

PRIME RETAIL LAND CLARKSBURG, WV

FOR LEASE

.66 acres located at the intersection of US Rt. 50 and Emily Drive

Situated at the main entrance to East Pointe and New Pointe Plazas

Over 1,000,000 SF of retail in the area

Outstanding traffic counts:
33,500 CPD on US Rt. 50

31,000CPD on I-79

Excellent visibility and accessibility



DEMOGRAPHICS

Population

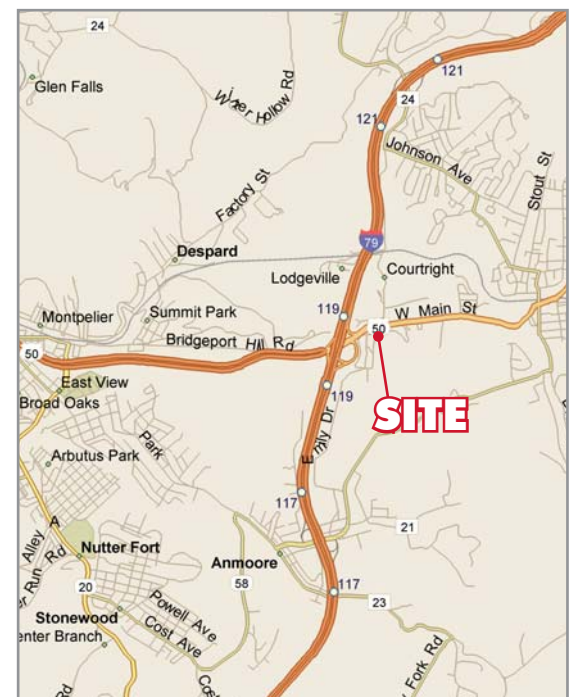
3 Mile	5 Mile	7 Mile
18,830	37,963	45,864

Households

3 Mile	5 Mile	7 Mile
8,003	16,311	19,344

Average HH Income

3 Mile	5 Mile	7 Mile
\$56,035	\$50,655	\$51,084



For information, contact:

Steven Esposito

T 412.394.9845

steve.esposito@cbre.com

CB Richard Ellis
600 Grant Street
Pittsburgh, PA 15219
T 412.471.9500
F 412.471.0995

www.cbre.com/pittsburgh

©2008, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CBRE
CB RICHARD ELLIS

PRIME RETAIL LAND CLARKSBURG, WV

FOR LEASE

.66 acres located at the intersection of US Rt. 50 and Emily Drive

Situated at the main entrance to East Pointe and New Pointe Plazas

Over 1,000,000 SF of retail in the area

Outstanding traffic counts:
33,500 CPD on US Rt. 50

31,000CPD on I-79

Excellent visibility and accessibility

For information, contact:

Steven Esposito

T 412.394.9845

steve.esposito@cbre.com

CB Richard Ellis
600 Grant Street
Pittsburgh, PA 15219
T 412.471.9500
F 412.471.0995

www.cbre.com/pittsburgh



©2008, CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CBRE
CB RICHARD ELLIS