

FOR LEASE Available Immediately



Foxcroft Towne Center at Martinsburg

Martinsburg, WV 25401






Overview

- Join Walmart, Hobby Lobby and Party City at this regional center on I-81 in growing Martinsburg
- Big box and pad opportunities available
- New restaurants are now open including Chili's and Panera Bread
- New pylon signage and outstanding visibility to I-81

Quick Facts

Availability	Immediate
Size	Pad site(s), small and large format retail space
Rental Rate	TBD
Net Charges	CAM: \$2.00 PSF, INS: \$0.25 PSF, RET: \$1.94 PSF



2017 Demographics	3 miles	5 miles	10 miles
 POPULATION	32,614	55,486	115,460
 HOUSEHOLDS	13,159	21,464	43,399
 AVG. HH INCOME	\$61,991	\$66,732	\$70,360
 DAYTIME POPULATION	36,942	58,754	100,955
 TRAFFIC COUNTS	65,570 AADT (I-81)		



High Growth Area - 37.2% increase from 2000 to 2010 - Fastest Growing County in WV

- Martinsburg is the county seat of Berkeley County. Berkeley County is the second largest county in West Virginia, with a population of 104,169. The County is also the fastest growing in the State, with a 37.2% increase in population from the 2000 to 2010 census. In addition, Jefferson County (adjacent to Berkeley Co.) is the 2nd fastest growing county in the state with a 26.8% population increase during the same period.

	10 miles	15 miles	20 miles	25 miles	30 miles
Population	111,889	187,758	310,989	469,180	666,901
Median HH	\$55,187	\$54,981	\$53,085	\$55,953	\$57,948
Average HH	\$70,177	\$69,598	\$68,640	\$72,806	\$76,520

Strategic Location

- MARC commuter rail service runs daily from Martinsburg to Washington, DC, making the area an easy commute.
- Berkeley County’s location places it within 500 miles of 50% of the U.S. population and two-thirds of all industrial activity in the U.S. The major highway systems connect the County to the Washington-Baltimore metropolitan area as well as most of the East Coast and Canada.

Diversified Economy

- Martinsburg has a very diverse economy that continues to grow with new businesses continuing to locate in the area.

New Job Growth

- Proctor & Gamble Co. is investing over \$500 million to build a new 1 million square foot manufacturing facility opening in 2017. The plant will bring over 700 new full-time jobs.

- DC Corp., a large scale, state-of-the-art data center, is investing over \$100 million to expand from 180,000 square feet to a new 280,000 square feet facility and add 50 new employees.
- Macy’s invested \$165 million to open a new 1.3 million square foot fulfillment center in Martinsburg in July 2012, employing 900 with plans to increase to 1,200 employees.

Major Employers

Name	Employment	Primary Product/Service
Berkeley County Schools	2,300	Education
Veterans Administration	1,569	Medical Facility
Quad Graphics Inc.	1,357	Trade Binding
West Virginia Air National Guard	1,230	Civil Air Patrol
Enterprise Commuting	900	Public Finance Activities
WVU Hospital East	900	Medical Facility
Macy’s	900	E-Commerce/Distribution
US Coast Guard Operations Systems	875	National Security
Bureau of Alcohol, Tobacco & Firearms	615	US Government Services
Regional Educational Service Agency	450	Legislative Bodies
FedEx Smartpost	360	Courier Services
Orgill	325	Wholesale/Retail

Higher Education Facilities

- Shepherd University (enrollment 5,000+) was named the top-ranked West Virginia public baccalaureate institution for the second consecutive year, earning the 40th top spot among the Best Baccalaureate Colleges in the South in the 2010 edition of America’s Best Colleges, published by the U.S. News Media Group.
- Blue Ridge Community & Technical College recently built a new campus in Martinsburg and has an enrollment of 4,690 students.





Walmart

EXISTING PARKING

192 CARS

125 CARS

Great Clips

Wingstop

T-Mobile

Mattress Warehouse

FIVE GUYS
BURGERS and FRIES

Little Caesars

158 CARS

chili's

319 CARS

boostmobile

NAIL SALON

FIREHOUSE
SUBS

Panera
BREAD

Olive Garden
ITALIAN KITCHEN

PartyCity

PROPOSED
23,180 SQ. FT.

