

## RETAIL DEVELOPMENT

CHARLES<sup>®</sup>



POINTE

BRIDGEPORT, WEST VIRGINIA 26330



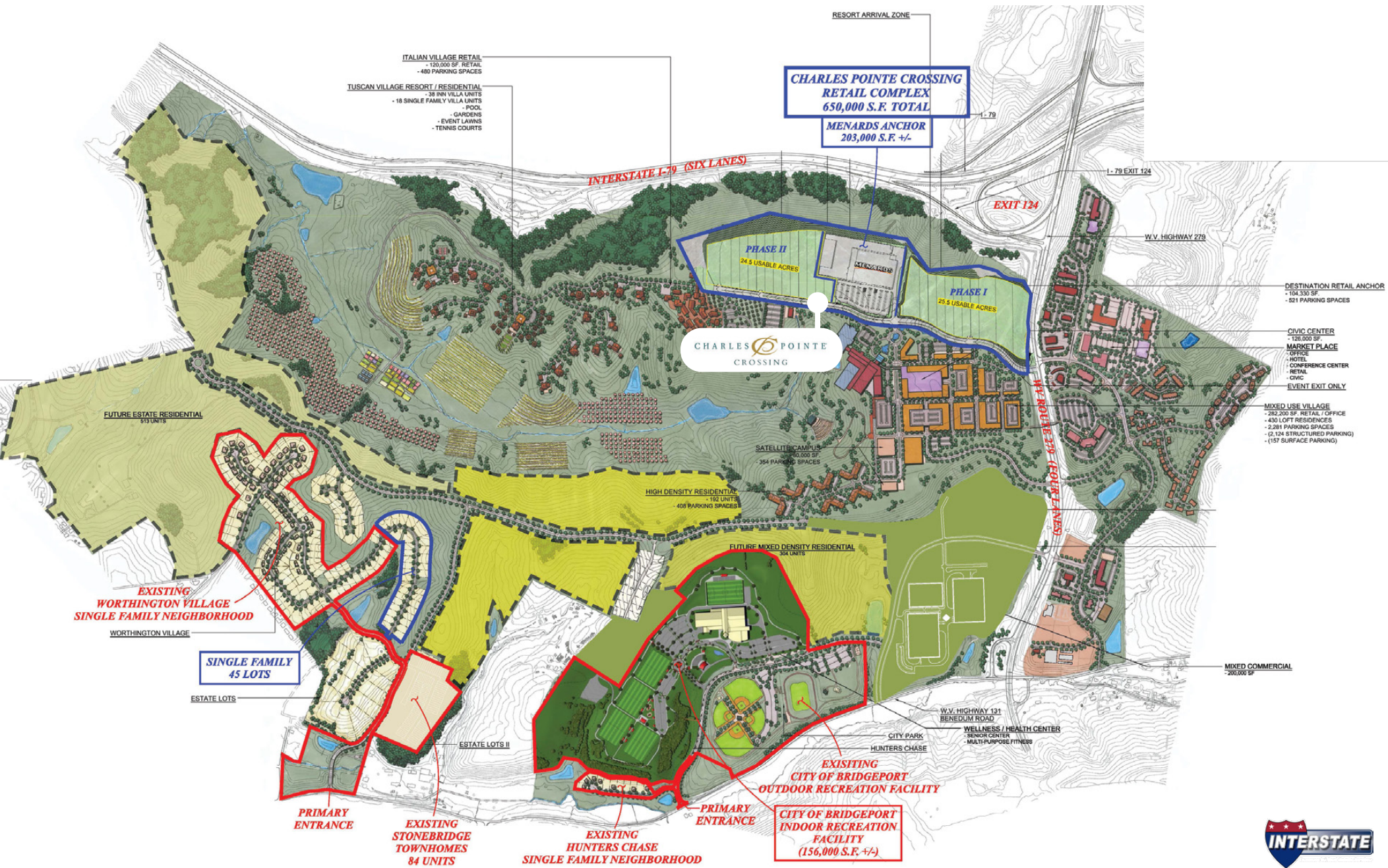
