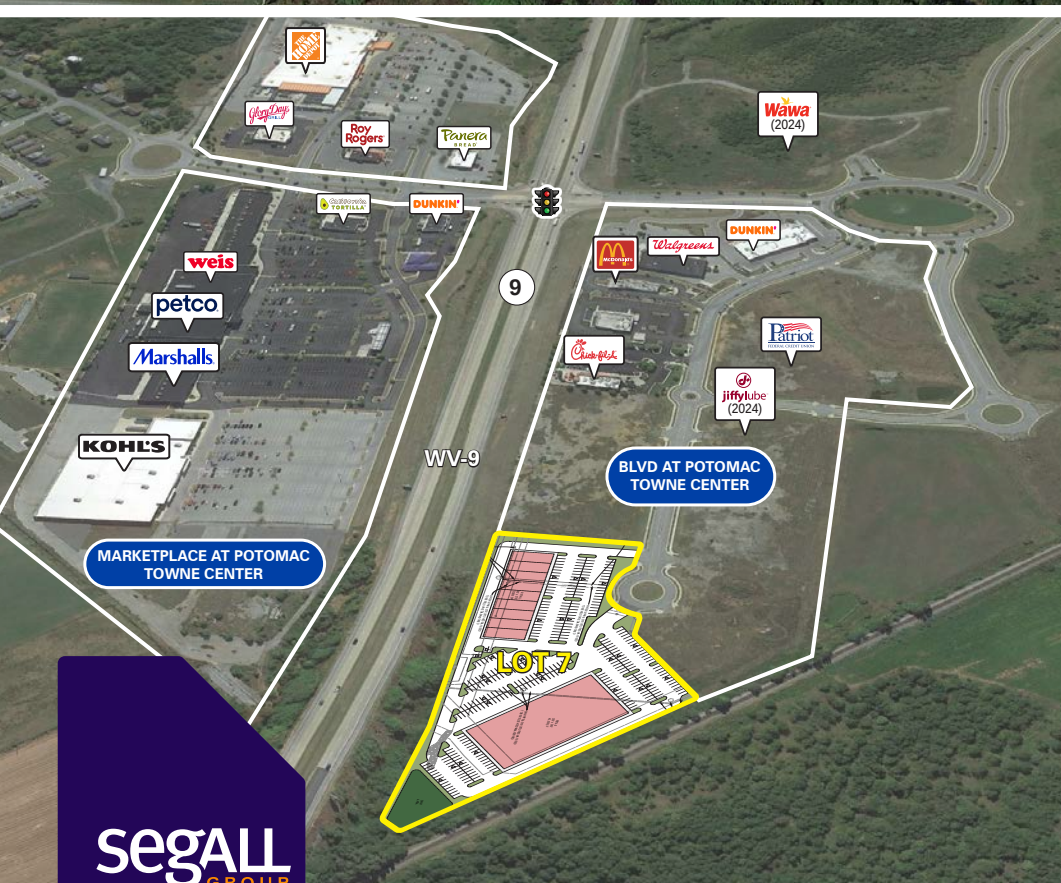
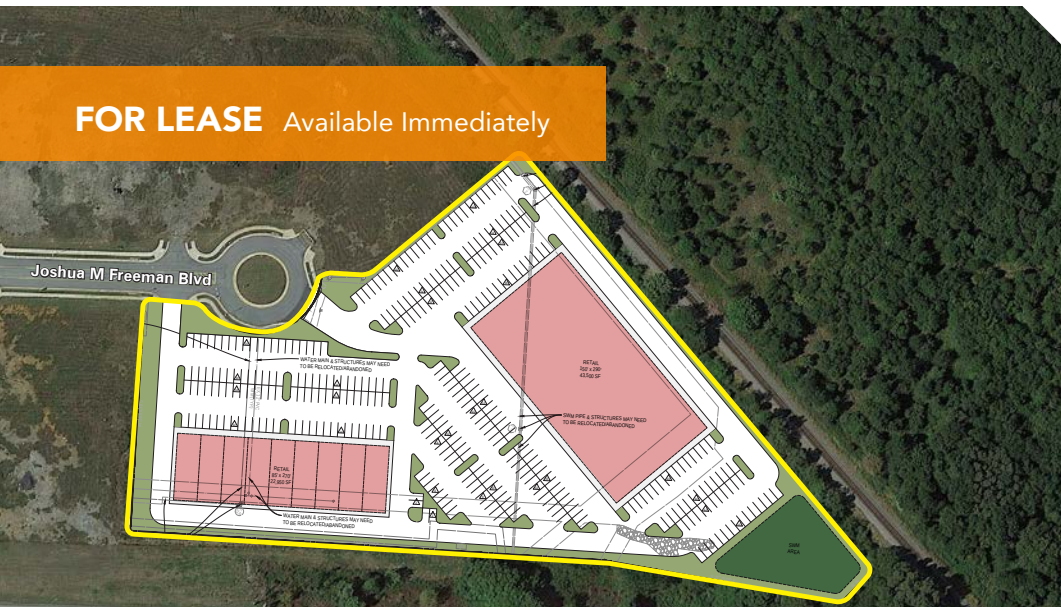


FOR LEASE Available Immediately



Lot 7

Boulevard at Potomac Towne Center, Ranson, WV 25438

Overview

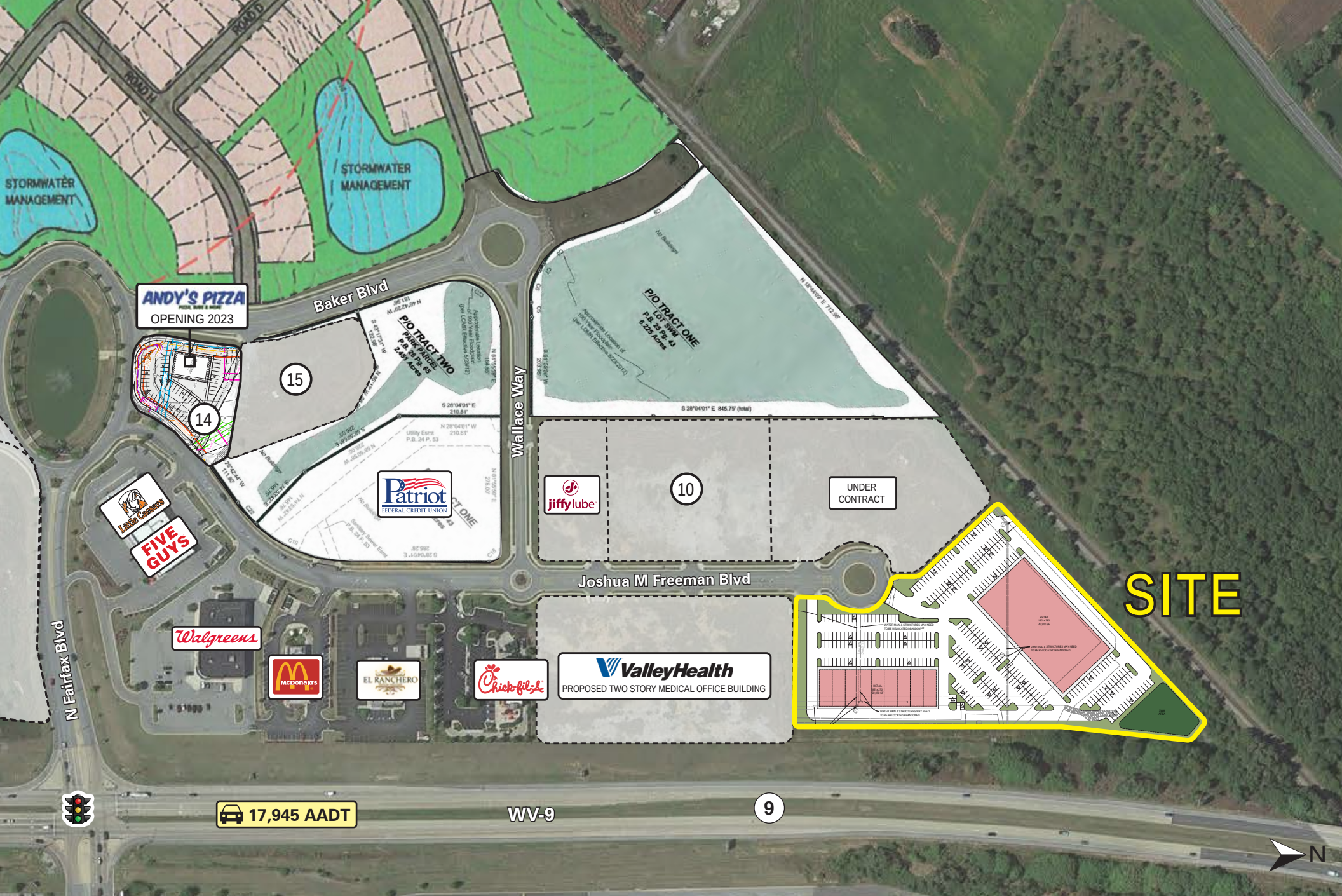
Commercial lot for lease at this regional location in Ranson / Charles Town, WV. Two miles from Hollywood Casino at Charles Town Races, Lot 7 at Potomac Towne Center offers outstanding access and exposure to busy WV Route 9.

