

FOR LEASE

# BOULEVARD AT POTOMAC TOWNE CENTER (SOUTH LOTS)

RANSON, WV



segall  
GROUP

# PROPERTY OVERVIEW

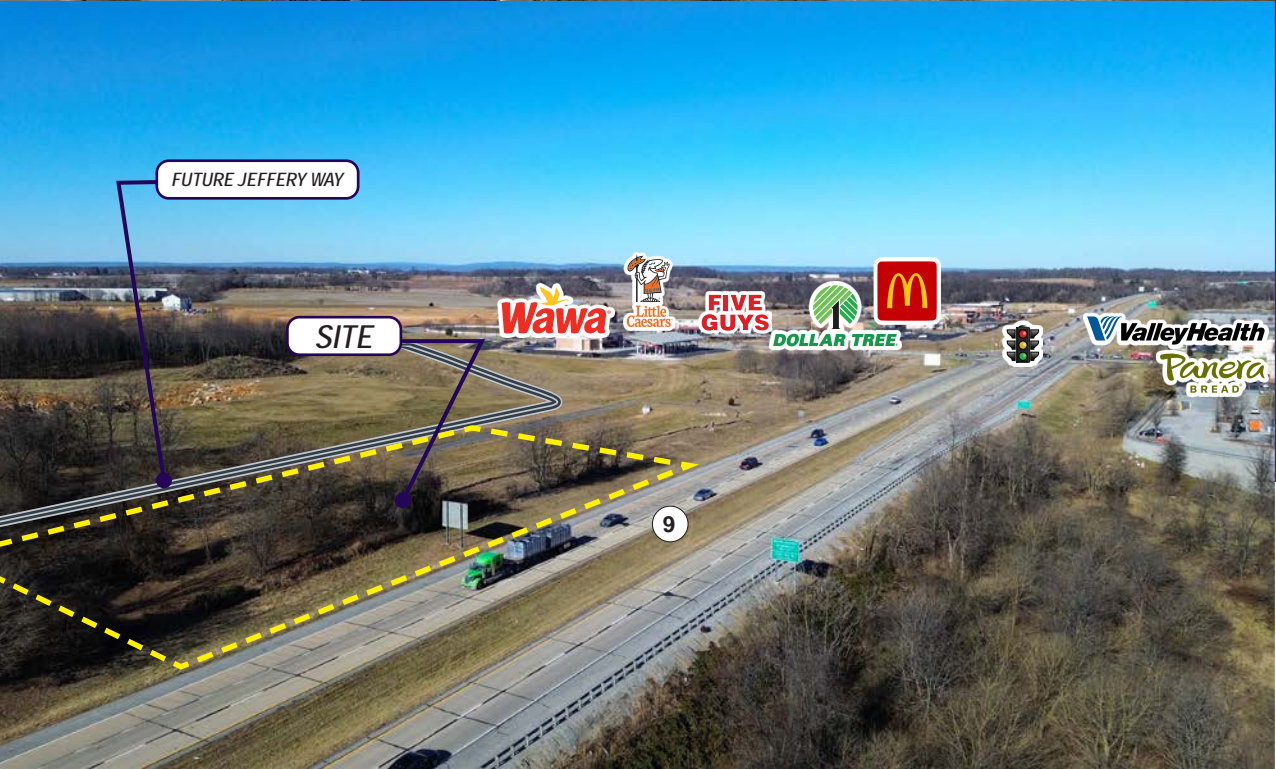
Retail / Restaurant pad sites available on busy Route 9 in Ranson, West Virginia. Connection via traffic circle to signalized intersection of WV 9 and Fairfax Drive. Join Wawa, McDonald's, Chick-Fil-A, and others in this fast growing area of the West Virginia panhandle.

### Quick Facts

Availability	Q4 2027
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.

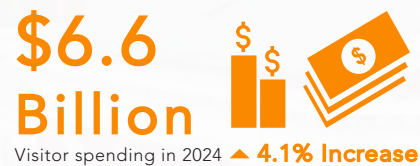
## The Region’s Historic & Civic Hub

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

Valley Health  
PRIMARY CARE

KOHL'S

Marshalls

petco

weis

five BELOW

City

Subway

McDonald's

DOLLAR TREE

Wawa

Parera

Valley Health  
URGENT CARE

Oak Lee Dr

Roy Rogers

AMERICAN HOME

jiffy lube

Wallace Way

Baker Blvd

INFERNO BREWERY

MADISON GREENS  
±193 SINGLE FAMILY  
±45 TOWNHOMES  
(UNDER CONSTRUCTION)

