 10-Mile Radius
- Situated on the Kanawha River
- This Site is a Perfect Redevelopment Opportunity For General Retail, Last-Mile Distribution, Self Storage and Medical Uses
- Located Within the Center of Village District
- Only a 14 Minute Drive From West Virginia's Capital City of Charleston
- Property is Located in Kanawha County, Which is Part of the Charleston MSA and Contains the Largest Population of Any County in the State
- Excellent Visibility from E Dupont Ave and US-60
- Strategically Located Off of US-60 With Easy Access For Travelers/Truckers
- US-60 is a Major East-West US Highway, Traveling 2,655 Miles From Southwestern Arizona to the Atlantic Coast in Virginia
- Nearby Tenants Include: Kroger, Taco Bell, Dollar General, Walgreens, Arby's, Walmart Supercenter, McDonald's, Lowe's and More



ACTUAL PROPERTY IMAGES



CHARLESTON, WV

OWNER | USER
OPPORTUNITY



American Chemical Services

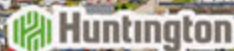


Marmet Elementary



Kingdom Forward

Perry's Animal Hospital



Mount Juliet United Methodist Church



Belle Elementary



OWNER | USER
OPPORTUNITY



E Dupont Ave



OWNER | USER
OPPORTUNITY



E Dupont Ave



Walgreens



Shorty's
Garage Service



Nichols
Jr Fred



Chesapeake
Elementary

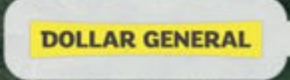
Chesapeake
Apostolic Church

Chesapeake Volunteer
Fire Department

Belle Church
of the Nazarene

Judson Baptist
Church

Belle
Elementary



OWNER | USER
OPPORTUNITY





BELLE | KANAWHA COUNTY | WV

Belle is a town in Kanawha County, West Virginia, along the Kanawha River. Town of Belle is located approximately 15 miles west of Montgomery on the historic Midland Trail. The incorporated limits cover from east at Orchard Avenue (Larry K. Conley Bridge) and west to Stubb Drive. The Town of Belle was incorporated in 1958. The City had a 2020 population of 1,094. Belle is only a 14 Minute Drive From West Virginia's Capital City of Charleston.

The largest industries in Belle, WV are Health Care & Social Assistance, Educational Services, and Construction, and the highest paying industries are Transportation & Warehousing, & Utilities, Transportation & Warehousing, and Manufacturing. Belle is a suburb in the greater Charleston area. Charleston is the capital city of West Virginia and is the business, financial, government and cultural center of the state. With a population of over 219,000 the Charleston area is comprised of three counties, Boone, Clay, and Kanawha. The largest of these counties, Kanawha, is home to Charleston and also Belle which takes advantage of all its economic factors.

