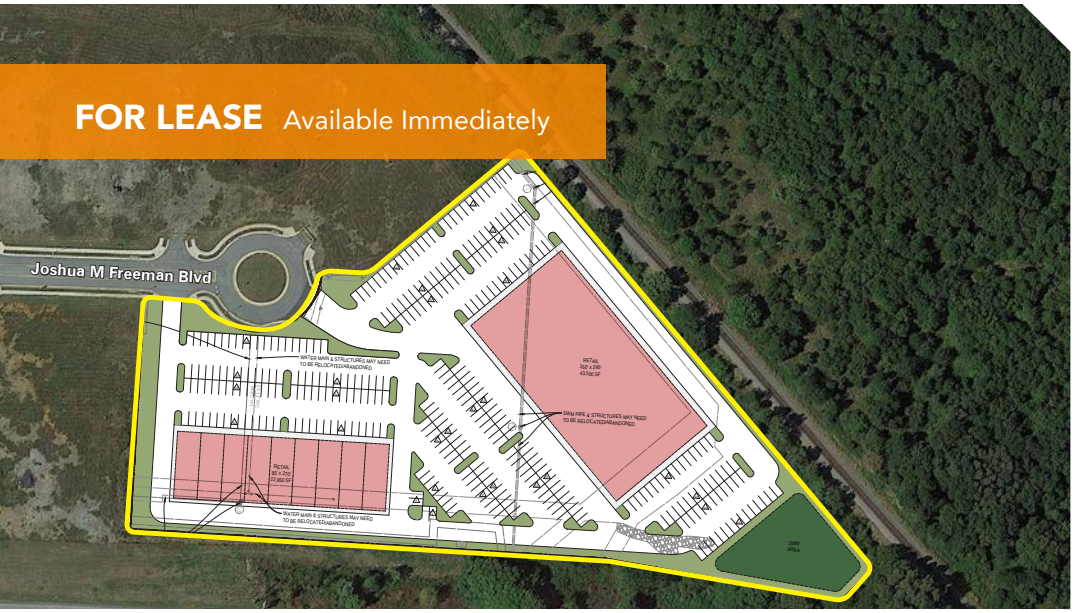

Lot 7

Boulevard at Potomac Towne Center, Ranson, WV 25438

Overview

Commercial lot for lease at this regional location in Ranson / Charles Town, WV. Two miles from Hollywood Casino at Charles Town Races, Lot 7 at 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	6.82 Acres
Access	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
Zoning	Commercial

2023 Demographics	3 mile	5 mile	7 miles
POPULATION	19,362	33,978	49,270
HOUSEHOLDS	7,652	12,856	18,768
AVG. HH INCOME	$87,840	$97,187	$99,261
DAYTIME POPULATION	41,159	63,205	70,438
TRAFFIC COUNT	17,945 AADT (WV-9)		

