

FOR LEASE

# BOULEVARD AT POTOMAC TOWNE CENTER (SOUTH LOTS)

RANSON, WV



segall  
GROUP

# PROPERTY OVERVIEW

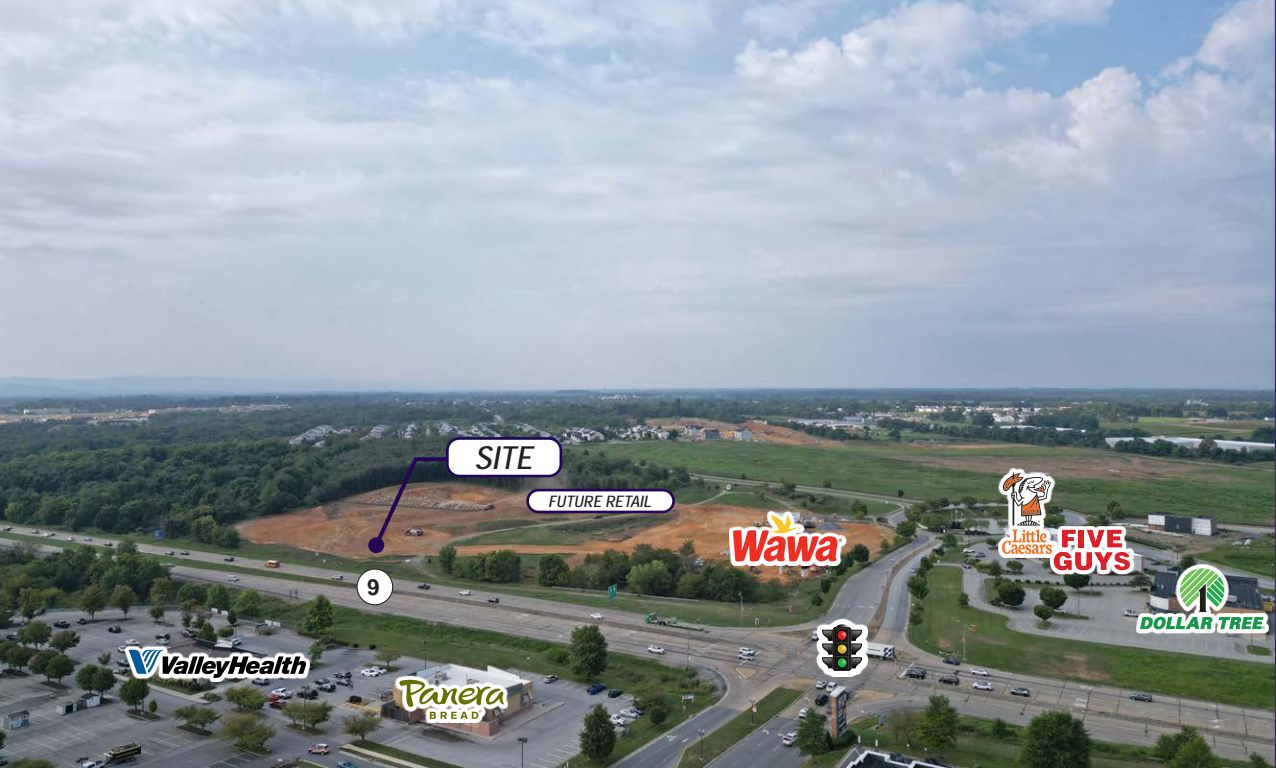
Retail / Restaurant pad sites available on busy Route 9 in Ranson, West Virginia. Connection via traffic circle to signalized intersection of WV 9 and Fairfax Drive. Join Wawa, McDonald's, Chick-Fil-A, and others in this fast growing area of the West Virginia panhandle.

### Quick Facts

Availability	2026
Size	1.0 - 2.0 Acre Pad Sites
Rental Rate	TBD
Net Charges	TBD

### Demographics

(2024)	3 Miles	5 Miles	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 Pop	46,528	64,867	72,641
Traffic Counts	29,263 AADT (WV-9)		



### NEARBY TENANTS



# Ranson, West Virginia

Ranson, West Virginia, offers an exceptional environment for retail development, strategically positioned to capture the spending power of the growing Eastern Panhandle and commuters using the nearby MARC rail access. This market benefits from favorable demographics and increasing residential density, providing a substantial consumer base with disposable income seeking diverse local retail and service options. Secure a prime location in Ranson to establish a significant retail presence and capitalize on the region's strong economic and population expansion.

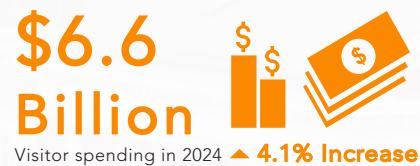
## The Region's Historic & Civic Hub

Quick access to **Historic Downtown Charles Town**, the county seat, with its rich historical sites and civic life.