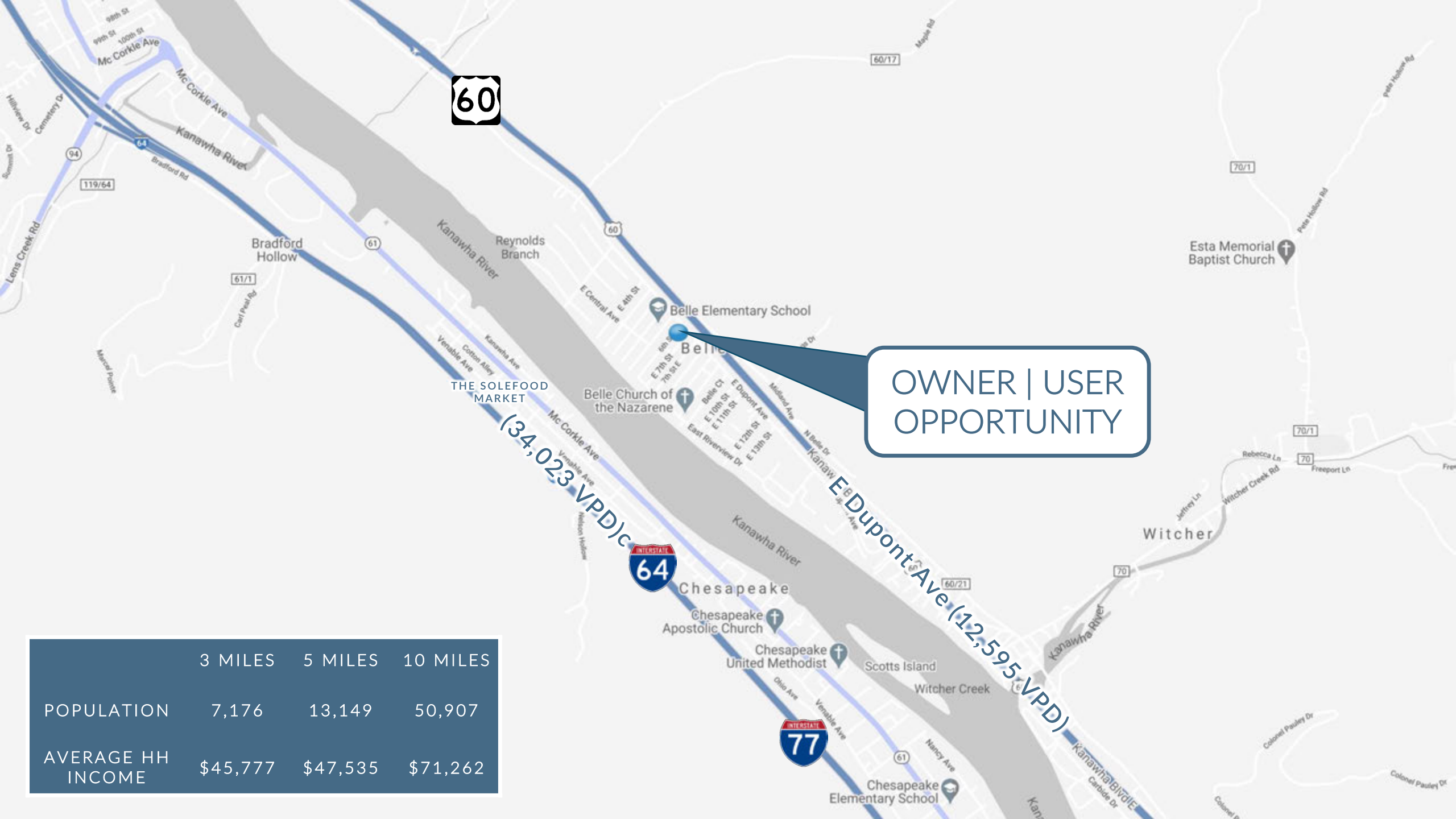
The restored Old Stone House located at the east end of town is Belle's oldest structure and was used as a stage coach stop on the Midland Trail in the earlier days. It was then used for a boarding house before it's restoration for a tourist attraction. The Town of Belle sponsors a variety of organized activities throughout the year. Every December the Town sponsors a Christmas Parade and Santa Party and a special Christmas Dinner for senior citizens. In addition to these organized activities, the Town of Belle has a playground and fishing pier located at the west end of Riverview Drive. The greater Charleston area offers a wide variety of options from upscale full service, extended stay and economy. The downtown area alone includes seven hotels that are within walking distance of the Charleston Convention Center & Coliseum, Charleston Town Center Mall, dozens of restaurants, unique shopping and much more.



KANAWHA COUNTY COURTHOUSE



CHARLESTON CONVENTION CENTER & COLISEUM



60

60/17

70/1

Esta Memorial Baptist Church

70/1

70

Witcher

70

60/21

60/21

61

INTERSTATE 77

INTERSTATE 64

Chesapeake Apostolic Church

Chesapeake United Methodist

Scotts Island

Witcher Creek

Chesapeake Elementary School

61

Nancy Ave

Kanawha Blvd

Colonel Pauley Dr

Colonel Pauley Dr

Pete Hollow Rd

Pete Hollow Rd

Rebecca Ln

Freeport Ln

Colonel Pauley Dr

OWNER | USER OPPORTUNITY

THE SOLEFOOD MARKET

Belle Church of the Nazarene

Belle Elementary School

(34,023 VPD)

E Dupont Ave (12,595 VPD)