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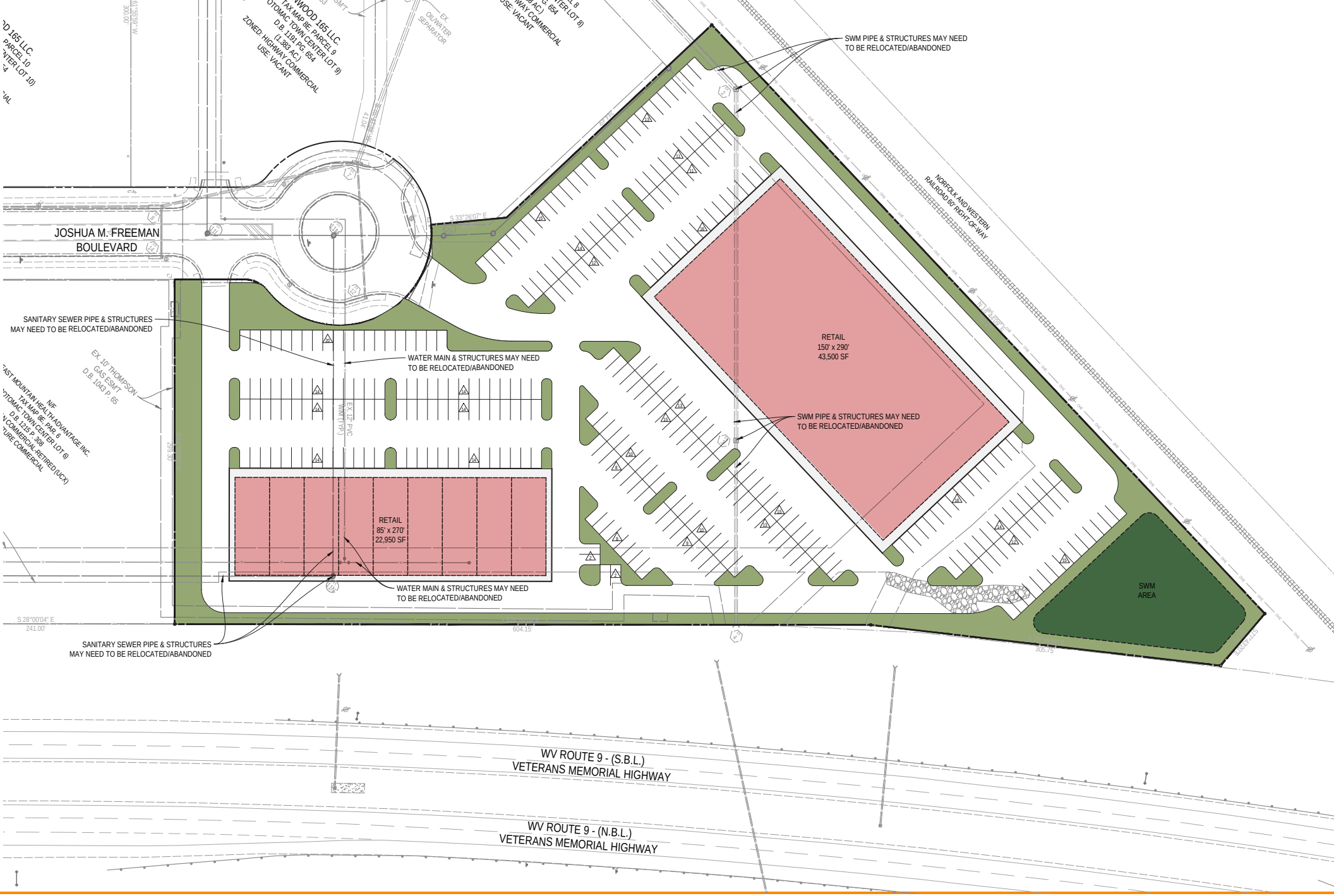

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Concept Site Plan

Lot 7 / Boulevard at Potomac Towne Center / Ranson, WV 25438

Property Aerial

Lot 7 / Boulevard at Potomac Towne Center / Ranson, WV 25438

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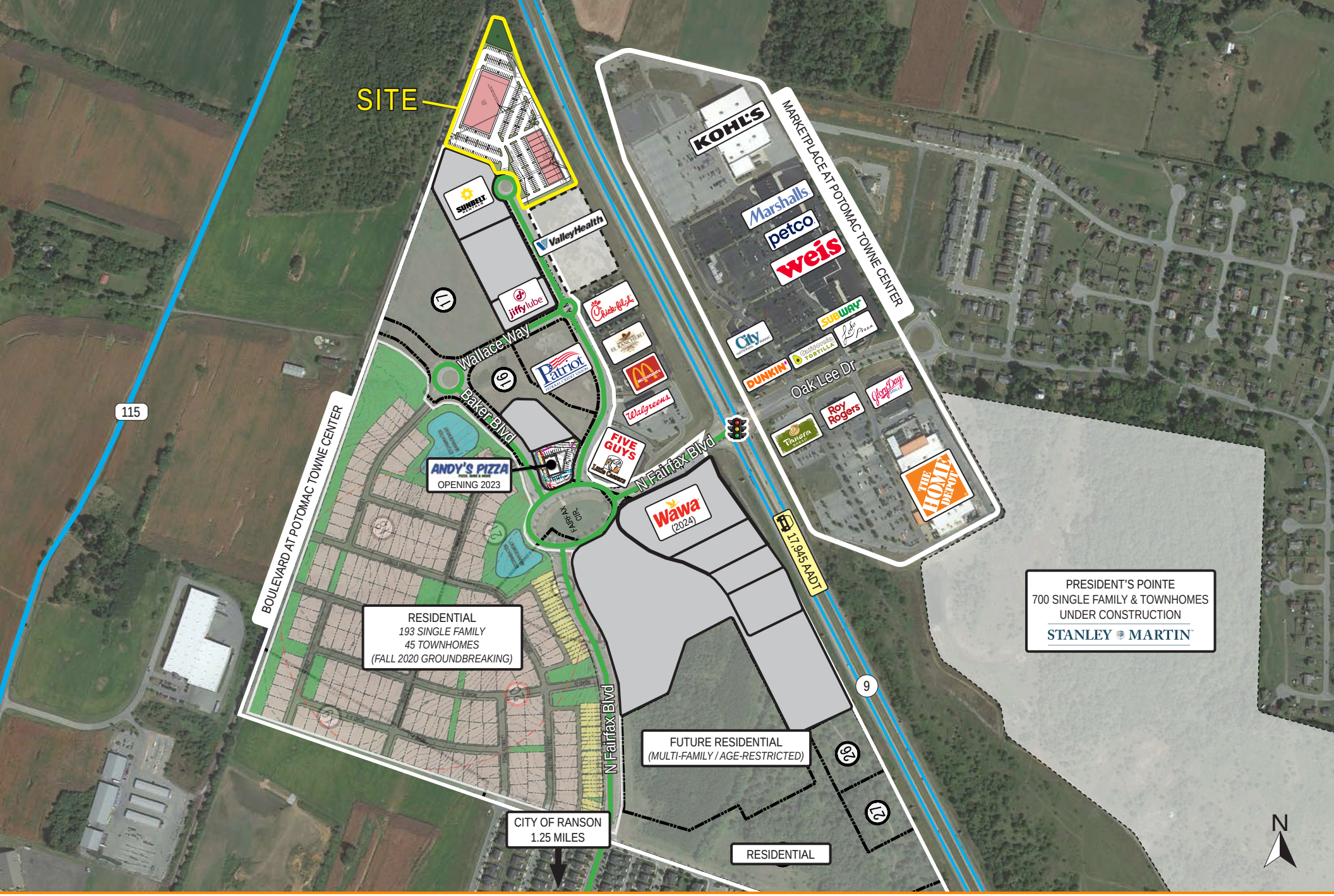

