



CENTURY  
REALTY



CUSHMAN &  
WAKEFIELD



GRANT STREET  
ASSOCIATES, INC.



**HUNTINGTON BANK BRANCH**  
429 MARKET STREET / PARKERSBURG, WV

# OFFERING MEMORANDUM DISCLAIMER

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1. Recipient acknowledges that all documents, analyses, records, statements, etc., including those contained herein, (the "Confidential Information") provided by Owner are confidential and proprietary to Owner; provided, however, that the term Confidential Information does not include information that (i) is already in Recipient's possession (other than information previously furnished to Recipient by Owner or its agents), provided that such information is not known by Recipient to be subject to another agreement or obligation of confidentiality, or (ii) becomes generally available to the public other than as result of a disclosure by Recipient or those to whom Recipient has provided Confidential Information (Confidential Information shall not be deemed to be generally available to the public or in the public domain merely because any part of any Confidentiality Information is embodied in general disclosures or because individual features, components, or combinations thereof are now known or become known to the public, or (iii) becomes available to Recipient on a non-confidential basis from a source other than Owner or its agents or advisors, provided that such source is not known by Recipient to be bound by an agreement or other obligation of confidentiality. Recipient shall keep all such information confidential and shall not, except as may be required by law, regulation or legal process binding upon Recipient, disclose, summarize or otherwise provide any or all of the Confidential Information in any manner without the prior written authorization of Owner, except as otherwise set forth in this Agreement.
2. Recipient may use any or all of the Confidential Information only for the purpose of its analysis of the possible purchase of the Property. Recipient may summarize any or all of the Confidential Information only in that connection. Recipient shall not use any of the Confidential Information for any other purpose.
3. On a "need-to-know" basis only and solely for the purposes of assisting Recipient in evaluating the investment of the Property, Recipient may disclose, summarize or otherwise provide any portion of the Confidential Information to Recipient's partners and employees, accountants, potential lenders, lawyers, agents and other advisors. Recipient shall give a copy of this Agreement to all persons to whom it gives access to the Confidential Information and shall inform all such persons that the Confidential Information is confidential and proprietary to Owner, and that the Confidential Information must be maintained as confidential, and that none of the Confidential Information may be disclosed without prior written authorization by Owner.
4. If Recipient determines that it is not interested in investing in the Property, Recipient shall promptly return to Owner all Confidential Information it received.
5. Owner makes no representation or warranty about the accuracy or completeness of any Confidential Information. Recipient releases and holds Owner and Cushman & Wakefield Commercial Real Estate Services, Inc. ("Broker") harmless from and against any loss or damage Recipient may sustain due to its reliance on any of the Confidential Information. The provisions of this Agreement shall not be amended, merged into or otherwise modified by any subsequent agreement entered into between Recipient and Owner or any instrument executed by Owner for Recipient's benefit unless such agreement or instrument expressly states so with respect to this specific agreement.
6. Recipient shall not communicate with tenants of the Property or governmental or quasi-governmental bodies concerning the Property without the prior written consent of Owner.
7. Other than Broker, Recipient represents to Owner that it has not had any discussions regarding the Property with any broker or agent. Recipient shall indemnify and hold harmless the Owner against any and all costs, loss, liability or expense, including attorney's fees, arising from claims by any other broker or other parties claiming to have had dealings with Recipient in connection with the sale of the Property excluding Broker.
8. If any party believes that the unauthorized disclosure of any or all of the Confidential Information is likely to occur, Interested Party shall take all reasonable measures, and shall support any reasonable measures by Owner, to prevent such disclosure. If an unauthorized disclosure of any or all of the Confidential Information has occurred, Recipient shall not interfere with any effort by Owner to pursue legal and equitable remedies available in result of the unauthorized disclosure.
9. It is understood and acknowledged that unauthorized release of any or all of the Confidential Information would cause immediate and irreparable harm to Owner that could not be repaired and for which Owner could not be fully compensated by money damages. Recipient agrees that Owner may obtain injunctive relief to prevent or limit such unauthorized disclosure, and may also pursue any other remedies available under law or equity in result of an alleged or reasonably anticipated breach of this Agreement. Recipient agrees to pay any actual damages incurred by Owner as a result of Recipient's breach of this Agreement, including but not limited to court costs and reasonable attorneys' fees.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri, without regard to principles of choice of law or conflicts of law.
11. This Agreement shall be binding upon Recipient's successors and assigns, and shall inure to the benefit of Owner's successors and assigns.