SITE

FUTURE DEVELOPMENT

PRESIDENTS POINT  
700 SINGLE FAMILY & TOWNHOMES  
UNDER CONSTRUCTION  
STANLEY MARTIN

FUTURE RESIDENTIAL  
UP TO 554 RESIDENTIAL UNITS

CITY OF RANSON  
1.25 MILES

RANSON ES  
300 STUDENTS

115

BOULEVARD AT POTOMAC TOWNE CENTER

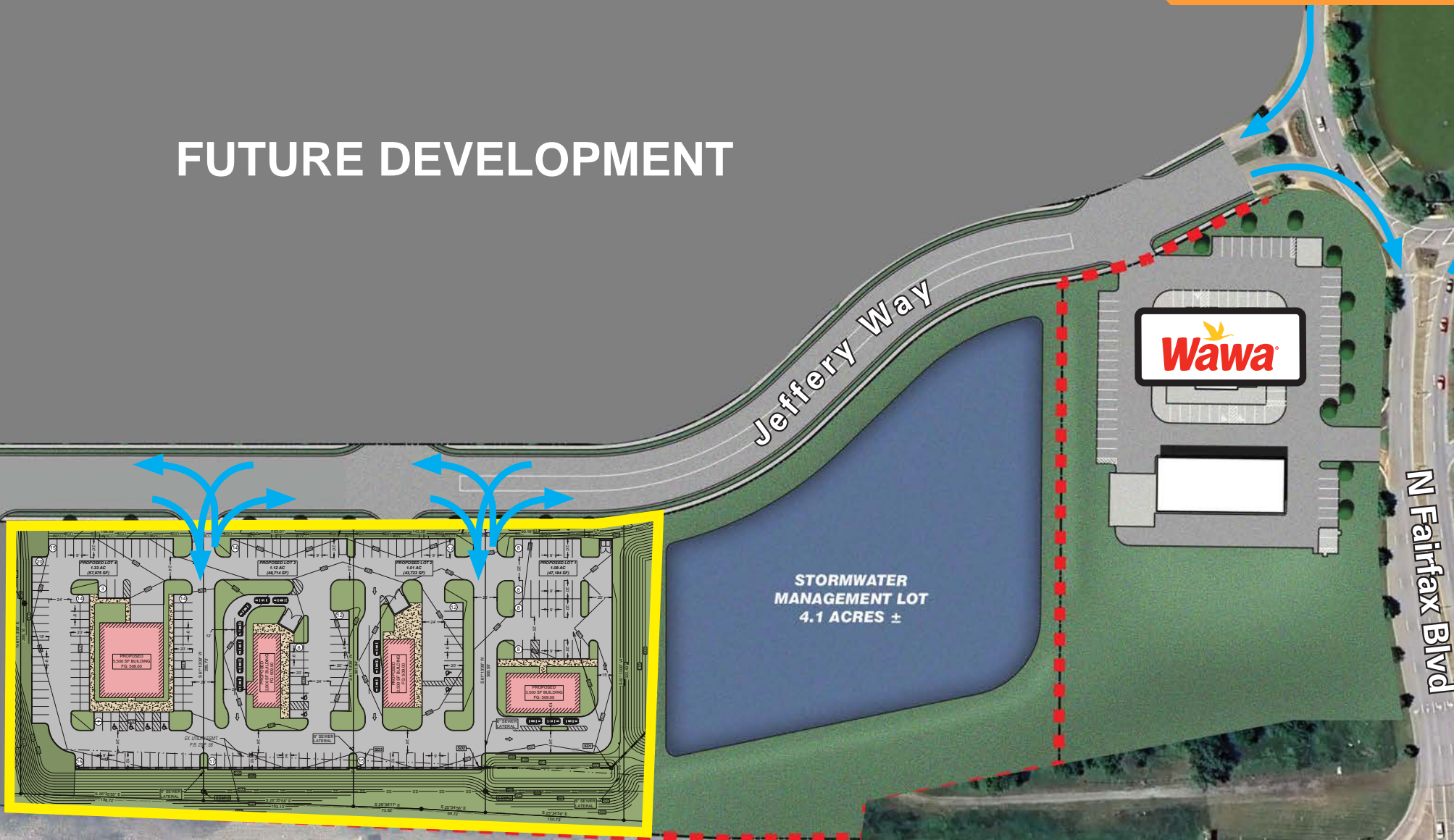
Jeffery Way

29,263 AADT

N Fairfax Blvd

9

