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COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE

**Foxcroft Towne Center
at Martinsburg**
MARTINSBURG, WV 25401



OVERVIEW

- Join Walmart, JC Penney and Bon Ton at this regional retail center on I-81 in growing Martinsburg
- Big box and pad opportunities available
- New restaurants to open at the property include Chili's and Panera Bread
- New pylon signage and outstanding visibility to I-81

FEATURING

SIZE	Pad site(s), small and large format retail space
AVAILABILITY	Late 2016-2017
RENTAL RATE	TBD
NET CHARGES	\$2.00/sf CAM, \$1.94/sf TAXES, \$0.25/sf INS
TRAFFIC COUNT	72,683 AADT - I-81

DEMOGRAPHICS AT A GLANCE

2016 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	31,856	55,242	113,986
No. Households	12,900	21,433	42,880
Average HH Income	\$59,949	\$65,044	\$68,669
Daytime Population	21,215	28,930	41,296

All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to its accuracy.

REALTY
RESOURCES

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REDEVELOPMENT Foxcroft Towne Center at Martinsburg • Martinsburg, WV 25401



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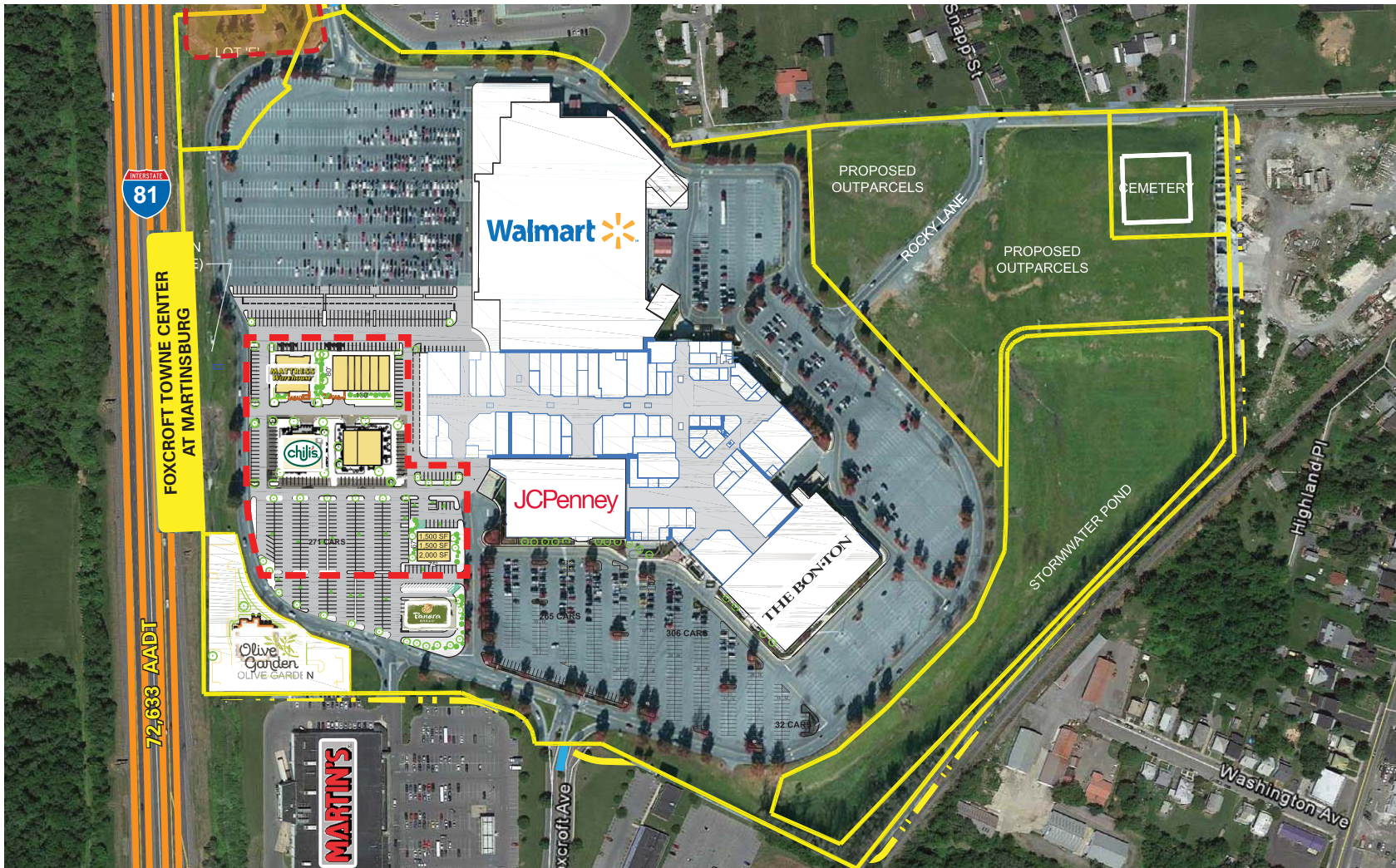
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CONCEPT PLAN Foxcroft Towne Center at Martinsburg • Martinsburg, WV 25401