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# INVESTMENT SUMMARY

## PROPERTY SUMMARY

Address	429 Market Street, Parkersburg, WV
Price	\$1,803,072
Cap Rate	6.25%
NOI	\$112,692
Term	10 years
Rent Commencement	1/1/21
Lease Expiration	12/31/30
Rental Increases	N/A
Year Built	1926
Building SF	22,370 SF
Parcel Size	.616
Lease Type	Absolute Net

## INVESTMENT HIGHLIGHTS

- **Strong Deposits** - The Parkersburg branch of Huntington Bank has approximately \$133,305,000 Million in deposits. These are some of the highest deposits in the region across Huntington Bank's portfolio.
- **Traffic Counts** - Located along Market Street, Huntington Bank has traffic counts of over 11,000 cars per day.
- **Urban Business & Educational Center** - The Property sits in Downtown Parkersburg. This urban business center boasts a population of over 8,700 within a 5 minute drive time.
- **Multiple Drive-Thru Options** - Drive thru lanes are very important to banks and have become increasingly more important during the COVID-19 pandemic with the mandated social distancing. In Parkersburg, Huntington Bank has four drive-thru lanes.
- **Newly Renewed Lease** - Huntington Bank recently exercised a 10 year lease renewal. This long term lease demonstrates their commitment to the space long term.



# RETAIL AERIAL



# SITE PLAN



*Property line location is approximate.*

# TENANT OVERVIEW

## AT A GLANCE

### HUNTINGTON BANCSHARES INCORPORATED

**A3**  
MOODY'S

**HBAN**  
TICKER SYMBOL

**A-**  
S&P RATING

**\$133.3M**  
BRANCH DEPOSITS

**800**  
# OF LOCATIONS

**COLUMBUS, OH**  
HEADQUARTERS



Founded in 1866 as The Huntington National Bank, today Huntington Bancshares Incorporated still operates from the same Columbus, Ohio founding location in the heart of the Midwest. As of March 31, 2020, Huntington Bancshares Incorporated is a \$114 billion asset regional bank holding company.

Huntington is a full-service banking provider primarily operating across a seven-state banking franchise of Ohio, Illinois, Indiana, Kentucky, Michigan, Pennsylvania, and West Virginia. Its “Welcome” philosophy centers around deep relationship-building capabilities to best meet each customer’s specific needs. It serves its customers through a banking network of over 800 full-service branches, including 12 Private Client Group offices, and over 1,400 ATM locations.

Huntington Bancshares Incorporated provides:

- Full-service commercial, small business, and consumer banking services
- Mortgage banking services
- Treasury management and foreign exchange services
- Equipment leasing
- Wealth and investment management services
- Trust services
- Brokerage services
- Customized insurance brokerage and service programs

Through automotive dealership relationships within their primary franchise area and select other states, Huntington also provides commercial banking services to the automotive dealers and retail automobile financing for dealer customers.

