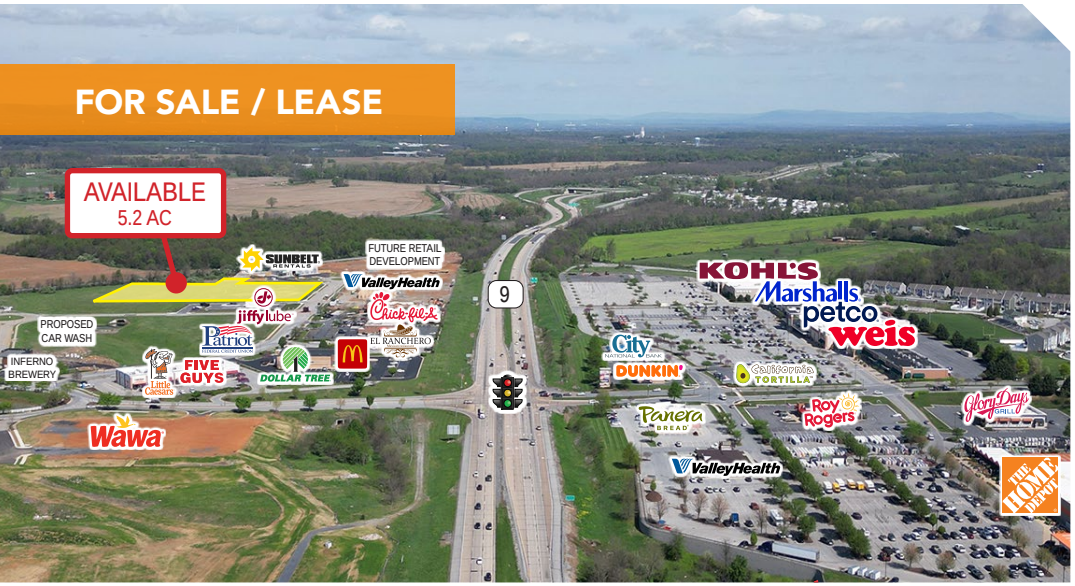




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COMMERCIAL REAL ESTATE

Boulevard at Potomac Towne Center

Ranson, WV 25438

Overview

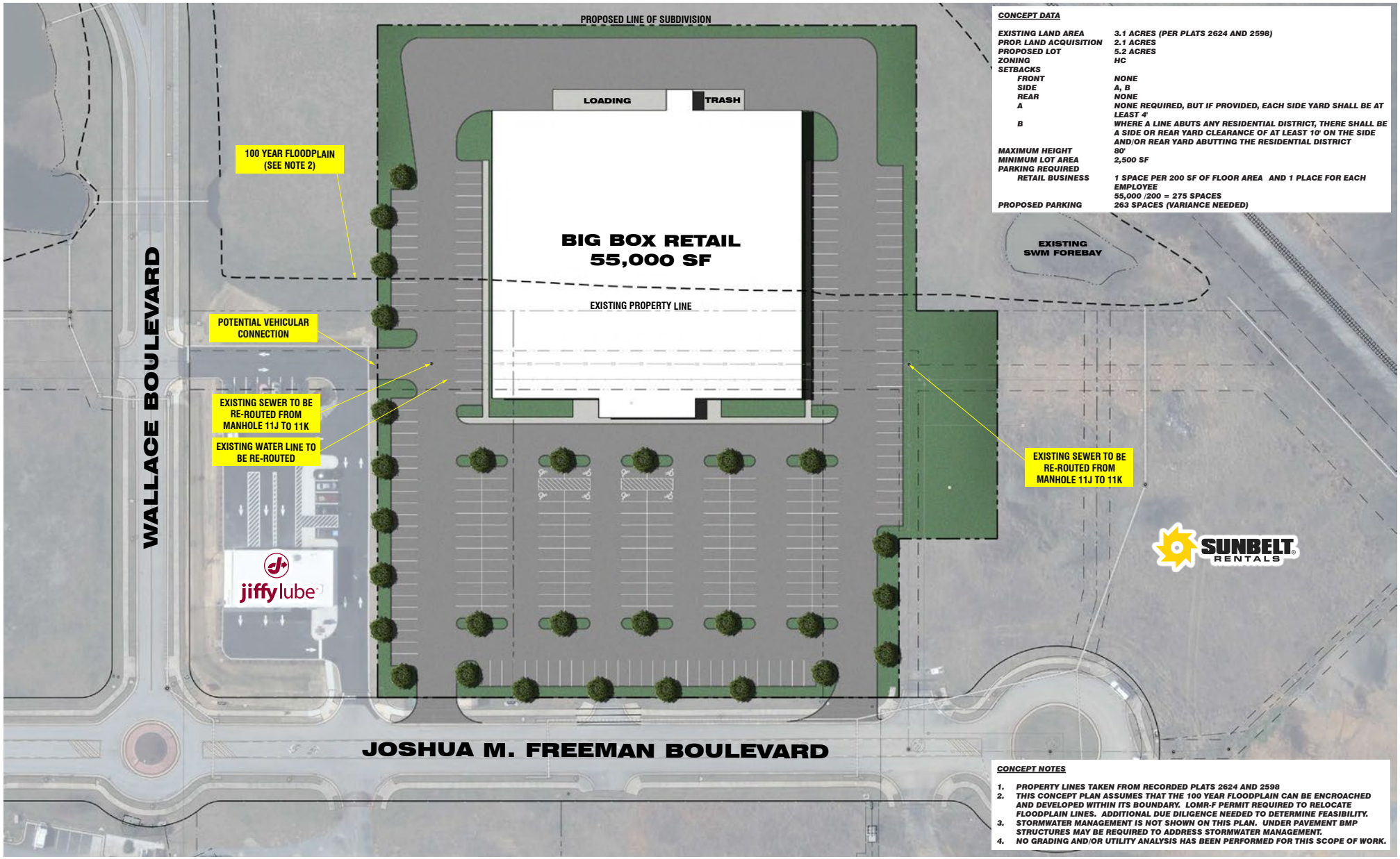
Commercial lot for lease or sale at this regional location in Ranson / Charles Town, WV. Two miles from Hollywood Casino at Charles Town Races, Potomac Towne Center offers outstanding access and exposure to busy WV Route 9.