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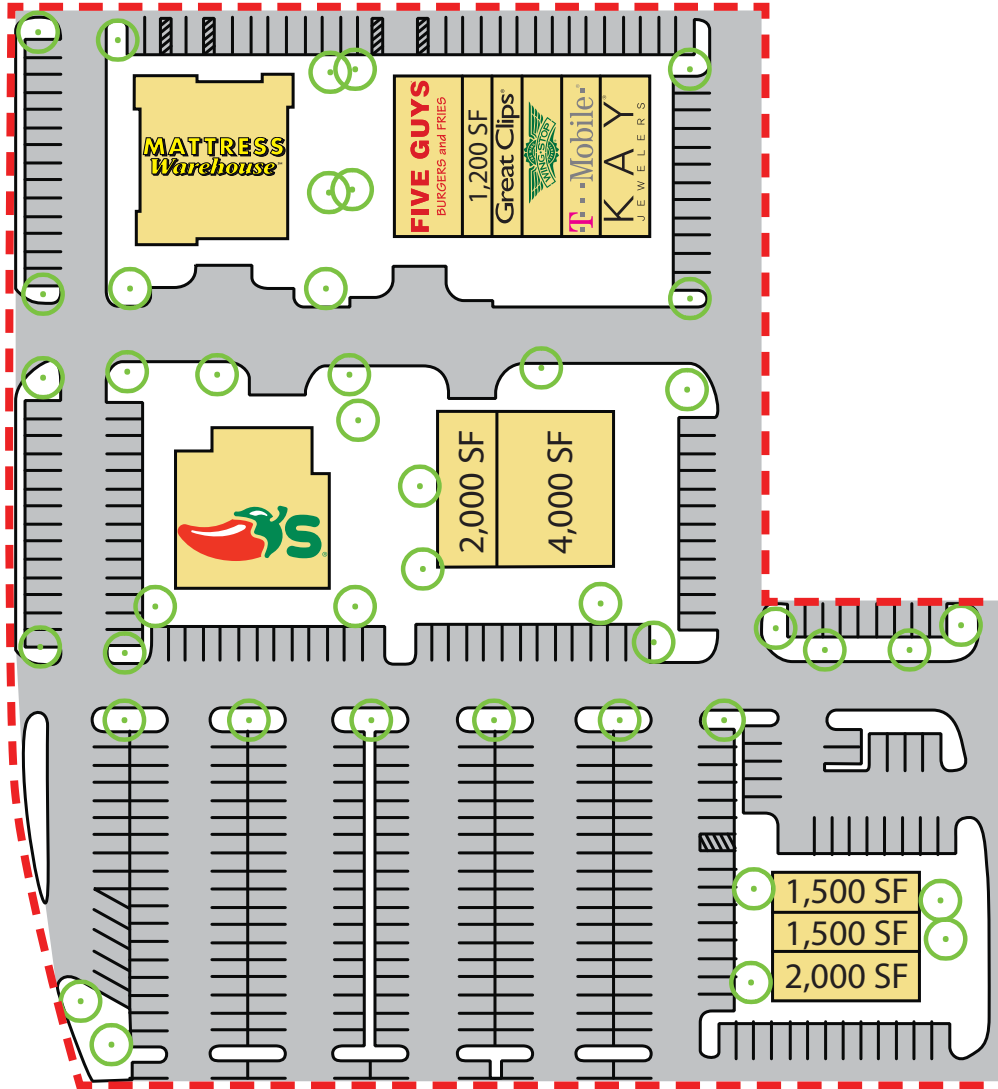
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OUTPARCEL LEASING PLAN **Foxcroft Towne Center at Martinsburg • Martinsburg, WV 25401** **RETAIL PROPERTY FOR LEASE**



