

FOR LEASE

BOULEVARD AT POTOMAC TOWNE CENTER (SOUTH LOTS)

RANSON, WV



segall
GROUP

PROPERTY OVERVIEW

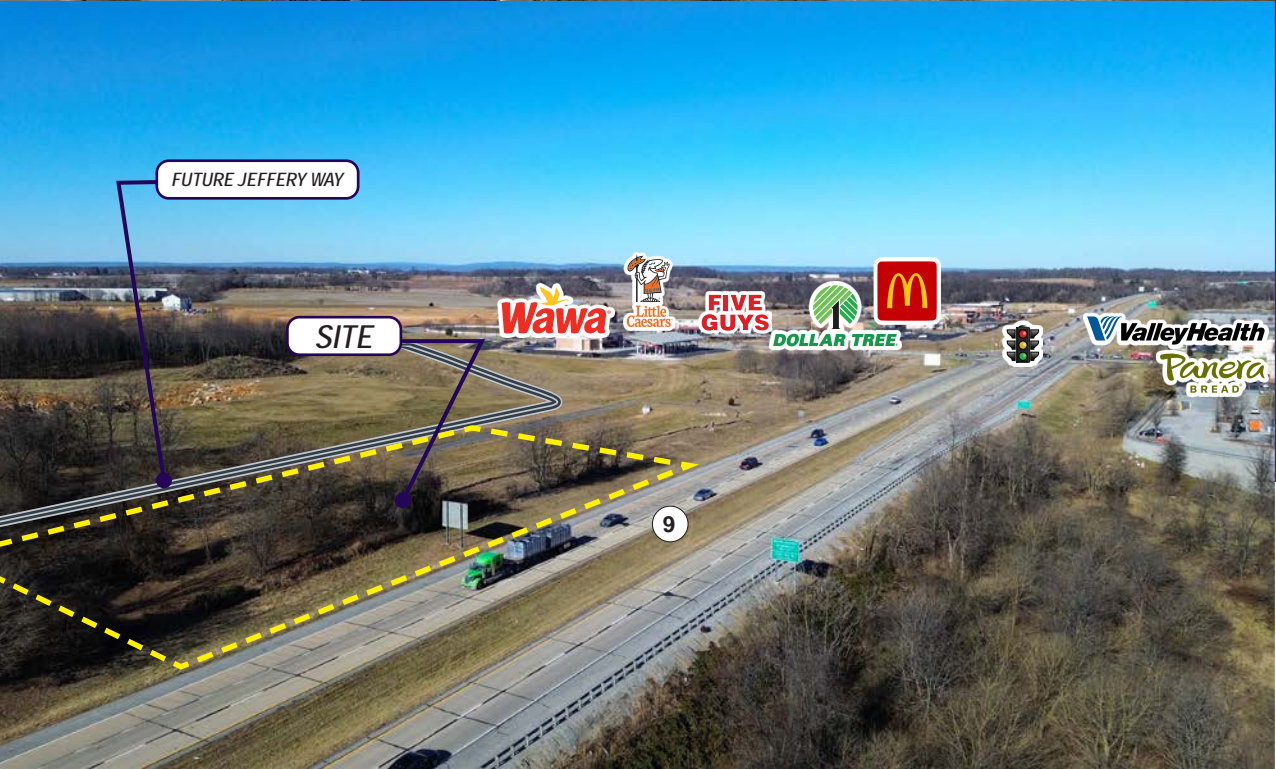
Retail / Restaurant pad sites available on busy Route 9 in Ranson, West Virginia. Connection via traffic circle to signalized intersection of WV 9 and Fairfax Drive. Join Wawa, McDonald's, Chick-Fil-A, and others in this fast growing area of the West Virginia panhandle.

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.

