



PALOMAR
Real Estate Group

Fayette Square

637 Fayette Square
Oak Hill, WV

THE OPPORTUNITY



Address

637 Fayette Square
Oak Hill, WV



Parcel Number

09 2000200000000



Gross Leasable Area

135,804 square feet



Land Area

17.06 acres



Year Built

- 1985
- Kroger expansion in 2000



Acquisition Price Point

\$10,220,000 (\$75.25 psf)



Leasing

92% leased with over 91% of current space being leased to national credit tenants.



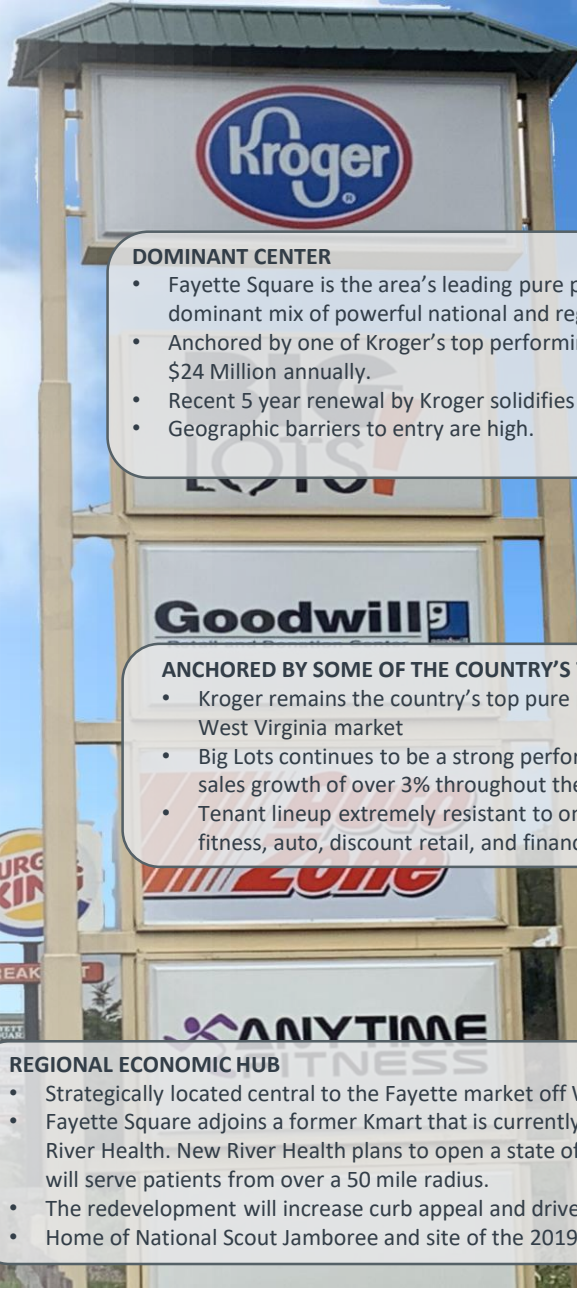
Top Performing Retail

- Kroger sales over \$500 psf
- Kroger health ratio of 1.7%



Summary of National Tenants

	Size	Expiration	Renewal Opt
Kroger	47,114 SF	2/28/2025	Four (5) Yr.
BIG LOTS	34,710 SF	1/31/2025	Two (5) Yr.
AutoZone	9,600 SF	5/31/2028	Three (5) Yr.
Goodwill	8,450 SF	11/20/2020	One (5) Yr.
SHERWIN WILLIAMS	4,000 SF	11/30/2023	Two (5) Yr.



DOMINANT CENTER

- Fayette Square is the area's leading pure play grocery center with the region's most dominant mix of powerful national and regional retailers
- Anchored by one of Kroger's top performing stores across the region with sales of around \$24 Million annually.
- Recent 5 year renewal by Kroger solidifies the asset for years to come.
- Geographic barriers to entry are high.

ANCHORED BY SOME OF THE COUNTRY'S TOP RETAILERS

- Kroger remains the country's top pure play grocer and dominates market share within the West Virginia market
- Big Lots continues to be a strong performer in the discount sector with year over year sales growth of over 3% throughout the chain.
- Tenant lineup extremely resistant to online competition with an ideal mix of grocery, fitness, auto, discount retail, and financial tenants.

