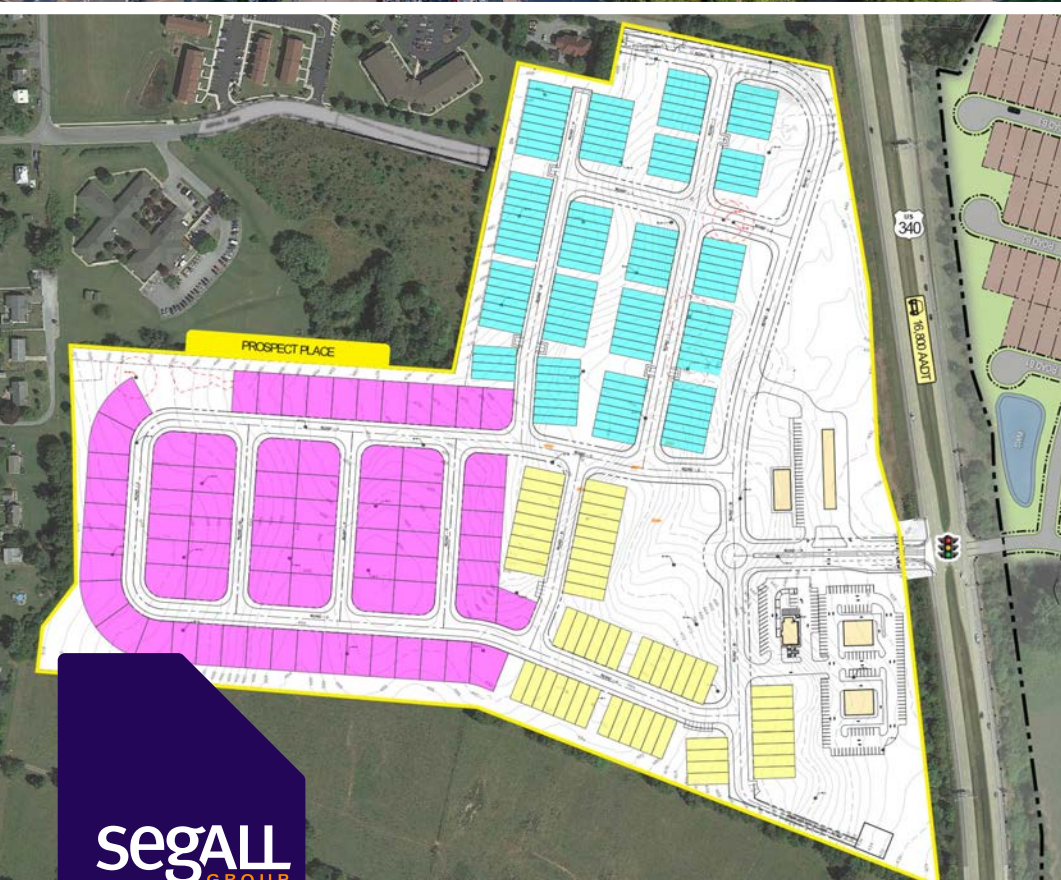


FOR LEASE Available 2024



Prospect Place

US-340 S, Charles Town, WV 25414

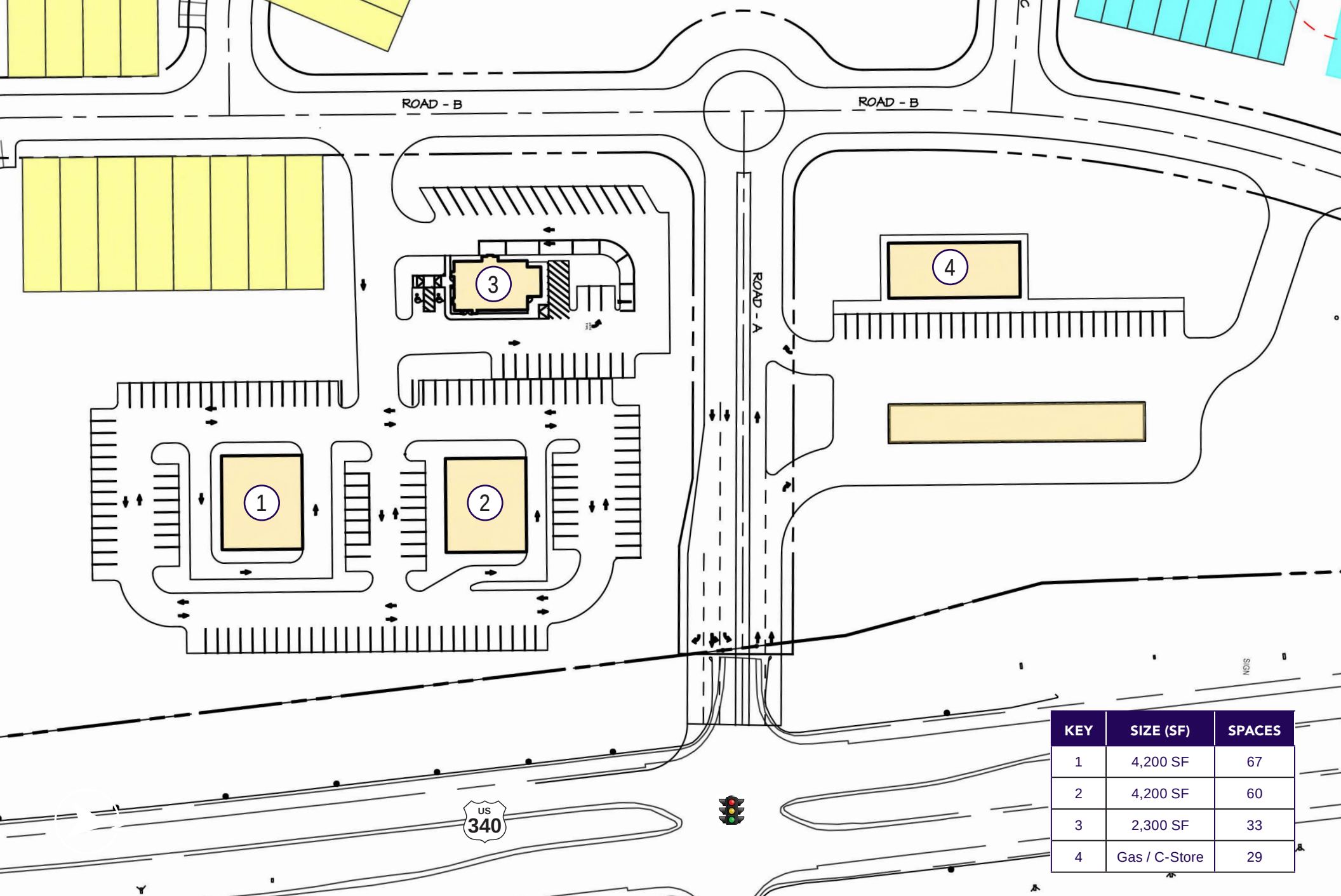
Overview

Proposed pad sites with signalized access in the booming Charles Town/Ranson market. The property is located on the west side of WV 9/US 340 approximately one mile south of WV 51 and the Charles Town Races & Slots complex. Overall development will include approximately 200 residential units (combination single family/villas) across from the Fritts Farm development (Lennar), which will consist of 232 single family homes and 50 duplex units.