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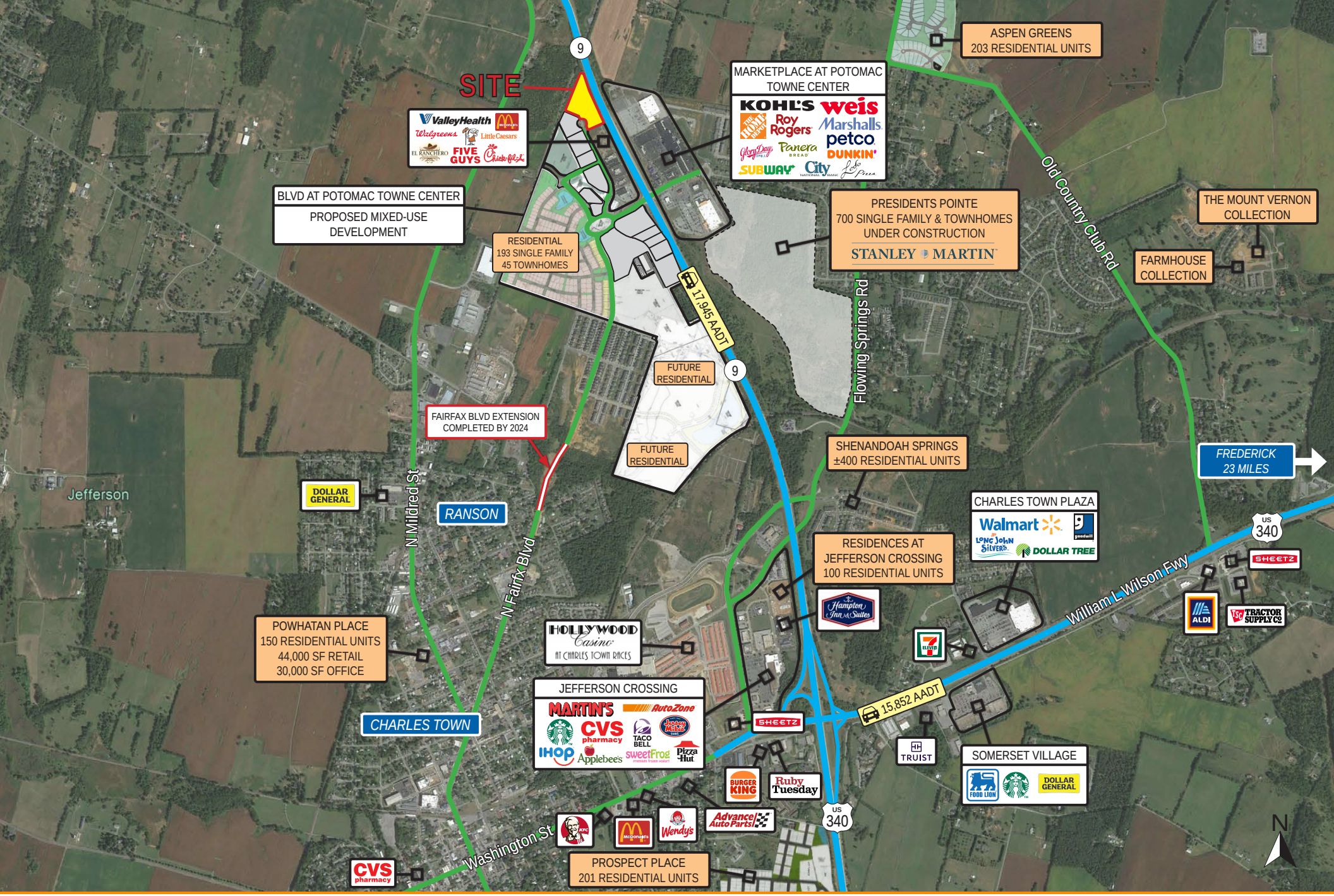
Overall Site Plan