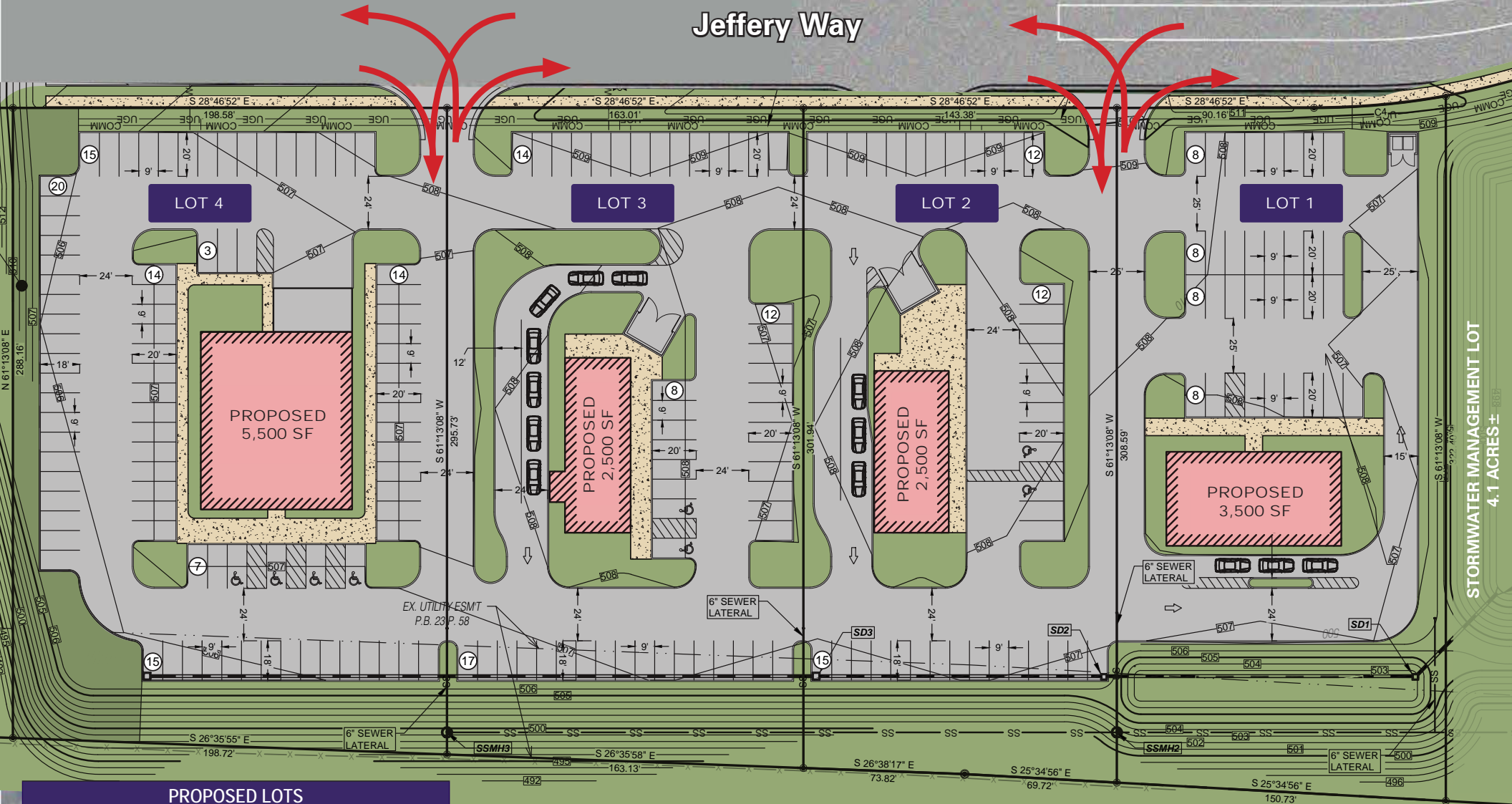
# FUTURE DEVELOPMENT



9

WV-9

Jeffery Way



PROPOSED LOTS			
LOT	AC	SF	# OF PARKING SPACES
1	1.08	47,184	32
2	1.01	43,723	39
3	1.12	48,714	51
4	1.33	57,975	88

9 WV-9



ValleyHealth  
jiffylube  
MATTRESS Warehouse  
FIVE GUYS  
Crick-filix  
McDonald's  
EL RANCHERO  
DOLLAR TREE  
Little Caesars