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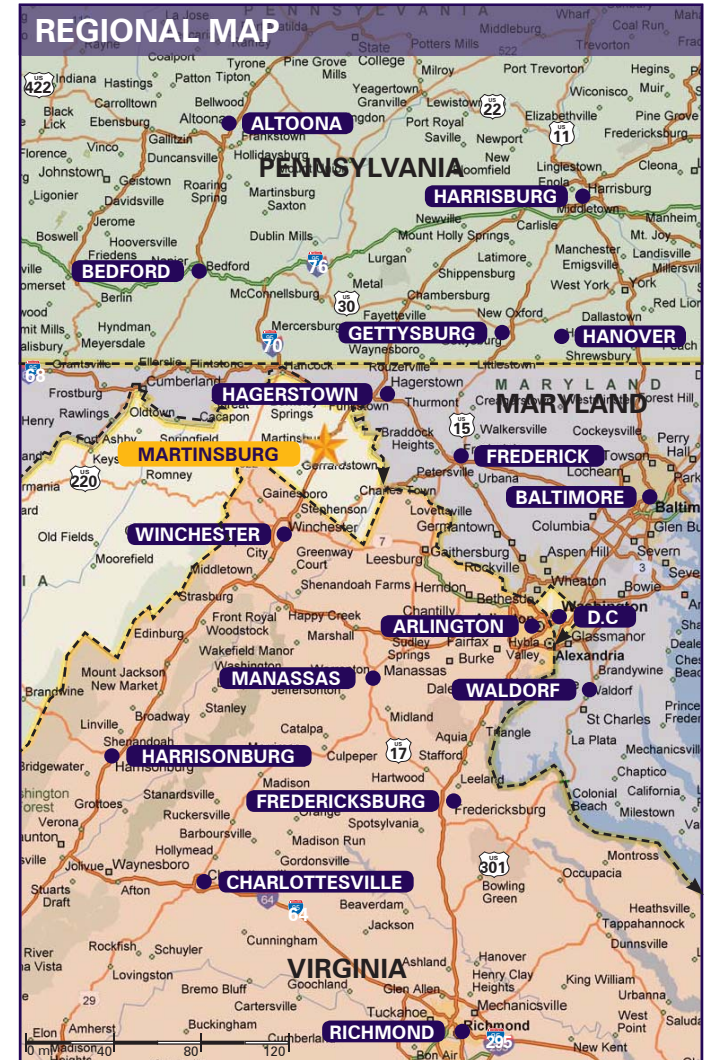