HOBBY LOBBY

PROPOSED
15,000 SQ. FT.

PROPOSED
6,875 SQ. FT.

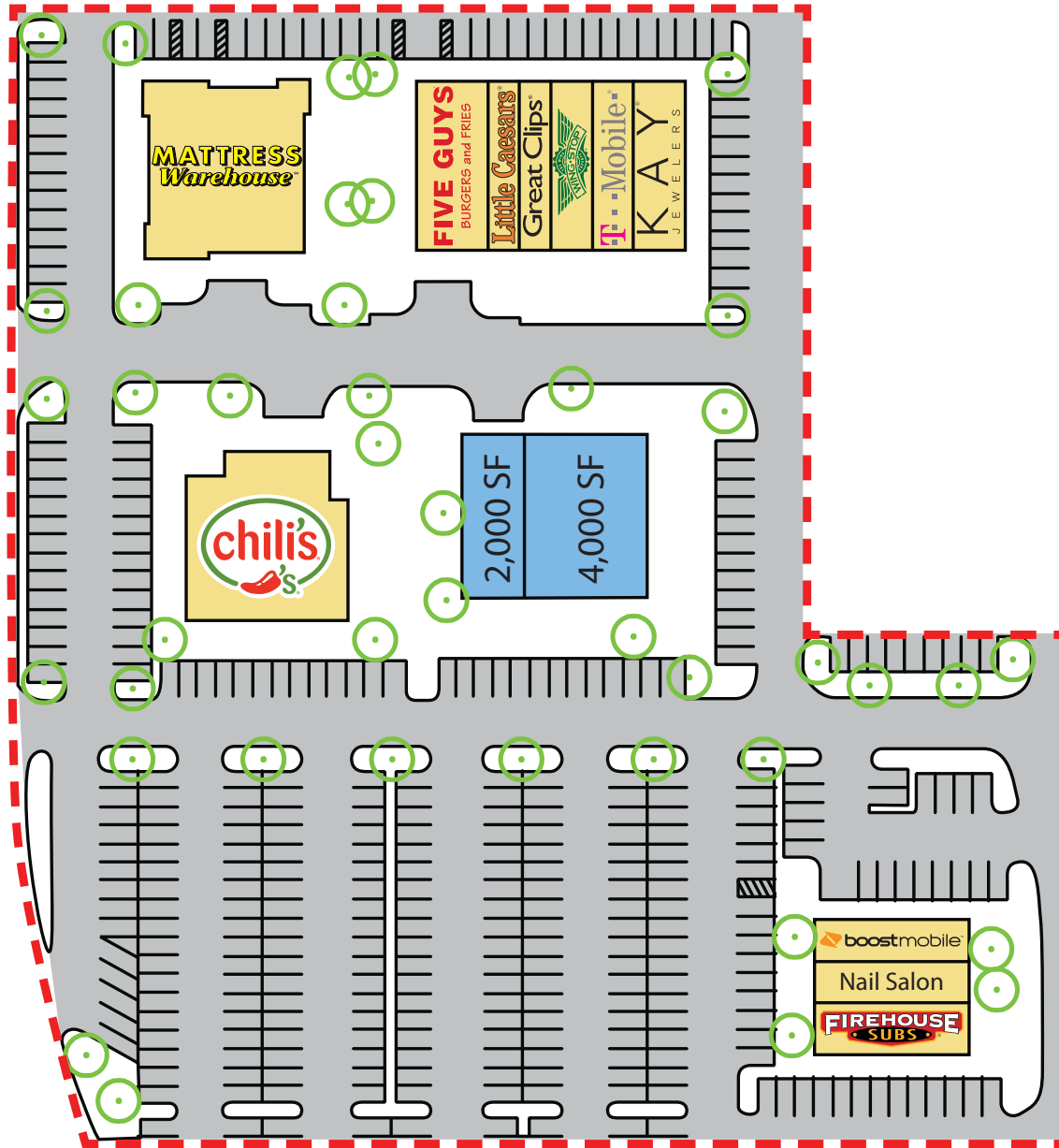
PROPOSED
22,500 SQ. FT.

