



**BERKSHIRE HATHAWAY**  
HomeServices

Great Expectations Realty

COMMERCIAL DIVISION

main street

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# Broker Contact Information

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*\*Please contact local Broker*



**BERKSHIRE HATHAWAY**  
HomeServices

Great Expectations Realty

COMMERCIAL DIVISION

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# Main Street Clendenin, WV

Name	Main Street
Location	2 Main Street Clendenin, WV
County	Kanawha County
Square Feet	± 11,170 SF
Price	\$147,000
Potential Uses	office, retail



## PROPERTY DESCRIPTION

Originally, Clendenin State Bank/Bank One, this 11,170 sq. ft. was designed in 1923 by, C. Knapps and Haviland, architects. The commercial section's most prominent example of Neo-Classical architecture, the limestone building features a monumental recessed Ionic portico with marble floors throughout interior. Exterior has two two-story columns surrounding glass door entrance on Main Street. Originally the office of, Clendenin State Bank/Bank One, 2-4 Main St., 1923, C. , and most recently Chase Bank, this area is in need of a local bank location. However, creative minds can visualize many other uses for the National Register property. With that designation comes many grants for restoration, exterior and interior included.

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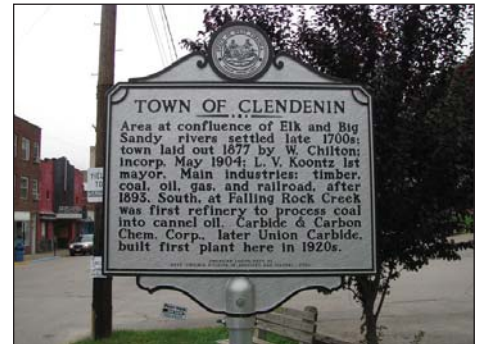
# CLENDENIN

## KANAWHA COUNTY



Kanawha County is a county in the U.S. state of West Virginia. As of the 2010 census, the population was 193,063, making it West Virginia's most populous county. Its county seat is Charleston, the state capital. The median income for a household in the county was \$42,669 and the median income for a family was \$54,203.

According to the 2010 U.S. Census there are approximately 5,481 private sector businesses within Kanawha County. There are 89,768 people that are currently employed that live in Kanawha County. The most notable businesses throughout Kanawha County; Tech Park in South Charleston, Gestamp in South Charleston, Mardi Gras Casino, Chesapeake Energy in Charleston, Walker Machinery in Belle and Charleston Area Medical Center. Located throughout Charleston are Thomas Memorial Hospital in South Charleston, Saint Francis Hospital, C&O Motors in Saint Albans, Bert Wolf Ford, Smith Motor Company and Joe Holland Chevrolet in South Charleston, to name a few. Kanawha County is also well known for many businesses in the chemical industry with presence from Dow Chemical Company, Clearon Corporation, and FMC Corporation, all located in South Charleston and DuPont in Belle.



Clendenin is a town in Kanawha County, West Virginia along the Elk River. The population was 1,227 at the 2010 census. The median income for a household in the town was \$32,000, and the median income for a family was \$38,021. Clendenin was platted in 1877. The town was incorporated in 1904 and named after the Clendenin family, an early pioneer family in the Kanawha River Valley. Charleston, WV retains the namesake of George Clendenin's father, Charles Clendenin. George Clendenin owned a large portion of present-day Charleston and settled at the confluence of the Elk and Kanawha rivers with several other families.

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# WEST VIRGINIA



West Virginia is a state located in the Appalachian region of the Southern United States. It is bordered by Virginia to the southeast, Kentucky to the southwest, Ohio to the northwest, Pennsylvania to the north, and Maryland to the northeast. West Virginia is the 41st largest by area, the 38th most populous, and has the second lowest household income of the 50 United States. The capital and largest city is Charleston. The United States Census Bureau estimates that the population of West Virginia was 1,831,102 on July 1, 2016, a -1.2% decrease since the 2010 United States Census.



West Virginia became a state following the Wheeling Conventions of 1861, in which delegates from some Unionist counties of northwestern Virginia decided to break away from Virginia during the American Civil War, although they included many secessionist counties in the new state. West Virginia was admitted to the Union on June 20, 1863, and was a key Civil War border state. West Virginia was the only state to form by separating from a Confederate state, the first to separate from any state since Maine separated from Massachusetts, and was one of two states formed during the American Civil War (the other being Nevada).



The economy of West Virginia nominally would be the 62nd largest economy globally according to 2009 World Bank projections, and the 64th largest according to 2009 International Monetary Fund projections. The state has a projected nominal GSP of \$63.34 billion in 2009 according to the Bureau of Economic Analysis report of November 2010, and a real GSP of \$55.04 billion. Morgantown was ranked by Forbes as the #10 best small city in the nation to conduct business in 2010. The net corporate income tax rate is 6.5% while business costs are 13% below the national average.