Opportunity available for up to 55,000 square feet of big box retail serving the fast growing West Virginia panhandle region.

Quick Facts

Availability	Immediate
Size	5.2 Acres
Access	Signalized entrance on WV Route 9 Primary access via Joshua M Freeman Boulevard Second access via Wallace Boulevard
Price	Negotiable
Zoning	HC

2025 Demographics	3 miles	5 miles	7 miles
POPULATION	20,855	37,092	50,824
HOUSEHOLDS	8,230	14,126	19,355
AVG. HH INCOME	$110,301	$122,373	$125,721
DAYTIME POPULATION	45,458	60,772	70,202
TRAFFIC COUNT	29,263 AADT (WV-9)		



CONCEPT DATA

EXISTING LAND AREA	3.1 ACRES (PER PLATS 2624 AND 2598)
PROP. LAND ACQUISITION	2.1 ACRES
PROPOSED LOT	5.2 ACRES
ZONING	HC
SETBACKS	
FRONT	NONE
SIDE	A, B
REAR	NONE
A	NONE REQUIRED, BUT IF PROVIDED, EACH SIDE YARD SHALL BE AT LEAST 4'
B	WHERE A LINE ABUTS ANY RESIDENTIAL DISTRICT, THERE SHALL BE A SIDE OR REAR YARD CLEARANCE OF AT LEAST 10' ON THE SIDE AND/OR REAR YARD ABUTTING THE RESIDENTIAL DISTRICT
MAXIMUM HEIGHT	80'
MINIMUM LOT AREA	2,500 SF
PARKING REQUIRED	
RETAIL BUSINESS	1 SPACE PER 200 SF OF FLOOR AREA AND 1 PLACE FOR EACH EMPLOYEE 55,000 /200 = 275 SPACES
PROPOSED PARKING	263 SPACES (VARIANCE NEEDED)

CONCEPT NOTES

1. PROPERTY LINES TAKEN FROM RECORDED PLATS 2624 AND 2598
2. THIS CONCEPT PLAN ASSUMES THAT THE 100 YEAR FLOODPLAIN CAN BE ENCROACHED AND DEVELOPED WITHIN ITS BOUNDARY. LOMR-F PERMIT REQUIRED TO RELOCATE FLOODPLAIN LINES. ADDITIONAL DUE DILIGENCE NEEDED TO DETERMINE FEASIBILITY.
3. STORMWATER MANAGEMENT IS NOT SHOWN ON THIS PLAN. UNDER PAVEMENT BMP STRUCTURES MAY BE REQUIRED TO ADDRESS STORMWATER MANAGEMENT.
4. NO GRADING AND/OR UTILITY ANALYSIS HAS BEEN PERFORMED FOR THIS SCOPE OF WORK.

