



Flatwoods Factory Outlet Stores

Mountain Lakes Region, WV

Statistics

Location:	<i>Interstate 79, Flatwoods Exit 67, Mountain Lakes Region, WV</i>
Type:	<i>Lifestyle/Outlet Center</i>
Site Size:	102,000 sq. ft.
Year Built:	1996, 1999, 2004
Tenants Include:	Tommy Hilfiger Famous Footwear
Traffic Counts:	34,000 per day

Market Demographics

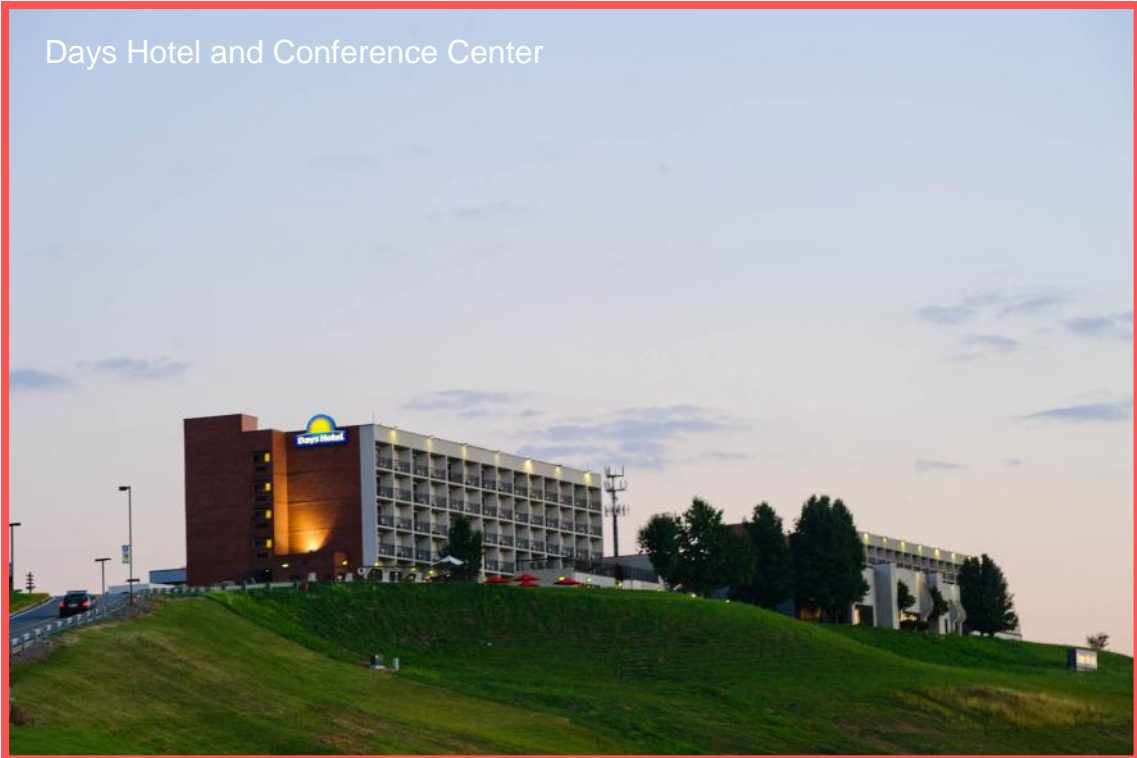
	<u>100 miles</u>	<u>150 miles</u>
2009 Population:	2,186,155	8,374,607
2009 Households:	899,677	3,403,078
Avg. HH Income:	\$37,611	\$43,834

Leasing Opportunity

- Flatwoods Factory Outlet Stores is a 102,000 square foot lifestyle/outlet center that attracts tourists from the entire East Coast, including visitors from Canada.
- Flatwoods is centrally located in the heart of West Virginia. Interstate 79 funnels traffic from not only all of West Virginia itself, but states across the entire East Coast and Canada.
- Flatwoods boasts the award winning Days Hotel and Conference Center which attracts thousands of people to its conference center annually.
- The Flatwoods Factory Outlet Stores are an independently owned and operated business. The outlet stores are have tenant friendly policies in place.
- Flatwoods Factory Outlet Stores are the only dedicated outlet-style shopping center within the state. Tenants include:
 - Dress Barn
 - Famous Footwear
 - Corning
 - Legg's/Haines/Bali
 - Black & Decker
 - Tommy Hilfiger
 - Rue 21