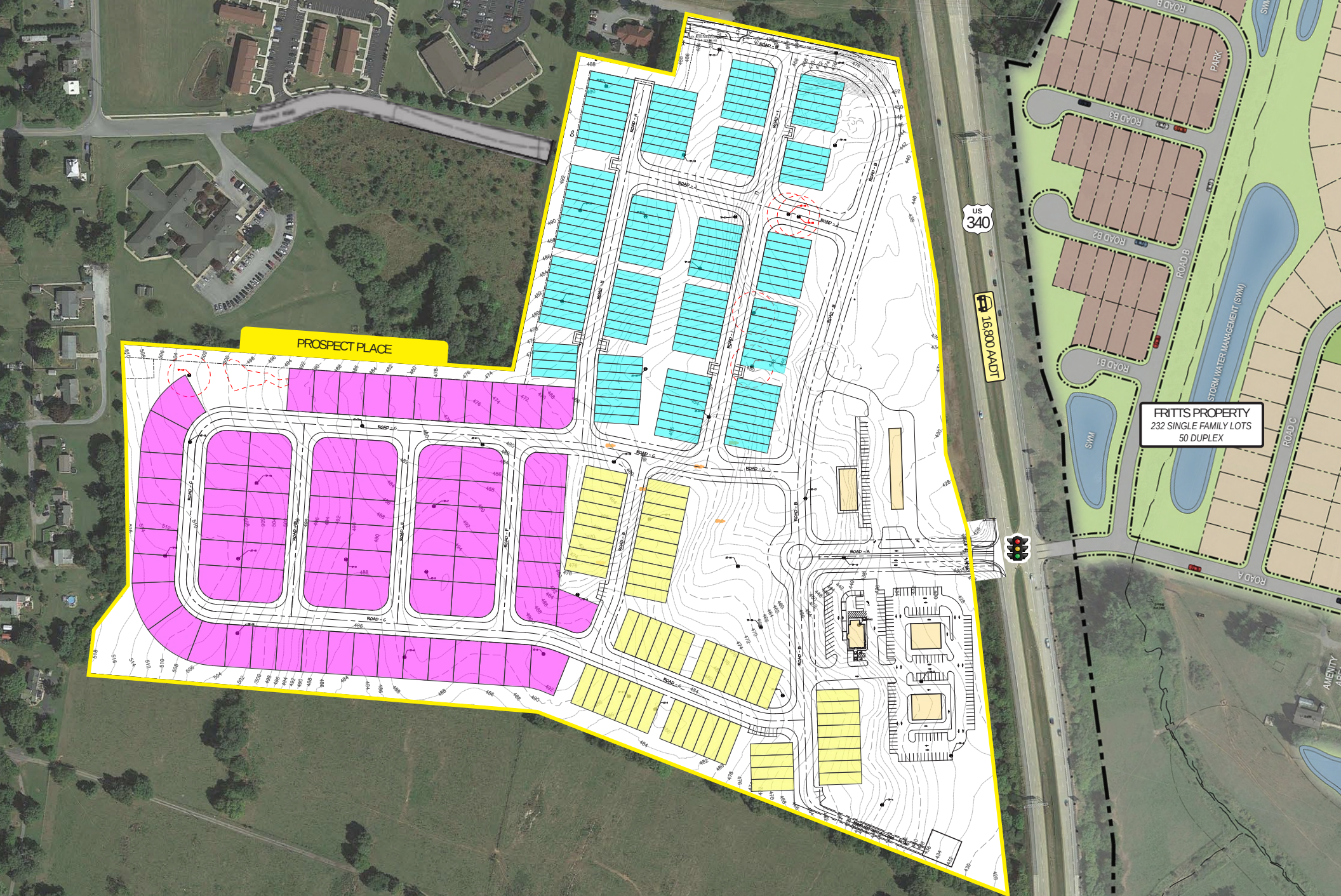
Quick Facts

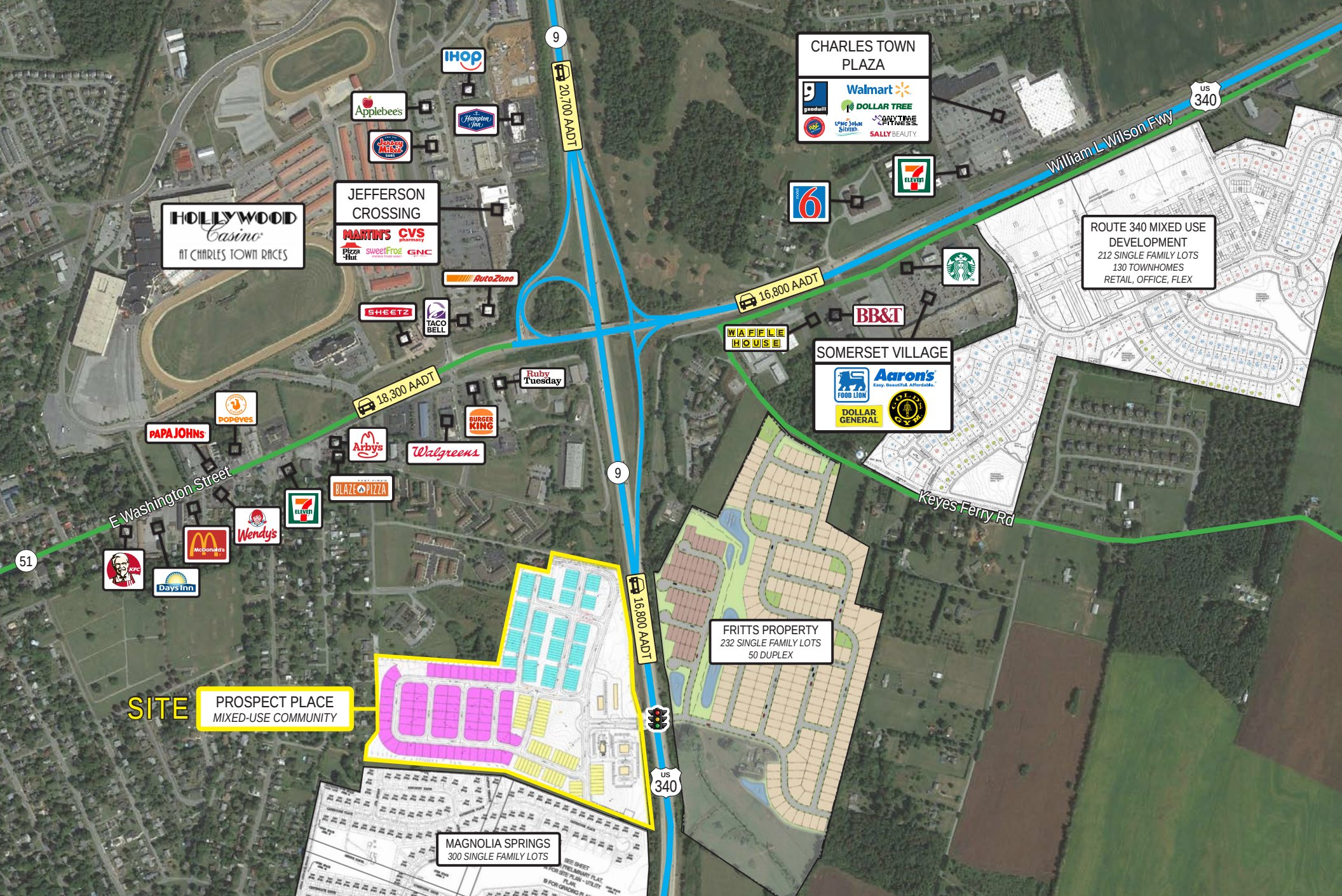
Availability	2024
Size	2,300 - 5,000 square feet
Rental Rate/Sale Price	TBD