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Concept Plan

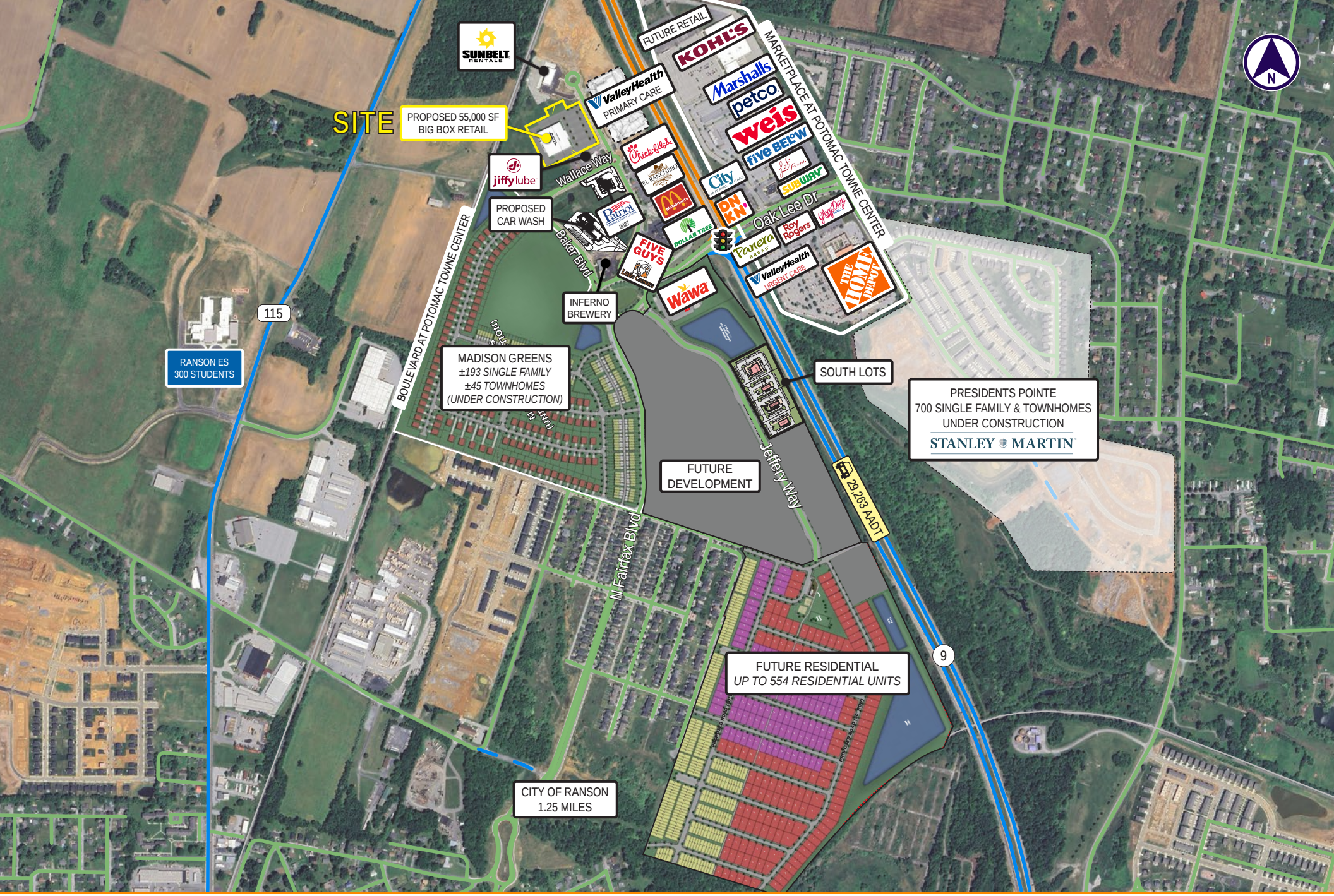
Boulevard at Potomac Towne Center / Ranson, WV 25438