MADISON GREENS  
±380 UNITS  
**NVR**

RAMSON ES  
300 STUDENTS

**SITE**

MARKETPLACE AT POTOMAC TOWN CENTER  
**KOHL'S** **weis**  
Roy Rogers  
Marshalls  
City Panera  
petco  
SUBWAY  
DUNKIN'  
five BELOW  
Lobo Pizzeria

PRESIDENTS POINT  
700 SINGLE FAMILY & TOWNHOMES  
UNDER CONSTRUCTION  
**STANLEY MARTIN**

FUTURE RESIDENTIAL  
UP TO 554 UNITS

RIVERPOINTE  
416 SINGLE FAMILY & TOWNHOMES  
UNDER CONSTRUCTION  
**D-R-HORTON**

FREDERICK  
23 MILES

DOLLAR GENERAL

RAMSON

CHARLES TOWN PLAZA  
Walmart  
DOLLAR TREE  
LONG JOHN SILVER'S  
AUTO SPA EXPRESS  
Goodwill

US 340

SHEETZ

ALDI

TRACTOR SUPPLIES

HOLLYWOOD Casino  
AT CHARLES TOWN PRICES

Hampton  
by HILTON

7-Eleven

CHARLES TOWN

JEFFERSON CROSSING  
**MARTIN'S**  
CVS pharmacy  
IHOP  
TACO BELL  
Applebees  
AutoZone  
SHEETZ  
Sweet Frog  
Pizza Hut

SHEETZ

35,093 AADT

BB&T

SOMERSET VILLAGE  
FOOD LION  
Starbucks  
DOLLAR GENERAL

RAMSON HEIGHTS  
±300 UNITS  
**DR3**  
DRB GROUP

CVS pharmacy

Washington St

KFC

McDonald's

Wendy's

ADVANCE AUTO PARTS

BURGER KING

Ruby Tuesday

US 340

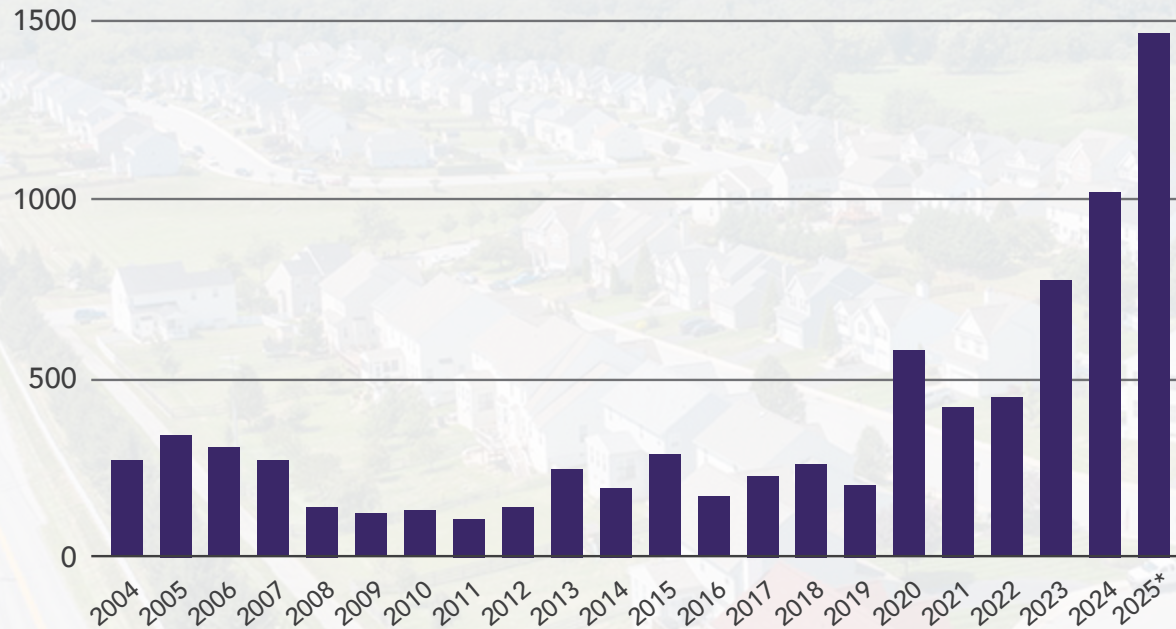
STONE SPRINGS  
245 SINGLE FAMILY & TOWNHOMES  
UNDER CONSTRUCTION  
**STANLEY MARTIN**



# 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



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.