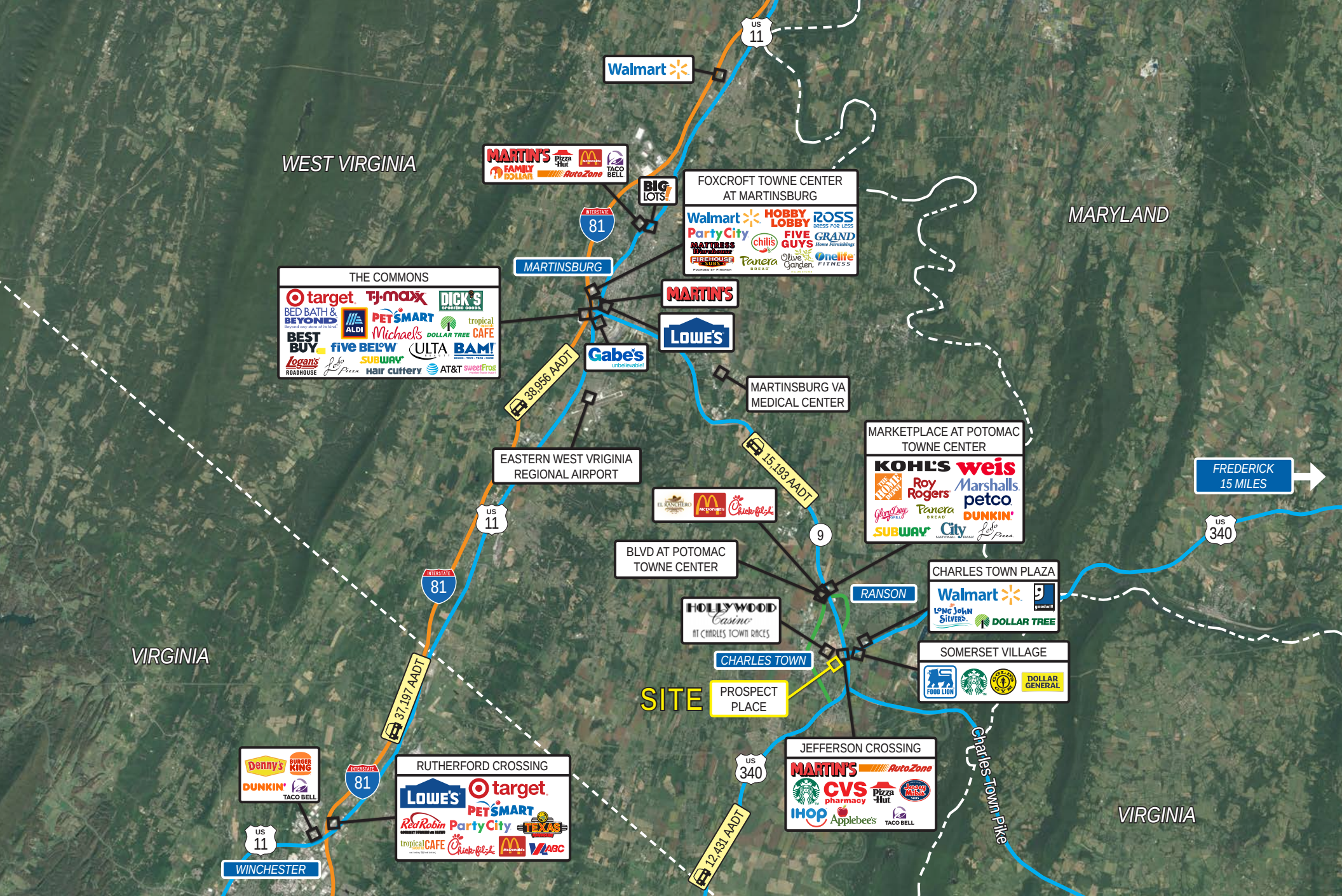
2022 Demographics	3 miles	5 miles	7 miles
 POPULATION	20,097	35,036	46,532
 HOUSEHOLDS	7,770	13,280	17,584
 AVG. HH INCOME	\$89,891	\$100,014	\$102,697
 DAYTIME POPULATION	49,379	60,196	69,476
 TRAFFIC COUNT	16,800 AADT (Veterans Memorial Hwy)	18,300 AADT (E Washington St)	



KEY	SIZE (SF)	SPACES
1	4,200 SF	67
2	4,200 SF	60
3	2,300 SF	33
4	Gas / C-Store	29