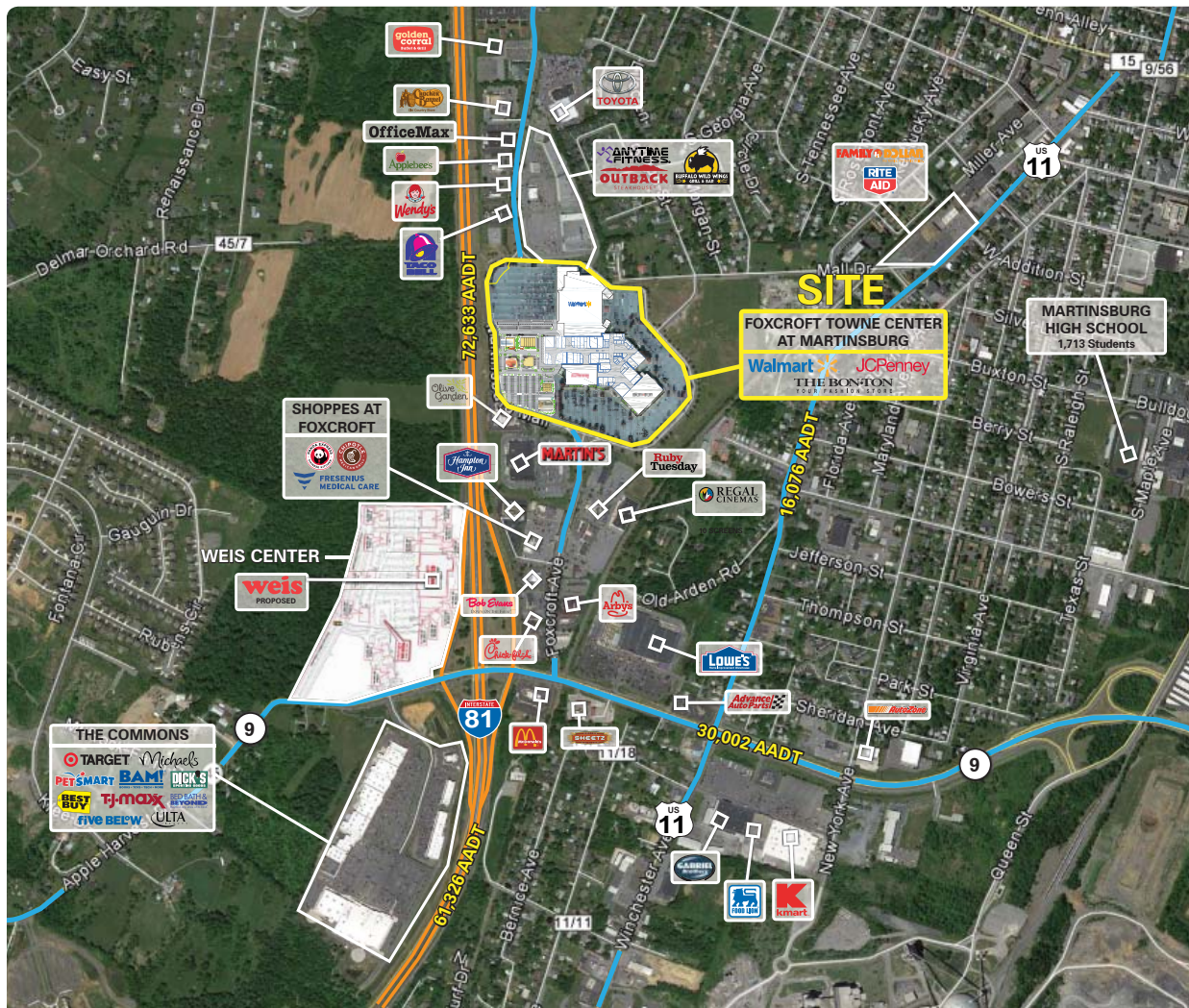
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RETAIL PROPERTY FOR LEASE