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# AERIAL MAP



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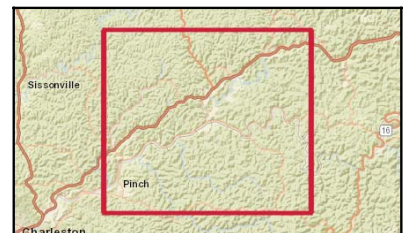
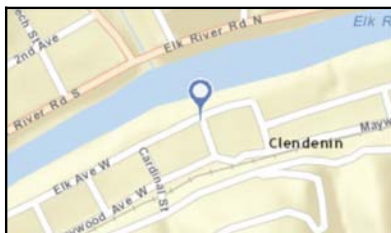
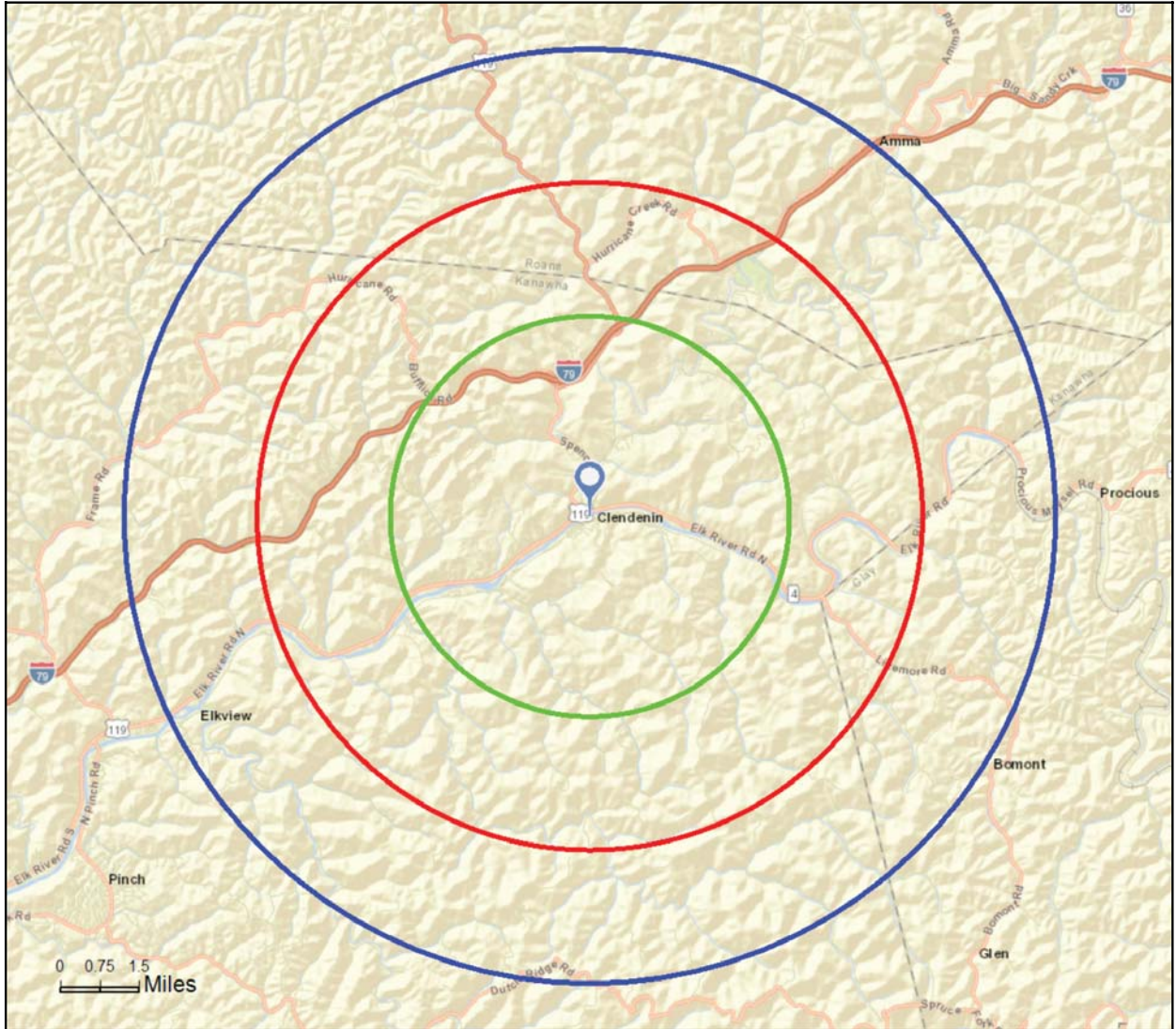