Flatwoods Factory Outlet Stores

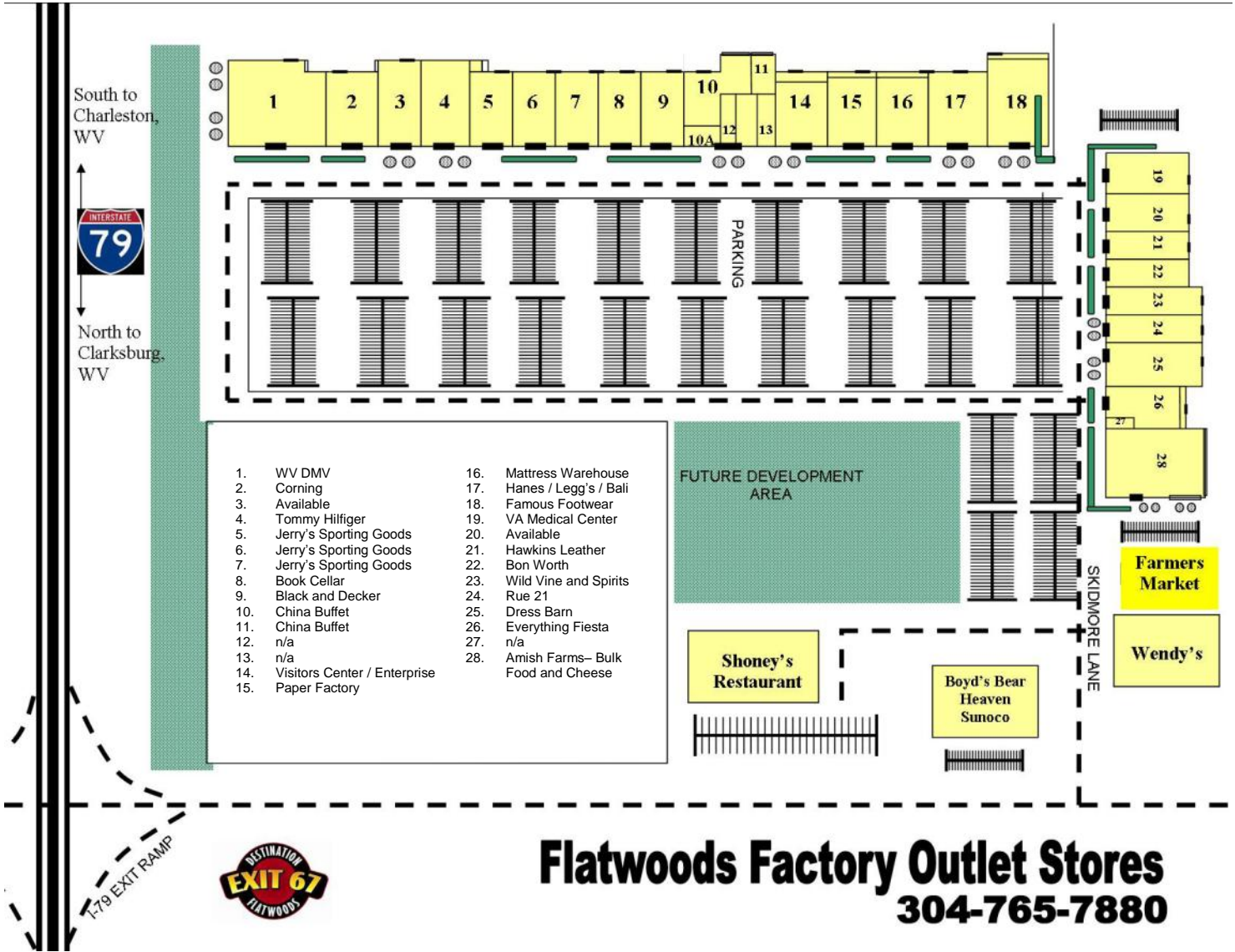
Mountain Lakes Region, WV





Flatwoods Factory Outlet Stores

Mountain Lakes Region, WV





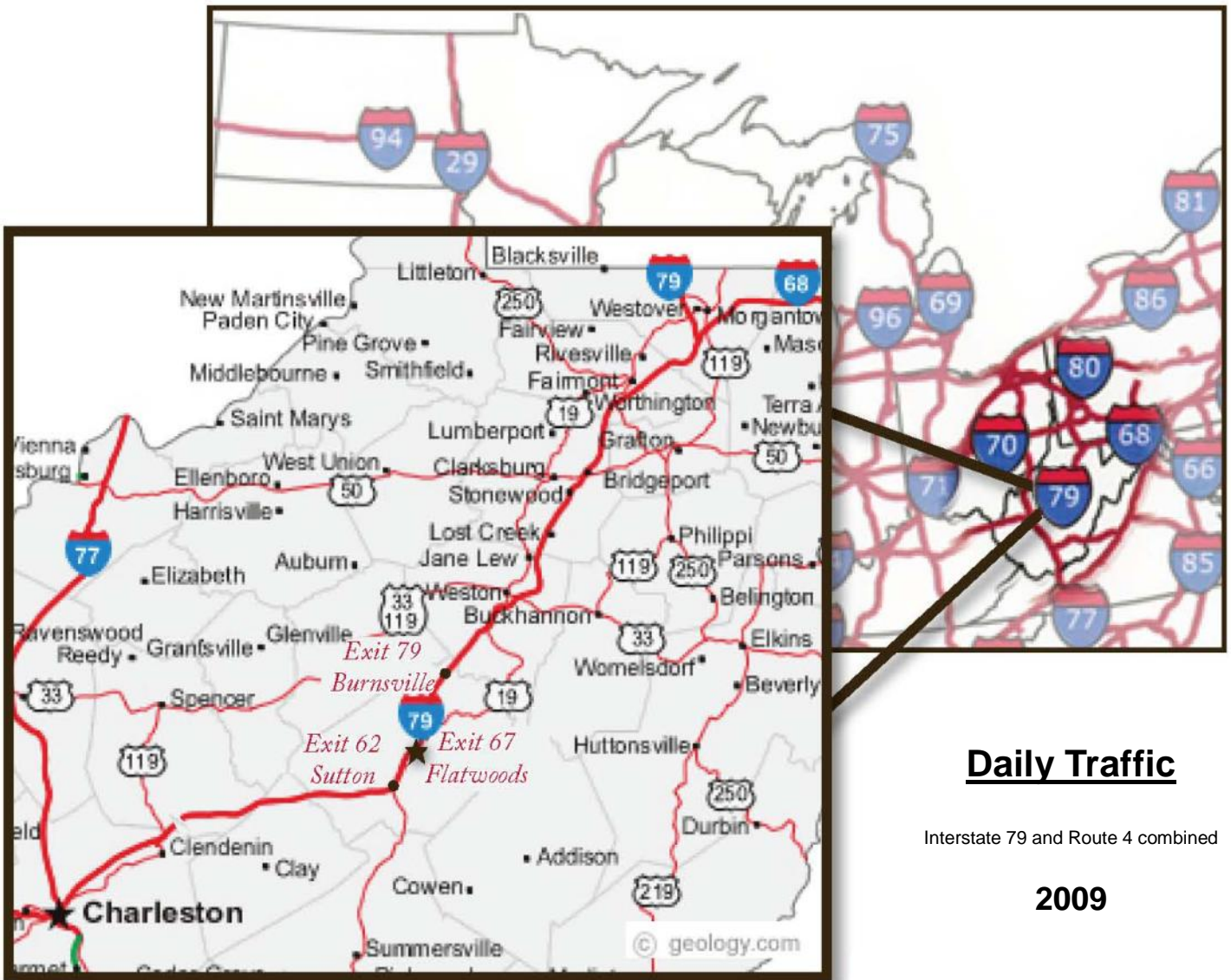
50 - 100 - 150 mile radius



Estimated 2 - 3 - 4 hour drive times

Flatwoods Factory Outlet Stores

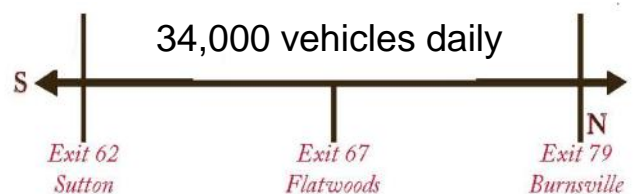
Mountain Lakes Region, WV



Daily Traffic

Interstate 79 and Route 4 combined

2009



Located off of Exit 67 on Interstate 79, Flatwoods Factory Outlet Stores benefits from traffic flowing from all across West Virginia.

Information provided by WV Department of Highways (2009).



Travel Patterns

Flatwoods, West Virginia gathers travelers from across the Eastern United States and Canada through the highway system. Our location is on a primary North/South traffic flow through the region via Interstate 79.

Flatwoods Factory Outlet Stores

Mountain Lakes Region, WV



Market Overview

- Flatwoods Factory Outlet Stores has a draw area of 100+ mi. radius. This region typically travels 50-100 miles for shopping and recreation. Flatwoods is one hour north of West Virginia's capital, Charleston. It is also one hour south of the Clarksburg/Morgantown metro area.
- Flatwoods Factory Outlet Stores revenue exceeded \$16.5 million last year. The unique location means we are far enough away from competitors but still within the distribution network. The closest shopping centers include: Tanger Outlets, Washington, Pa (2:15 hrs); Meadowbrook Mall, Clarksburg, WV (1 hr); and the Charleston Town Center, Charleston, WV (1 hr).
- The outlet stores are easily visible and conveniently located off of Interstate 79, Flatwoods Exit 67. Exit 67 offers an abundance of fast food restaurants within a short distance from Flatwoods Factory Outlet Stores, including McDonald's, Wendy's, Arby's, Subway, KFC/Taco Bell.
- Flatwoods is located in West Virginia's Mountain Lakes Region. The Region offers five recreational lakes within a 30 mile radius of the center. The center is located one hour from the New River Gorge Bridge. The entire area continues to be discovered as an accessible outdoor recreation destination for the entire east coast of the United States.

Flatwoods Factory Outlet Stores
250 Skidmore Lane
Sutton, WV, 26601
304-765-3300

More info:
Greg Skidmore
2000 Sutton Lane
Sutton, WV, 26601
Office: 304-765-7880
Email: greg@flatwoods.com