Lot 7 / Boulevard at Potomac Towne Center / Ranson, WV 25438



Market Aerial

Lot 7 / Boulevard at Potomac Towne Center / Ranson, WV 25438

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Regional Aerial

Lot 7 / Boulevard at Potomac Towne Center / Ranson, WV 25438

Interested? Contact:

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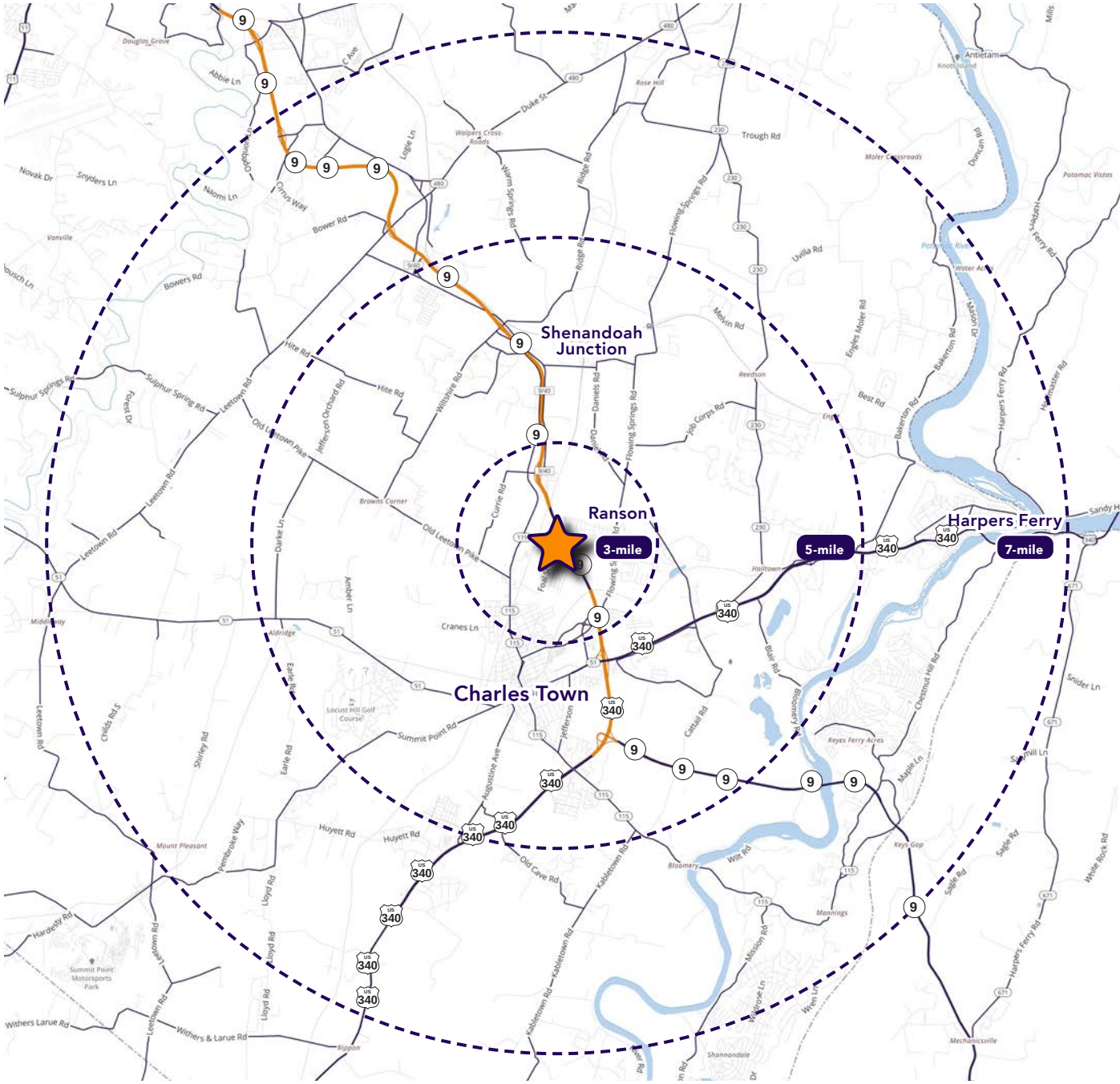
410.753.3947

443.960.0361



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