±65,000 SQ. FT.

SERVICE & PARKING

FUTURE BUILDING PAD

603 CARS






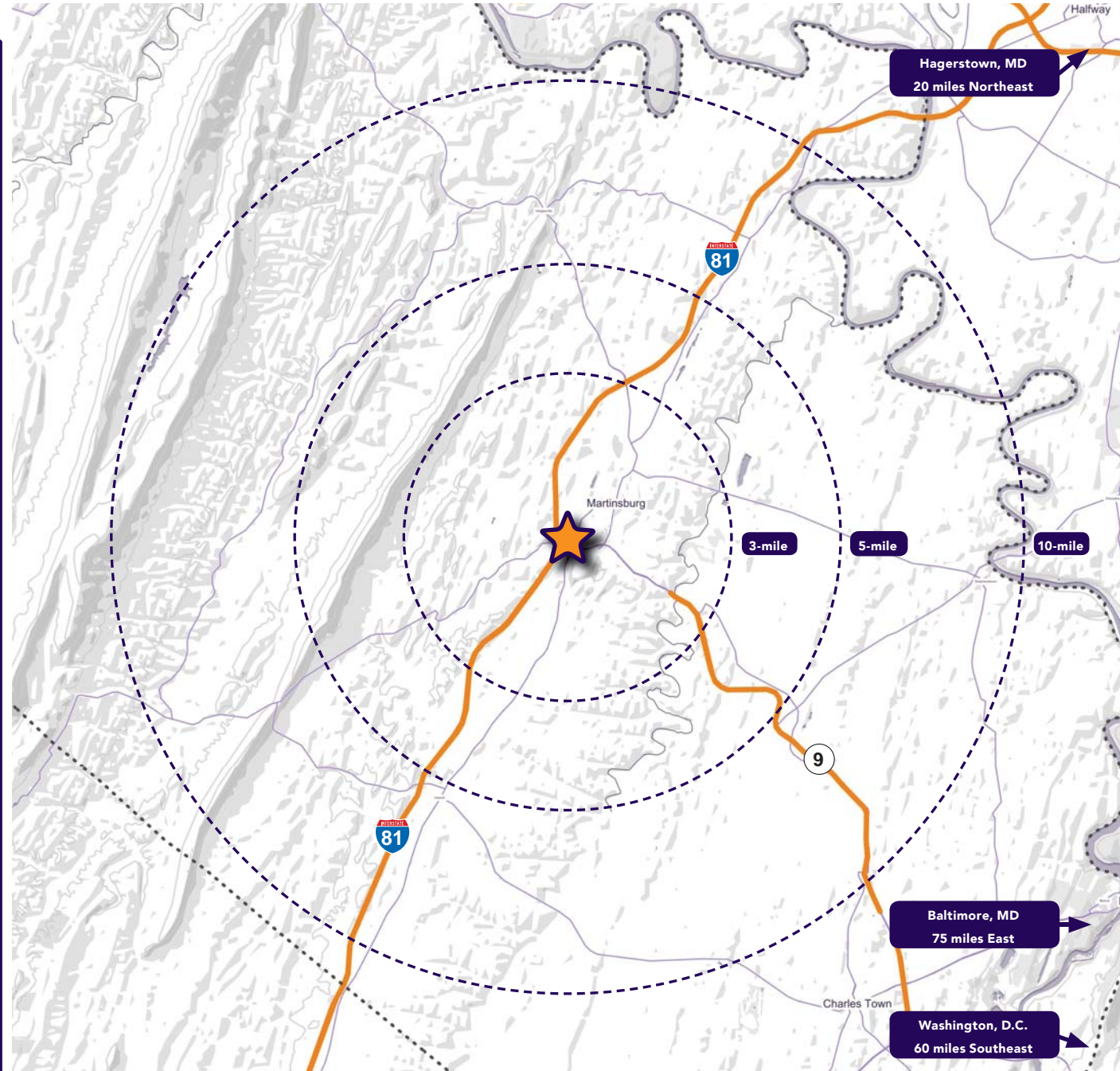
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