Andrew Segall

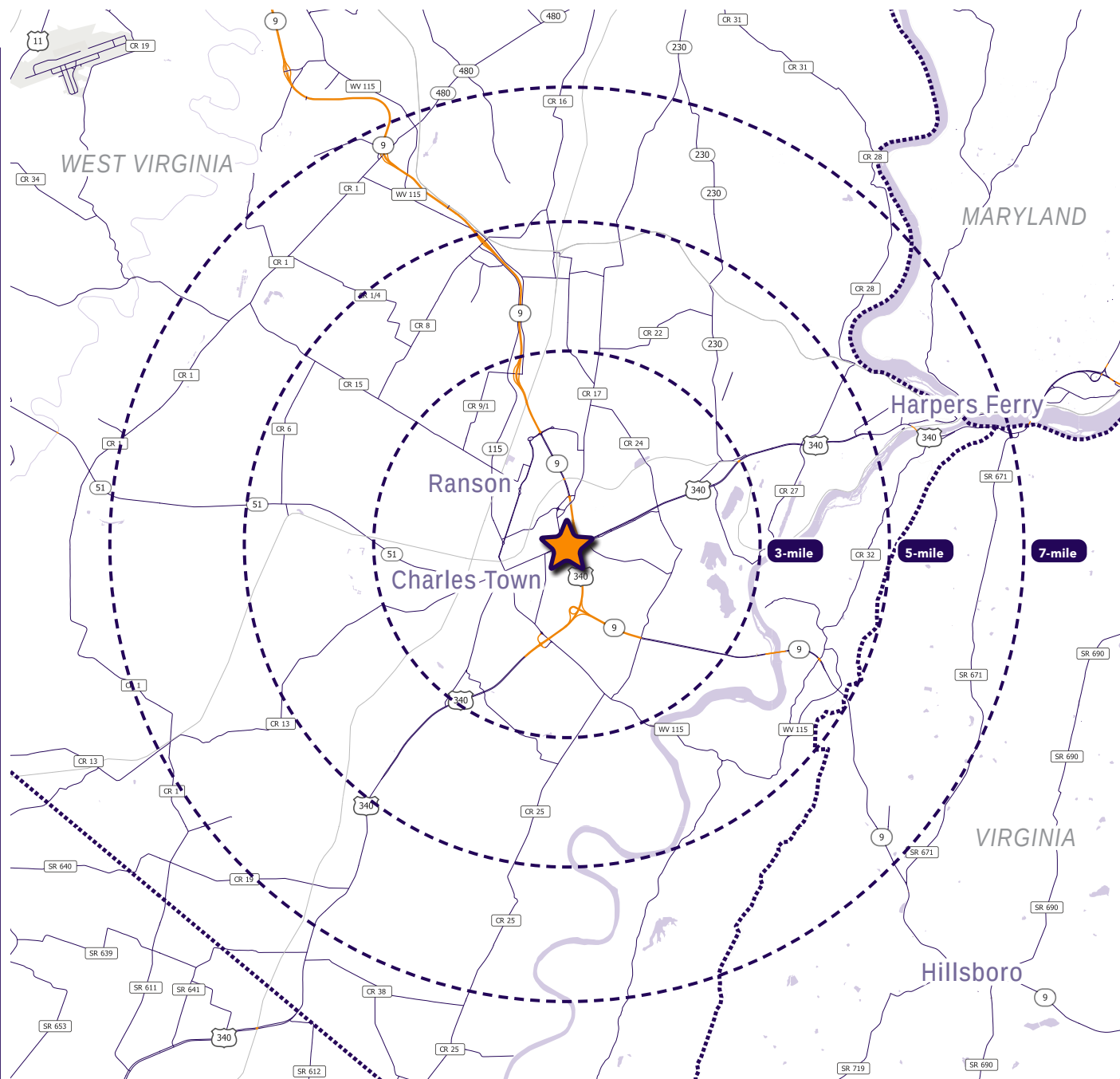
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