# SITE PLAN

## Site Map

2 Main St, Clendenin, West Virginia, 25045  
Rings: 3, 5, 7 mile radii

Clift Marketing Inc  
Latitude: 38.48932  
Longitude: -81.34834



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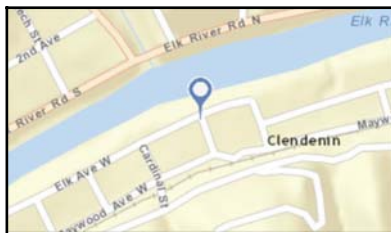
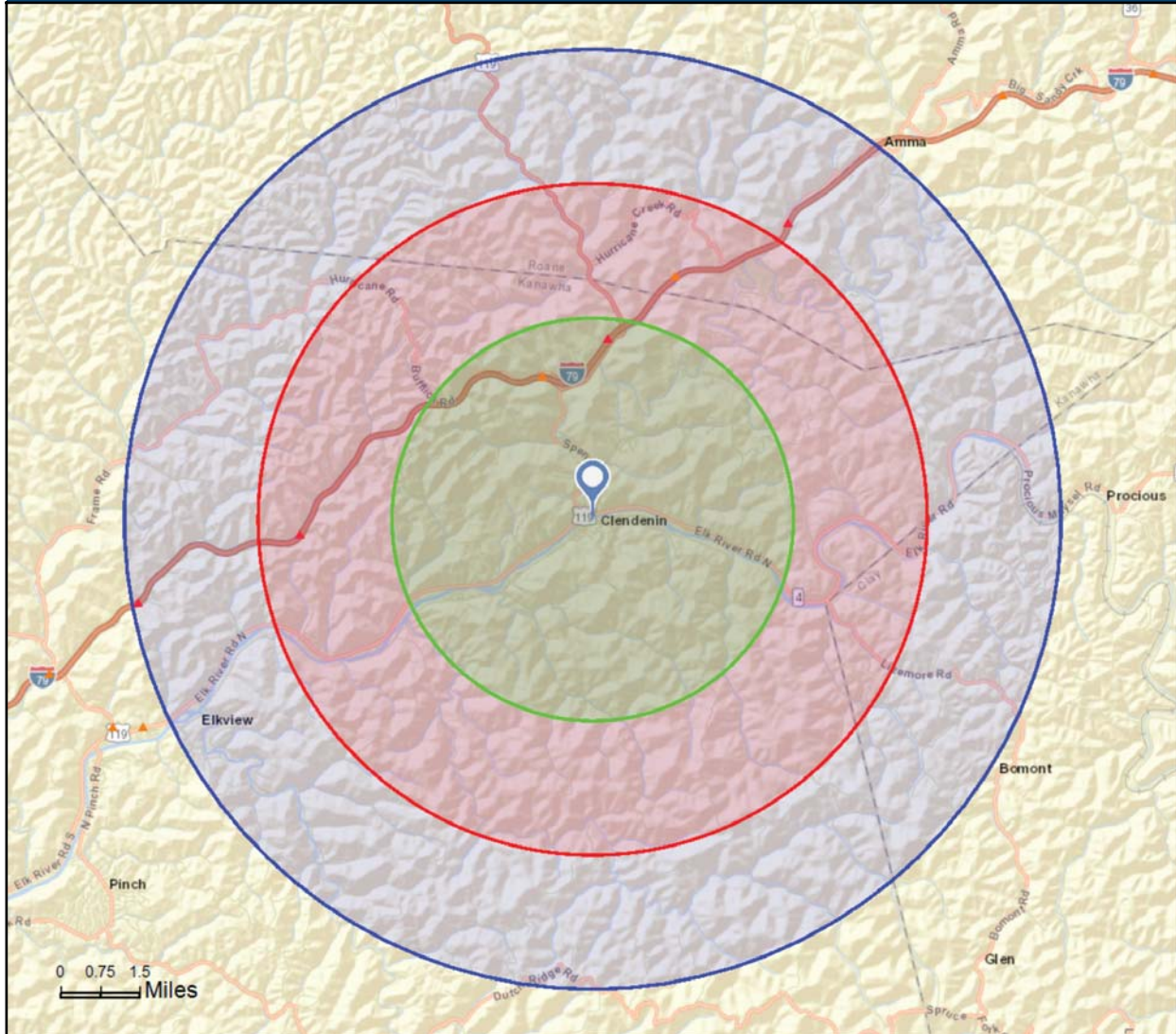