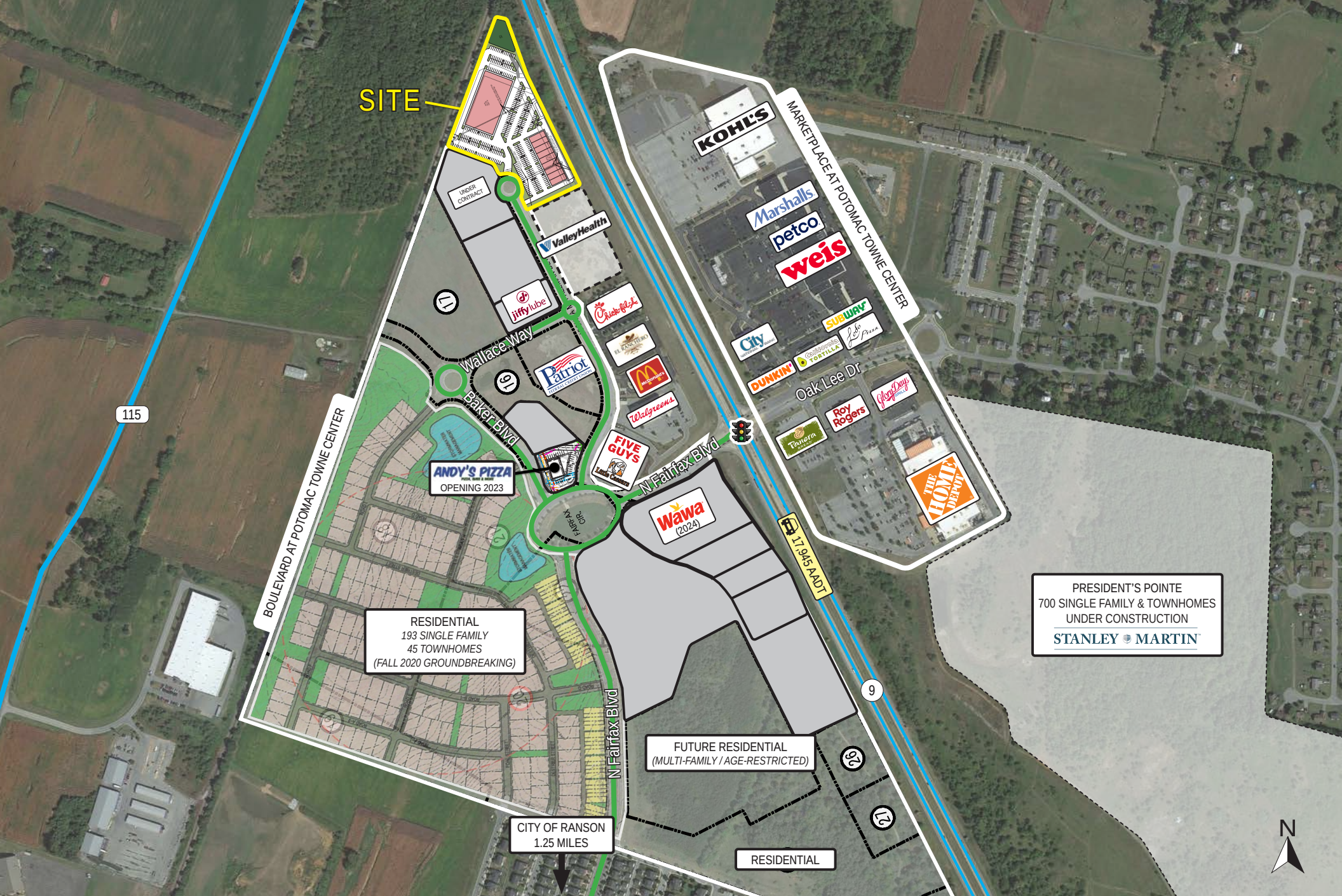
Opportunities available for restaurant, service and convenience uses serving the fast growing West Virginia panhandle region.