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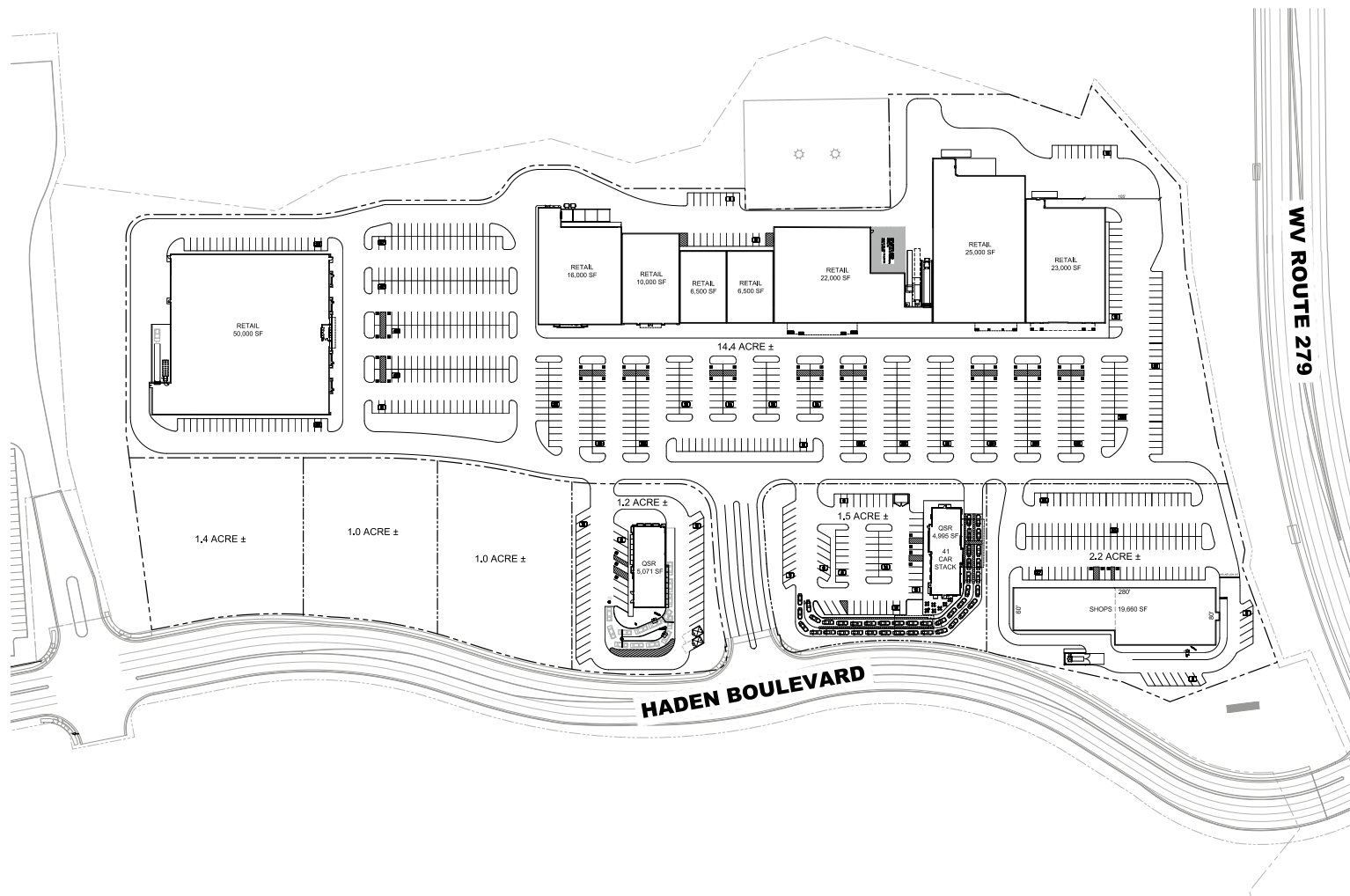
# MASTER PLAN