## A Premier Entertainment Destination

Minutes from the **Hollywood Casino at Charles Town Races**, offering entertainment, dining, and a major regional employer.



## A Community that Invests in its Future

The brand-new **Ranson Elementary School**, which opened in 2025, is the first step in a planned multi-school campus, featuring outdoor classrooms, STEAM labs, and an energy-efficient design.



# FUTURE RETAIL



9

WV-9





LOT 9  
0.71 ACRES  
AVAILABLE

LOT 10  
2.38 ACRES  
AVAILABLE



LOT 14  
1.372 ACRES  
AVAILABLE

INFERNO BREWERY  
COMING SOON

MADISON GREENS  
193 SINGLE FAMILY  
45 TOWNHOMES  
(UNDER CONSTRUCTION)

FUTURE RETAIL

SITE  
SOUTH LOTS

PRESIDENTS POINT  
700 SINGLE FAMILY & TOWNHOMES  
UNDER CONSTRUCTION  
STANLEY MARTIN

FUTURE RESIDENTIAL  
DEVELOPMENT  
554 RESIDENTIAL UNITS  
OR 343 RESIDENTIAL UNITS  
+ 18.5 ACRE RETAIL

CITY OF RANSON  
1.25 MILES

RANSON ES  
COMING SOON  
600 STUDENTS

115

BOULEVARD AT POTOMAC TOWNE CENTER

Wallace Way

Baker Blvd

N Fairfax Blvd

MARKET PLACE AT POTOMAC TOWNE CENTER

29,263 AADT

9

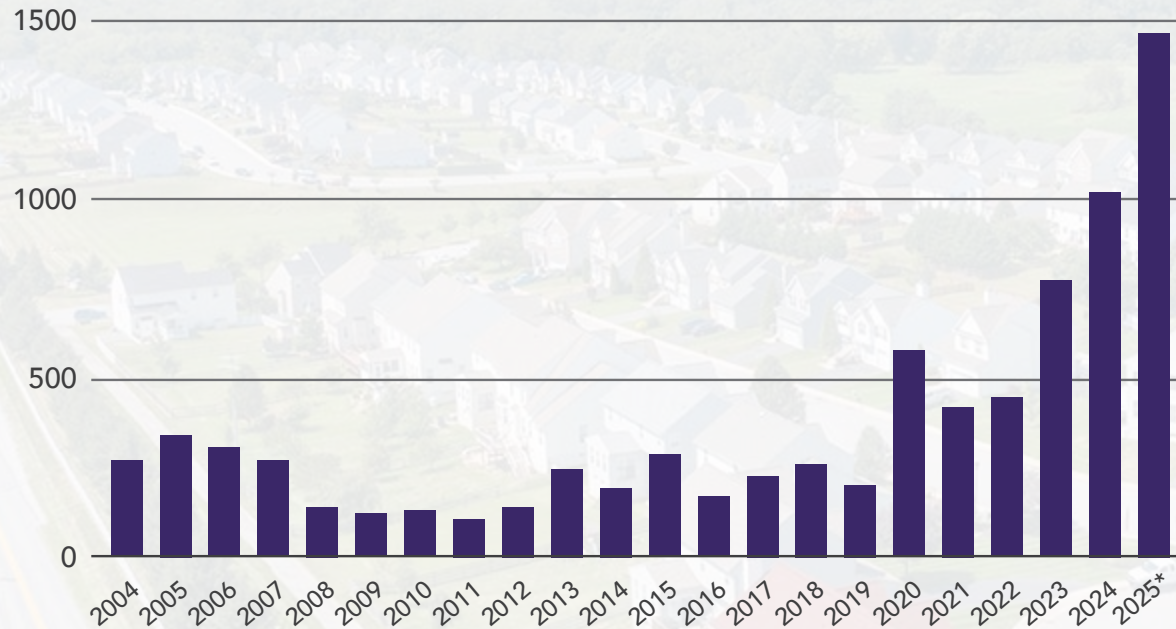




# New Construction Permits In Jefferson County Expected To Hit 1,500 in 2025

December 3, 2025 — *The WV Independent Observer*

## New Housing Permits In Jefferson County



## A Dramatic Shift In The Past Five Years

From 2010 through 2019 the county-wide non-apartment residential permit number averaged 189 units per year. The numbers started to increase slowly in 2020 and have been ramping up consistently for the past five years:

**2020:** 277 permits

**2021:** 427 permits

**2022:** 452 permits

**2023:** 768 permits

**2024:** 1,013 permits

**2025:** 1,232 permits

(Through Nov 2025)

By the end of December 2025, the number of permits issued county-wide for new home construction (including apartments) will exceed **1,500** for the year.

Source: <https://observerwv.com>

**Interested? Contact:**

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