# PROPERTY DESCRIPTION

## GENERAL PROPERTY INFORMATION

Building Name:	Huntington Bank - Parkersburg
Address:	429 Market Street Parkersburg, WV 26101
County:	Wood
Parcel ID #(’s):	5-92-50
Year Built:	1926
Rentable Area:	22,370 SF
Number of Stories:	3
Property Land Size:	.616 acres
Zoning:	B-3

## STRUCTURAL DETAIL

Roof:	Rubber
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## PARKING

Parking Spaces:	35
Parking Ingress/Egress:	3





# AREA OVERVIEW



## PARKERSBURG OVERVIEW

Parkersburg is the county seat of Wood County, WV and the principal city of the Parkersburg-Marietta (OH) MSA with an estimated population of 160,000. Parkersburg sits on the Ohio River and is part of the Middle Ohio Valley region. It is served by two highways, I-77 and US Route 50. Parkersburg is accessible to multiple major metro areas, including Columbus (100 miles northwest), Pittsburgh (140 miles northeast), and Cleveland (170 miles north). It is also connected economically and proximate to multiple WV population centers, including Charleston (75 miles south), Clarksburg (70 miles east), Wheeling (80 miles north), and Huntington (95 miles south) as well as Athens, OH (38 miles west).

Downtown Parkersburg is home to Camden Clark Medical Center, a regional hospital and WVU Medicine affiliate, and United Bankshares, a \$20 Billion publicly traded bank with 155 branches and offices in 8 states. Downtown is also the national headquarters to the Bureau of Fiscal Service, part of the United States Department of the Treasury (formerly The Bureau of the Public Debt and the Financial Management Service). Located outside of town, West Virginia University at Parkersburg (WVU Parkersburg) was founded in 1961 and has approximately 4,300 undergraduate students and is the state's fifth largest public college. Downtown Parkersburg is also home to several great events including Taste of Parkersburg, Downtown Throwdown, Point Park Concerts on the River and other entertainment venues.

Population (MSA) - 160,905

Median Household Income (MSA) - \$32,761

Total Households (MSA) - 66,583

## TRANSPORTATION

Interstate Highways - I-77

US Routes - Rt 50, Rt 7

Rail - CSX

Airports within 30-90 minutes - PKB, CRW, CKB LCK

## MAJOR EMPLOYERS



## MID-OHIO VALLEY REGIONAL AIRPORT

Mid-Ohio Valley Regional Airport (PKB) is seven miles northeast of Parkersburg and is owned by the Wood County Airport Authority and is also known as Wood County Airport or Gill Robb Wilson Field. It serves the Mid-Ohio Valley area and has scheduled passenger service subsidized by the Essential Air Service program. Contour Airlines services the Mid-Ohio Valley Regional Airport with service to Charlotte, NC and Tampa, FL. An interline agreement is expected soon between Contour Airlines and American Airlines which will provide customers more connectivity through the entire country.

## HIGHER EDUCATION

West Virginia University at Parkersburg






Despite its name, West Virginia University at Parkersburg is an independent public institution with its own board of governors and degree granting authority separate from WVU. Conceived as a community college to serve seven counties in west central West Virginia, it now offers baccalaureate programs. It is the state's fifth largest public college with over 3,900 students. The college was founded in 1961 and offers bachelors degrees in Applied Technology, Software Engineering, Business Administration, Elementary Education, Criminal Justice and many more. It fields many sport club teams including basketball, volleyball, soccer and golf.

Marietta College

Marietta College is a private liberal arts college located in Marietta, OH. Founded in 1835, the college has students from 31 states and 6 countries and is located on a 90 acre campus just two blocks from downtown. The college offers more than 50 majors and 1,200 full time students. These majors include Accounting, Biochemistry, Computer Science, Economics, Marketing and many more. The school is well known for its baseball team which has won six national championships, an NCAA Division III national record. Since 2010, the men's basketball team has become one of the strongest programs in Division III while averaging 21 wins a season during that stretch.