## 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

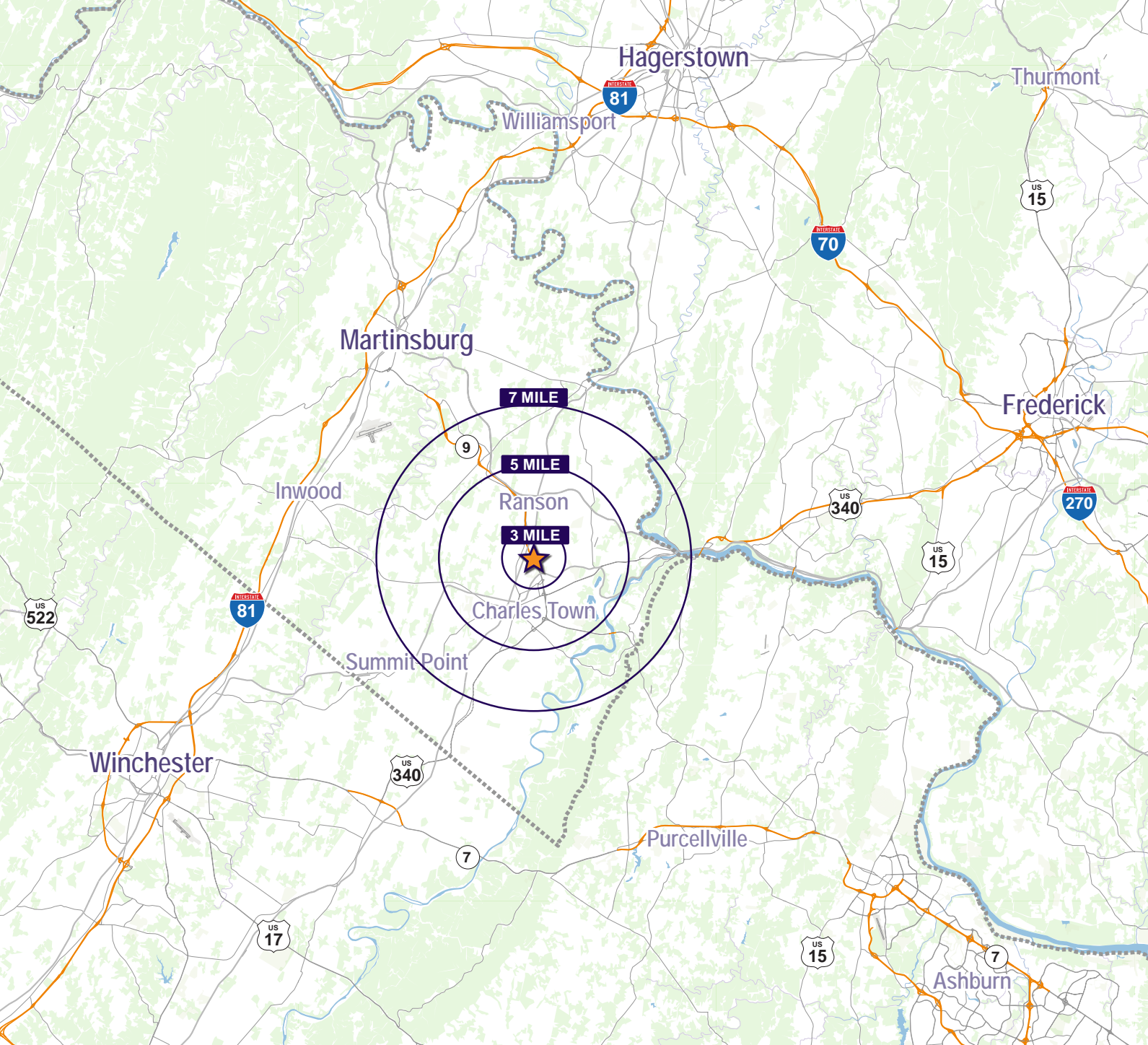
**2022:** 452 permits

**2023:** 768 permits

**2024:** 1,013 permits

**2025:** 1,232 permits  
(Through Nov 2025)

Source: <https://observerwv.com>



**Interested? Contact:**

**Andrew Segall**

-  [asegall@segallgroup.com](mailto:asegall@segallgroup.com)
-  410.753.3947
-  443.960.0361