# TRAFFIC COUNT

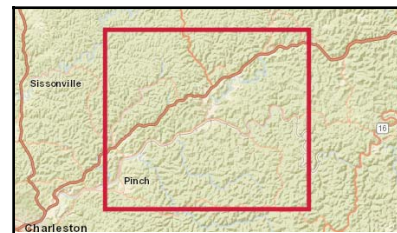
## Traffic Count Map

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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# EXECUTIVE SUMMARY

## Executive Summary

2 Main St, Clendenin, West Virginia, 25045  
Rings: 3, 5, 7 mile radii

Clift Marketing Inc  
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	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	3,471	5,601	8,960
2010 Population	3,393	5,455	8,759
2016 Population	3,556	5,702	9,104
2021 Population	3,615	5,779	9,210
2000-2010 Annual Rate	-0.23%	-0.26%	-0.23%
2010-2016 Annual Rate	0.75%	0.71%	0.62%
2016-2021 Annual Rate	0.33%	0.27%	0.23%
2016 Male Population	49.8%	49.6%	49.6%
2016 Female Population	50.2%	50.4%	50.4%
2016 Median Age	44.2	44.9	44.7

In the identified area, the current year population is 9,104. In 2010, the Census count in the area was 8,759. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 9,210 representing a change of 0.23% annually from 2016 to 2021. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 44.2, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	98.2%	98.2%	98.3%
2016 Black Alone	0.2%	0.3%	0.2%
2016 American Indian/Alaska Native Alone	0.0%	0.1%	0.1%
2016 Asian Alone	0.2%	0.2%	0.2%
2016 Pacific Islander Alone	0.1%	0.1%	0.0%
2016 Other Race	0.0%	0.0%	0.0%
2016 Two or More Races	1.3%	1.2%	1.1%
2016 Hispanic Origin (Any Race)	0.5%	0.5%	0.6%

Persons of Hispanic origin represent 0.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 4.6 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,430	2,279	3,592
2010 Households	1,430	2,289	3,624
2016 Total Households	1,508	2,409	3,795
2021 Total Households	1,540	2,451	3,853
2000-2010 Annual Rate	0.00%	0.04%	0.09%
2010-2016 Annual Rate	0.85%	0.82%	0.74%
2016-2021 Annual Rate	0.42%	0.35%	0.30%
2016 Average Household Size	2.36	2.37	2.40

The household count in this area has changed from 3,624 in 2010 to 3,795 in the current year, a change of 0.74% annually. The five-year projection of households is 3,853, a change of 0.30% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2010. The number of families in the current year is 2,623 in the specified area.

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# EXECUTIVE SUMMARY

## Executive Summary

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	3 miles	5 miles	7 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$40,779	\$40,225	\$38,767
2021 Median Household Income	\$39,100	\$38,658	\$37,148
2016-2021 Annual Rate	-0.84%	-0.79%	-0.85%
<b>Average Household Income</b>			
2016 Average Household Income	\$48,586	\$49,250	\$47,837
2021 Average Household Income	\$50,052	\$50,933	\$49,530
2016-2021 Annual Rate	0.60%	0.67%	0.70%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$20,362	\$20,790	\$19,998
2021 Per Capita Income	\$21,068	\$21,585	\$20,780
2016-2021 Annual Rate	0.68%	0.75%	0.77%

### Households by Income

Current median household income is \$38,767 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$37,148 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$47,837 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$49,530 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$19,998 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$20,780 in five years, compared to \$32,025 for all U.S. households

### Housing

	3 miles	5 miles	7 miles
2000 Total Housing Units	1,577	2,539	4,009
2000 Owner Occupied Housing Units	1,174	1,879	2,972
2000 Renter Occupied Housing Units	256	401	620
2000 Vacant Housing Units	147	259	417
2010 Total Housing Units	1,579	2,550	4,055
2010 Owner Occupied Housing Units	1,126	1,825	2,914
2010 Renter Occupied Housing Units	304	464	710
2010 Vacant Housing Units	149	261	431
2016 Total Housing Units	1,621	2,614	4,146
2016 Owner Occupied Housing Units	1,137	1,840	2,927
2016 Renter Occupied Housing Units	372	569	867
2016 Vacant Housing Units	113	205	351
2021 Total Housing Units	1,639	2,632	4,169
2021 Owner Occupied Housing Units	1,161	1,872	2,973
2021 Renter Occupied Housing Units	380	579	881
2021 Vacant Housing Units	99	181	316

Currently, 70.6% of the 4,146 housing units in the area are owner occupied; 20.9%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 4,055 housing units in the area - 71.9% owner occupied, 17.5% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 0.99%. Median home value in the area is \$83,527, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.01% annually to \$101,659.

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