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Site Plan - North Parcels

Boulevard at Potomac Towne Center / Ranson, WV 25438



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Overall Site Plan

Boulevard at Potomac Towne Center / Ranson, WV 25438



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Market Aerial

Boulevard at Potomac Towne Center / Ranson, WV 25438



Residential Development Activity

Boulevard at Potomac Towne Center / Ranson, WV 25438



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Regional Aerial

Boulevard at Potomac Towne Center / Ranson, WV 25438

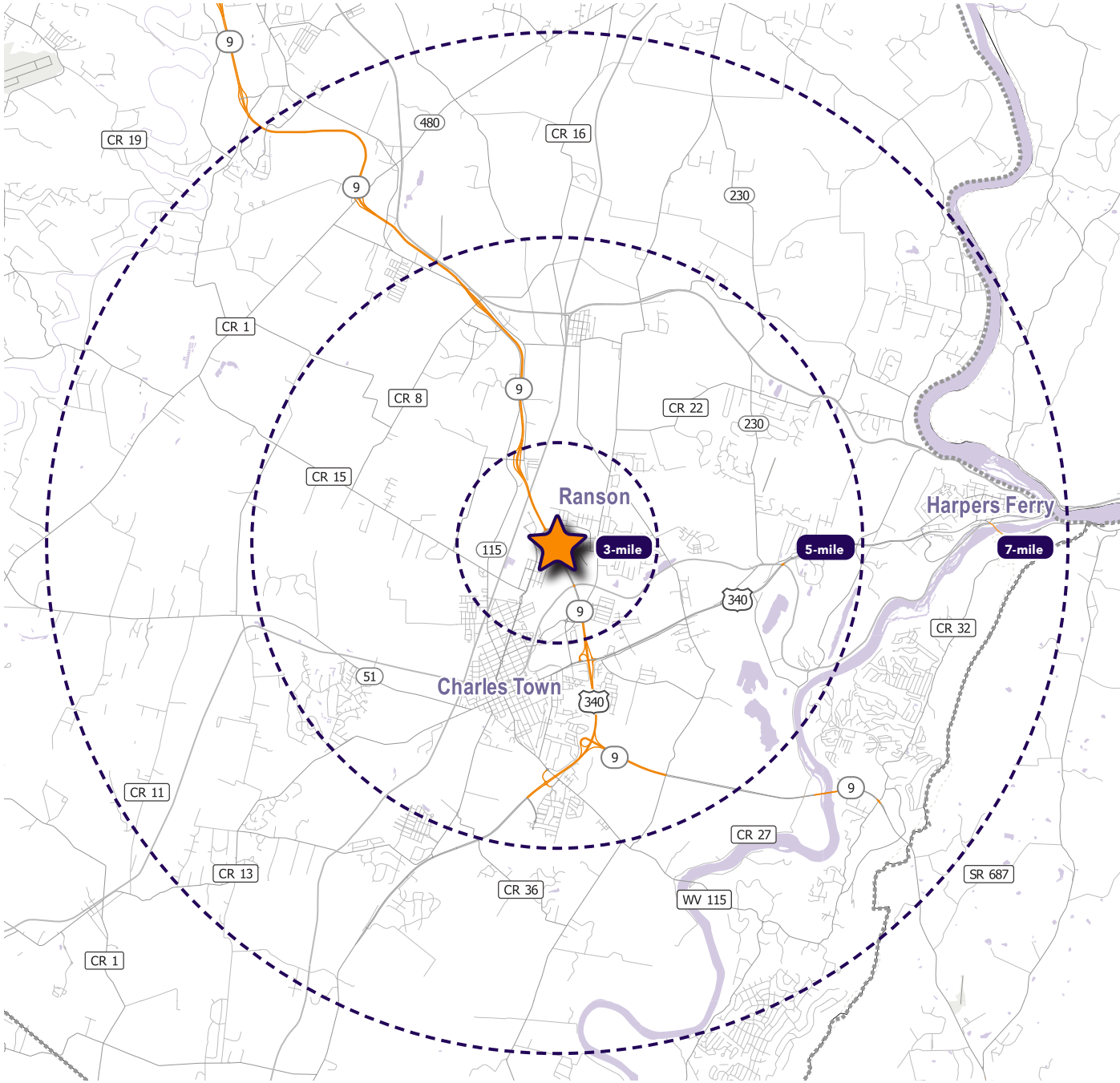
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