AERIAL Foxcroft Towne Center at Martinsburg • Martinsburg, WV 25401



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MARKET OVERVIEW Foxcroft Towne Center at Martinsburg • Martinsburg, WV 25401

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.

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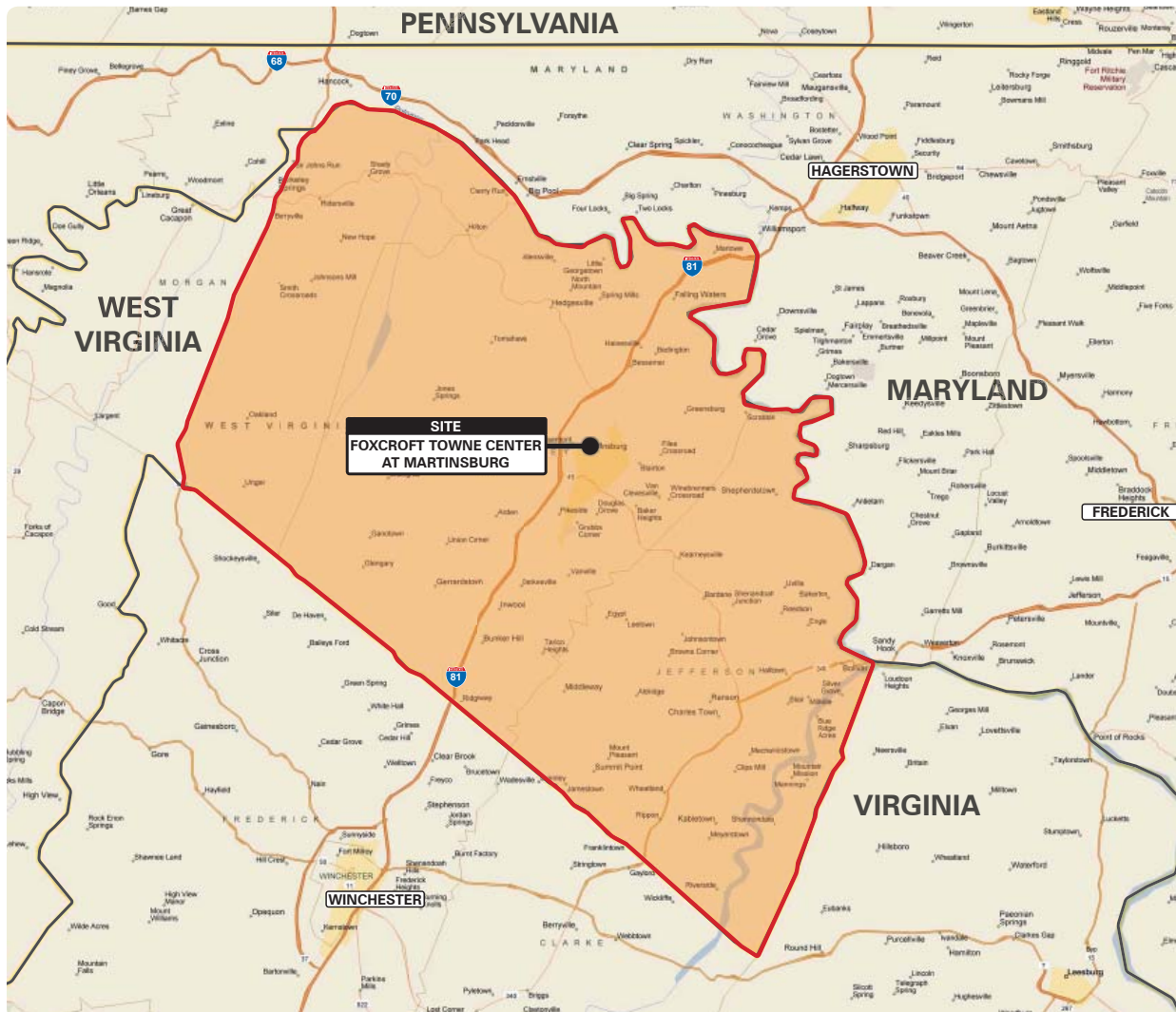
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TRADE AREA Foxcroft Towne Center at Martinsburg • Martinsburg, WV 25401



2016 DEMOGRAPHICS	TRADE AREA
Population	186,747
Households	70,836
Median HH Income	\$57,065
Daytime Population	\$56,877
Per Capita Income	\$27,145
Median Age	39.6
Median Home Value	\$203,780
Families	48,491
Retail Expenditures (Average)	\$24,902
Restaurant Expenditures (Average)	\$3,151

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