# DEMOGRAPHIC PROFILE

## MORGANTOWN

		5 minute drive time	10 minute drive time	15 minute drive time
	<b>Population</b>			
	Estimated Population (2020)	8,675	46,277	101,282
	Projected Population (2024)	8,544	45,319	99,669
	<b>Households</b>			
	Estimated Households (2020)	3,743	20,488	43,108
	Projected Households (2024)	3,690	20,101	42,444
	<b>Median Household Income</b>			
	Estimated Median Household Income (2020)	\$26,554	\$37,150	\$44,763
	Projected Median Household Income (2025)	\$30,213	\$41,329	\$50,447
	<b>Income</b>			
	Estimated Per Capita Income (2020)	\$18,237	\$23,891	\$27,514
	Median Disposable Income (2025)	\$23,173	\$31,230	\$37,400
	<b>Other</b>			
	Median Age	40	43.8	44.7
	Population Family	2,013	12,068	27,763



# DEMOGRAPHIC SUMMARY

## DEMOGRAPHIC SUMMARY

429 Market St, Parkersburg, West Virginia, 26101

Drive time of 20 minutes

## INCOME



\$44,731

Median Household Income



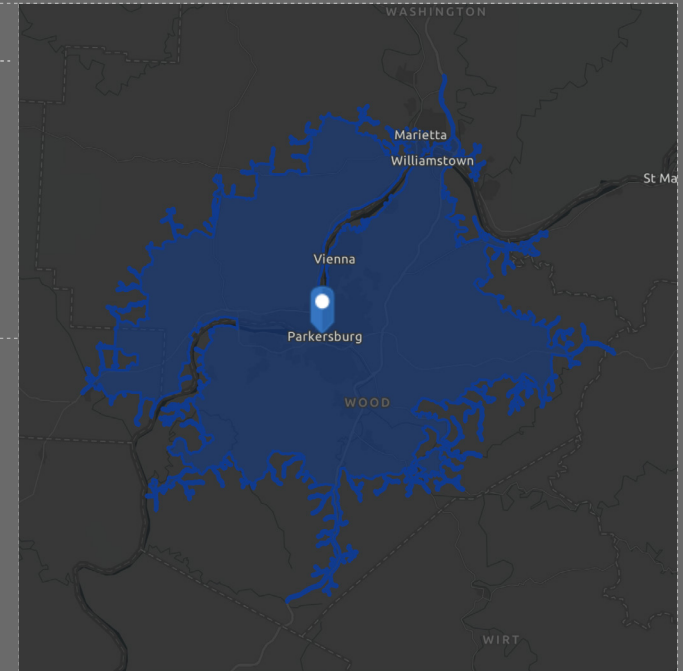
\$27,514

Per Capita Income



\$65,386

Median Net Worth



## KEY FACTS

101,282

Population



43,108

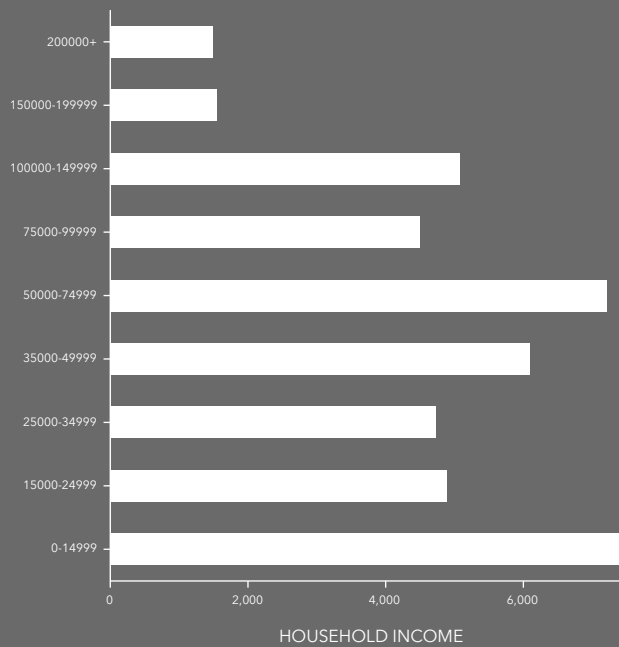
Households

44.7

Median Age

\$37,400

Median Disposable Income



## EDUCATION

9%

No High School Diploma



37%

High School Graduate



33%

Some College



21%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT

63%

White Collar



22%

Blue Collar



16%

Services

5.6%

Unemployment Rate



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