

FOR SALE / LEASE



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GROUP
COMMERCIAL REAL ESTATE



Boulevard at Potomac Towne Center

Ranson, WV 25438

Overview

Commercial lots 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.

Opportunities available for restaurant, service and convenience uses serving the fast growing West Virginia panhandle region.

Quick Facts

Availability	Immediate
Size	0.71-Acre to 3.09-Acres
Access	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
Price	Negotiable
Zoning	HC, MUX, UCX

2024 Demographics	3 mile	5 mile	7 miles
POPULATION	20,198	35,287	49,868
HOUSEHOLDS	7,993	13,365	18,983
AVG. HH INCOME	\$102,640	\$114,249	\$116,416
DAYTIME POPULATION	46,528	64,867	72,641
TRAFFIC COUNT	29,263 AADT (WV-9)		



Lot #	Acres
9	0.71
10	2.38
14	1.372






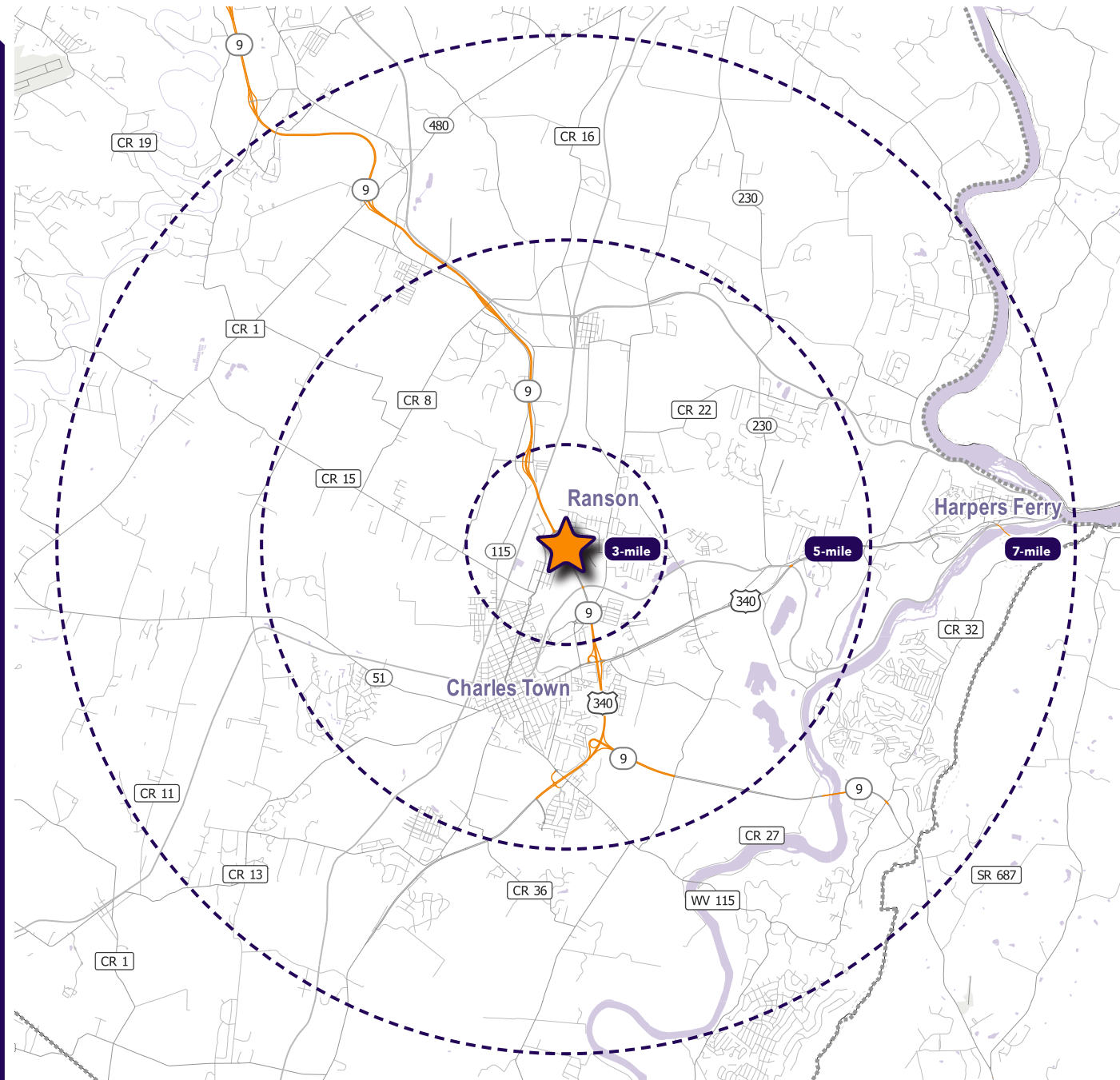
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