REGIONAL ECONOMIC HUB

- Strategically located central to the Fayette market off WV Highway 19.
- Fayette Square adjoins a former Kmart that is currently under re-development by New River Health. New River Health plans to open a state of the art health care facility which will serve patients from over a 50 mile radius.
- The redevelopment will increase curb appeal and drive even more traffic to the center.
- Home of National Scout Jamboree and site of the 2019 World Scout Jamboree



*637 Fayette Square
Oak Hill, WV 25901*



*18,813
Total Households
in Fayette County*



*46,043
Total Population
in Fayette County*



*\$42,077
Median HH Income
in the Oak Hill MSA*



Fayette Airport



New Redevelopment featuring New River Health Medical Center

Shoppes at Fayette Square



23,386

Outparcel Available for Lease or Sale (NAP)





Fayette Square

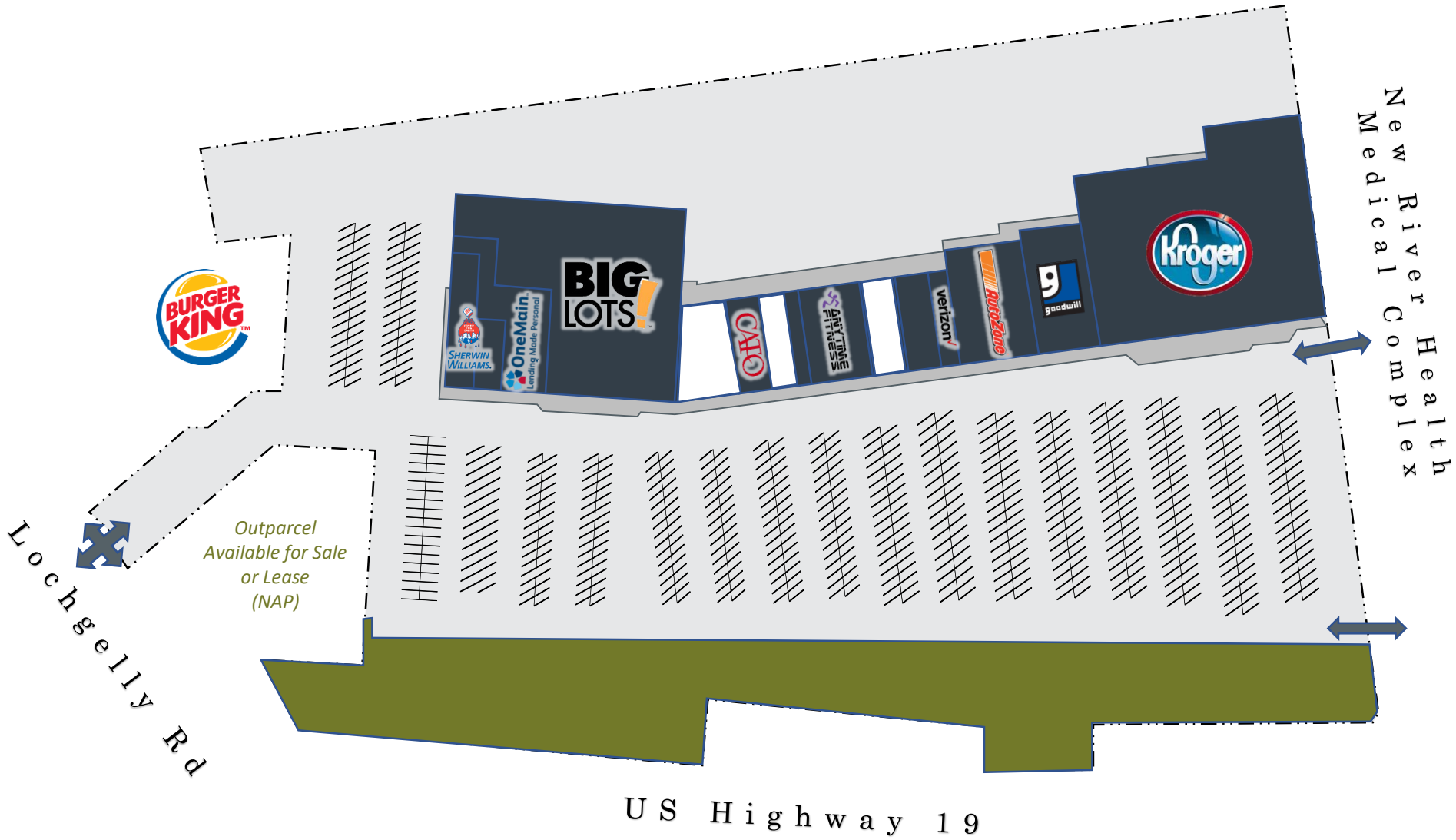
Kroger **CATO** **BIG LOTS!**
Look Smart. Buy Smart.

ANYTIME FITNESS **SHERWIN WILLIAMS.** **goodwill**

Auto Zone **verizon** **OneMain**
Lending Made Personal



Vacant Unit





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