## PROPERTY HIGHLIGHTS

### CHARLES POINTE CROSSING

- Retail development anchored by Menards
- 650,000 square foot shopping center with four anchor spaces
- Planned shopping center with one to three acre outlots available for sale or lease
- Interstate 79 at Route 279 in Bridgeport
- Conveniently located near White Oaks Development, CKB Airport, United Hospital Center and the FBI CJIS Division



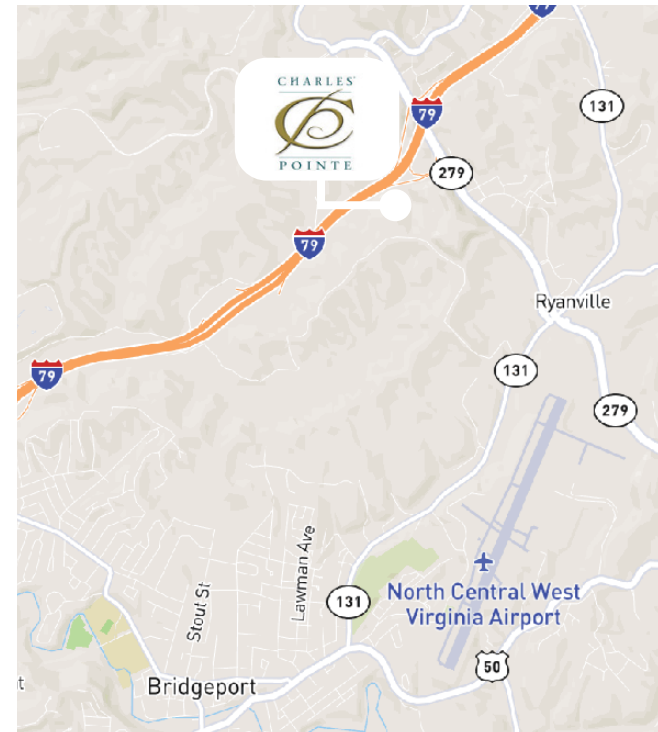


## PROJECT OVERVIEW

### CHARLES POINTE

Charles Pointe is an award winning \$1.5 billion Master Planned Community located in Bridgeport, West Virginia encompassing over 1,700 acres strategically located within the heart of North-Central West Virginia's growth area. With a focus on opportunity, job creation, quality of life, sustainability and attracting talent to West Virginia, Charles Pointe combines commercial, retail, office, research and development, education, civic, recreation and residential land-uses to create a complete community in which one can learn, live, work and play. Charles Pointe's goal is to fulfill the needs of the "new economy" and aid West Virginia in remaining competitive in both the national and global marketplaces.

- Charles Pointe is at the center of several key economic sectors including government, aviation, healthcare, education, energy, hospitality and technology
- Charles Pointe is well positioned for strategic growth
  - Charles Pointe has an approved density of 2,347 residential units and commercial space in excess of 3,000,000 square feet
  - All permits, authorizations and approvals are secured for full build-out in accordance with the approved PUD
  - Charles Pointe is supported by underground fiber infrastructure providing 100% fiber to the premises (FTTP) and homes (FTTH)
- Charles Pointe is located for success
  - I-79 at Charles Pointe averages 59,116 vehicles per day



### 2021 ESTIMATED DEMOGRAPHICS

	THREE MILES	FIVE MILES	TEN MILES
POPULATION	10,223	18,679	72,034
DAYTIME POPULATION	16,158	27,112	78,167
HOUSEHOLDS	4,380	7,776	30,057
AVERAGE HOUSEHOLD INCOME	\$101,346	\$93,941	\$76,215



## MARKET AERIAL





## CLOSEUP AERIAL