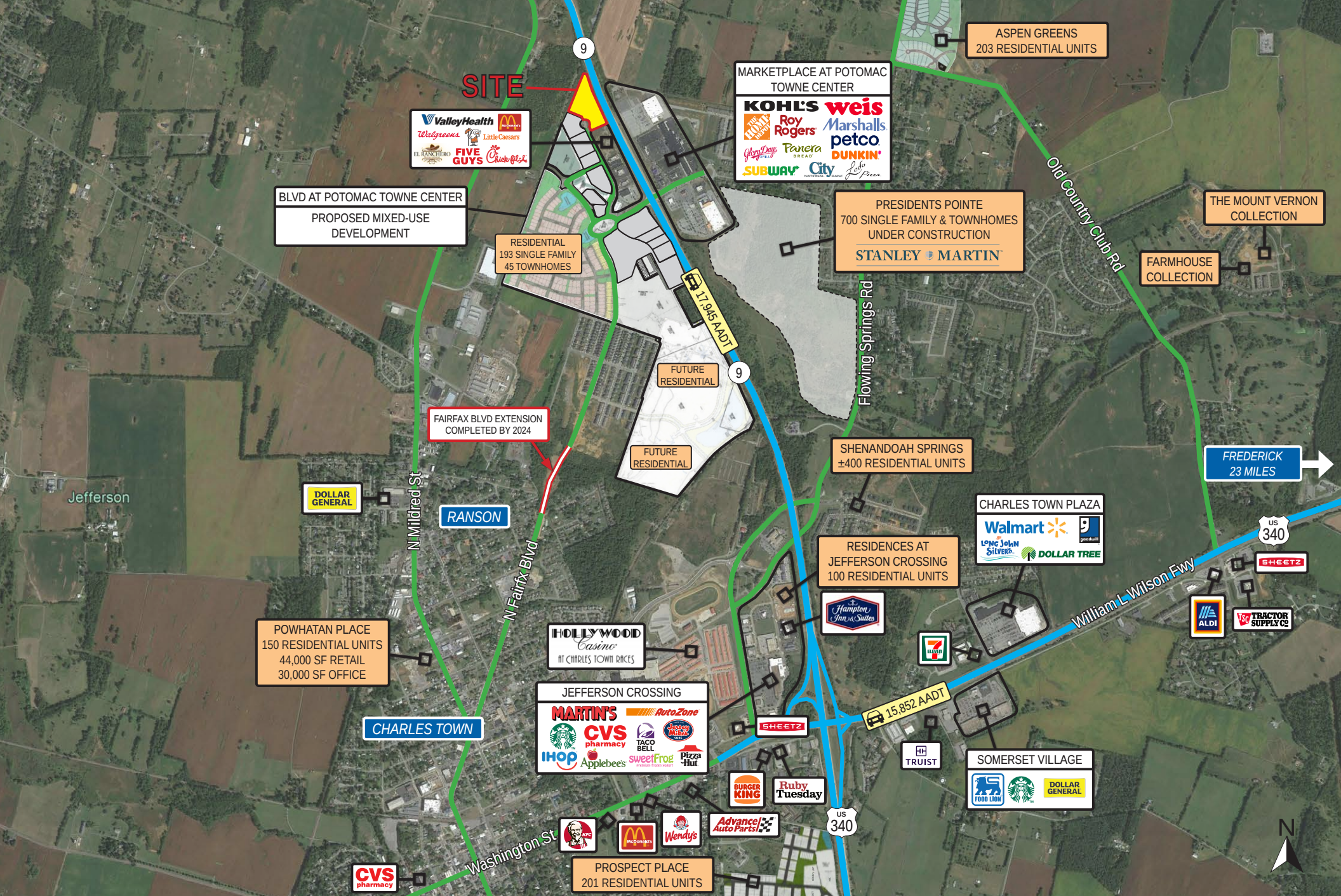
Quick Facts

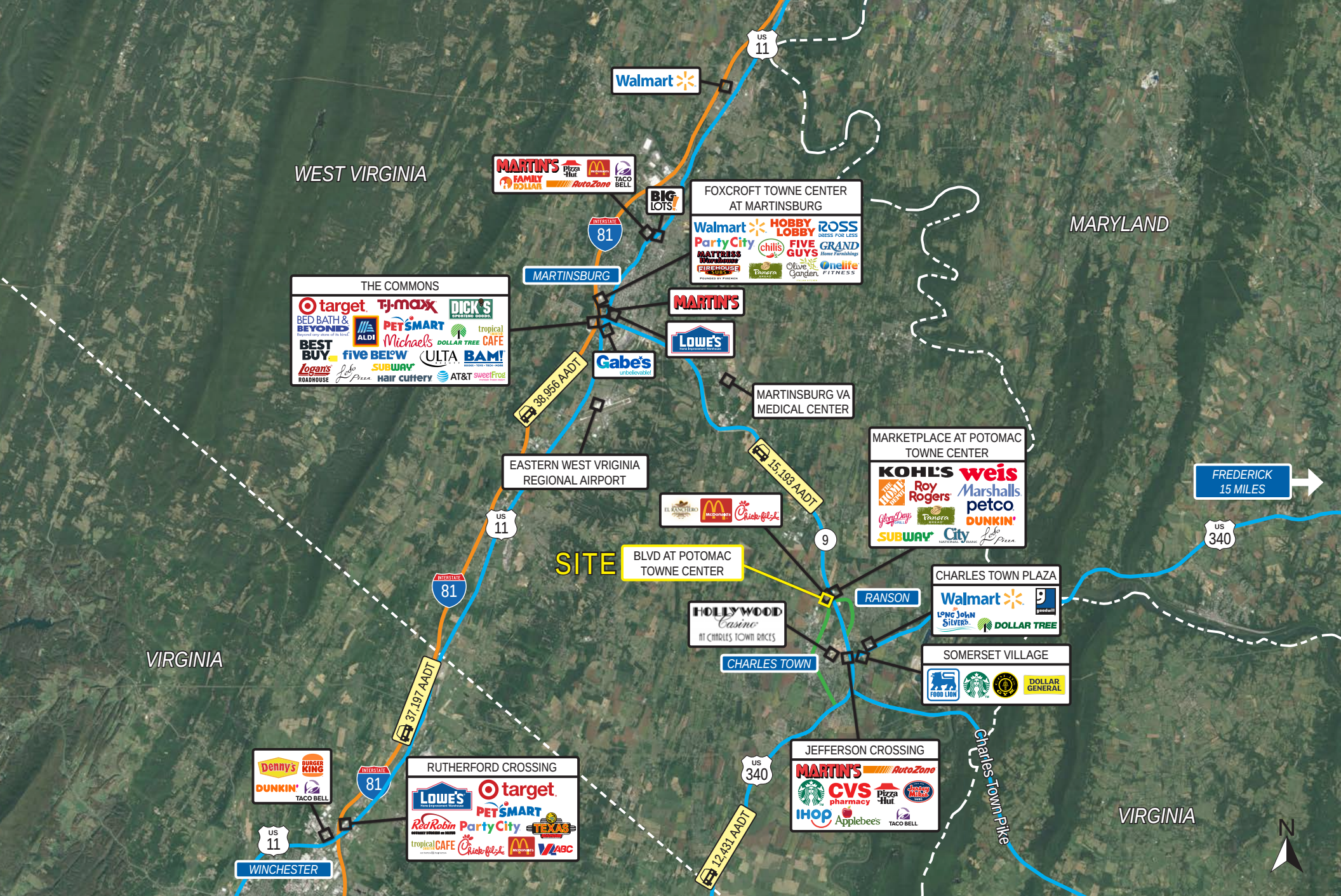
Availability	Immediate
Size	6.82 Acres
Access	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