3 MILES 5 MILES 10 MILES

POPULATION 7,176 13,149 50,907

AVERAGE HH INCOME \$45,777 \$47,535 \$71,262

CONFIDENTIALITY AGREEMENT

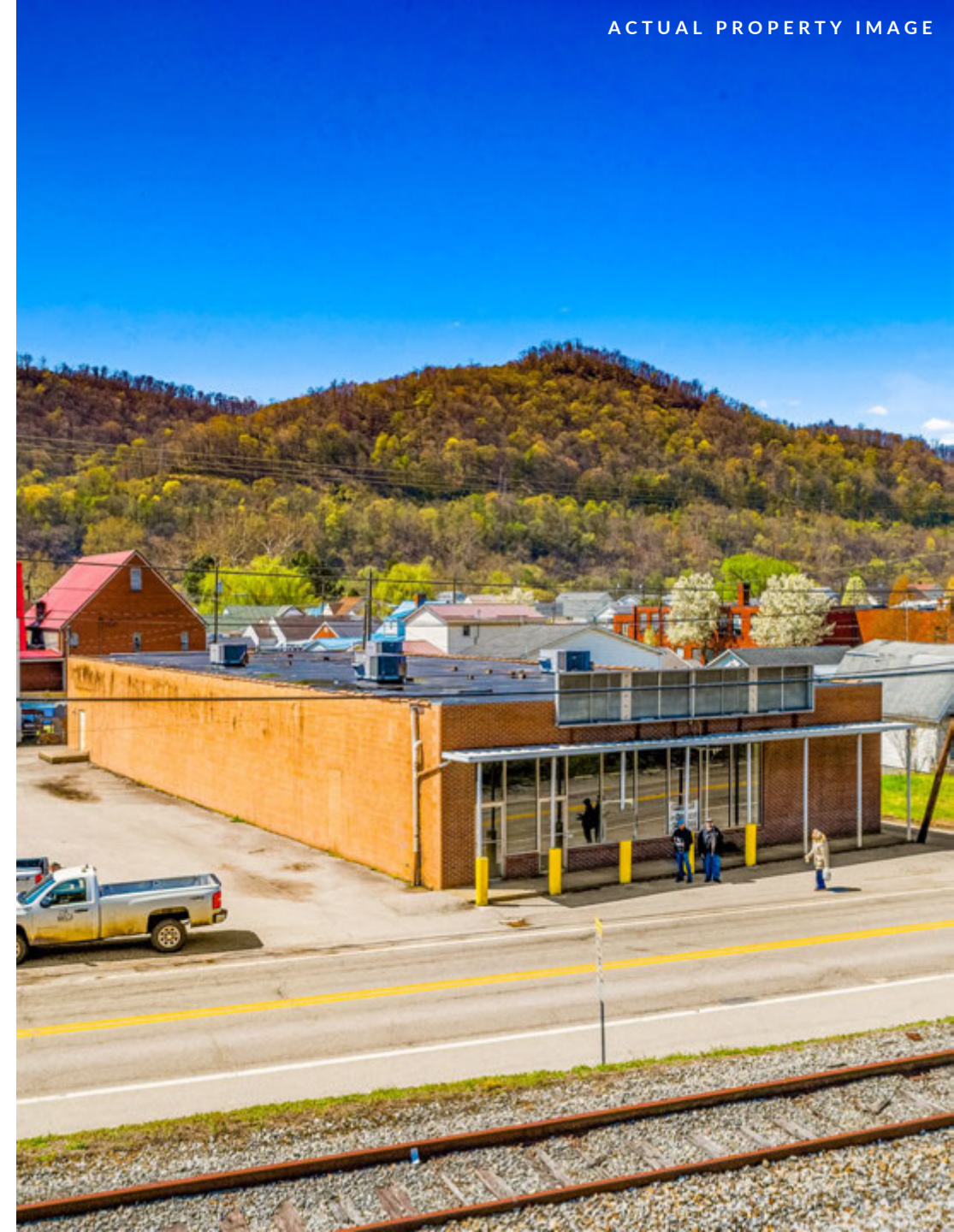
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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