Zoning	Commercial

2022 Demographics	3 mile	5 mile	7 miles
 POPULATION	17,409	31,888	48,397
 HOUSEHOLDS	6,682	11,998	18,092
 AVG. HH INCOME	\$90,416	\$99,777	\$101,699
 DAYTIME POPULATION	5,826	7,803	9,409
 TRAFFIC COUNT	17,945 AADT (WV-9)		









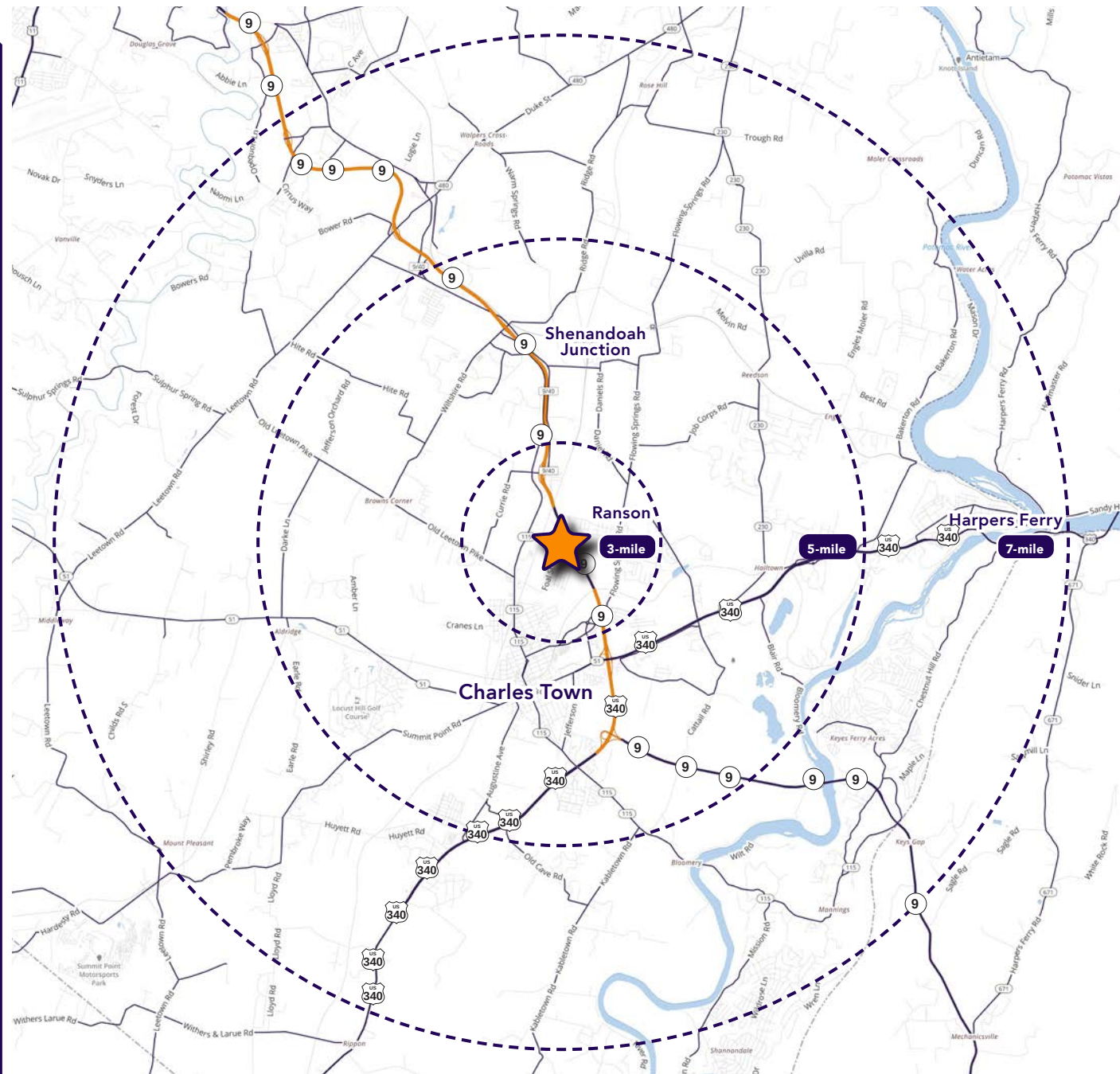
Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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