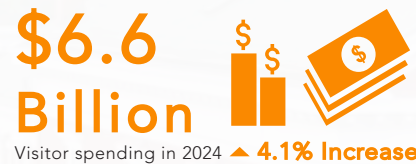
The Region’s Historic & Civic Hub

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



A Premier Entertainment Destination

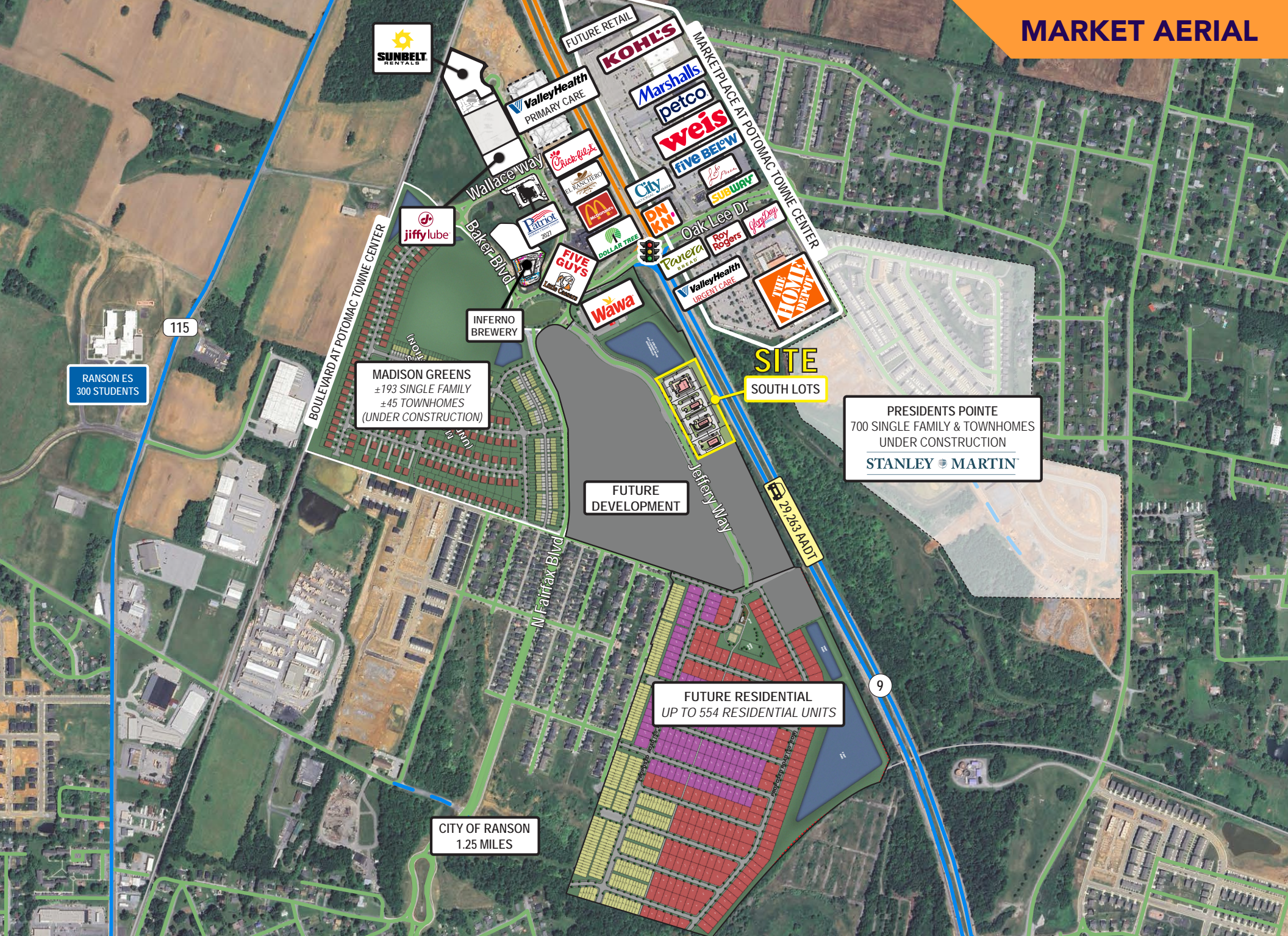
Minutes from the **Hollywood Casino at Charles Town Races**, offering entertainment, dining, and a major regional employer.



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.





RANSON ES
300 STUDENTS

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

SITE
SOUTH LOTS

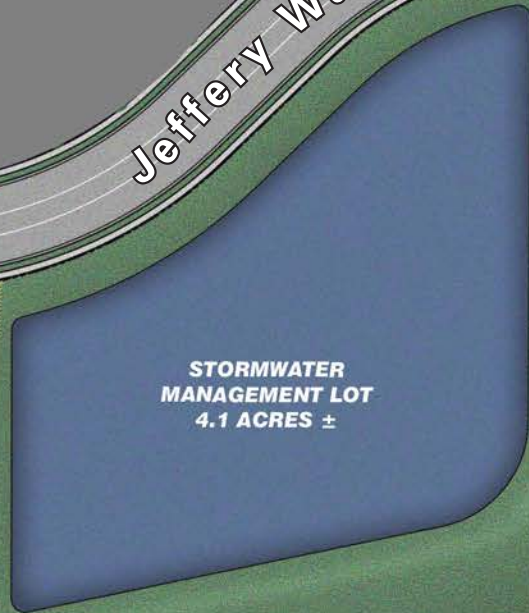
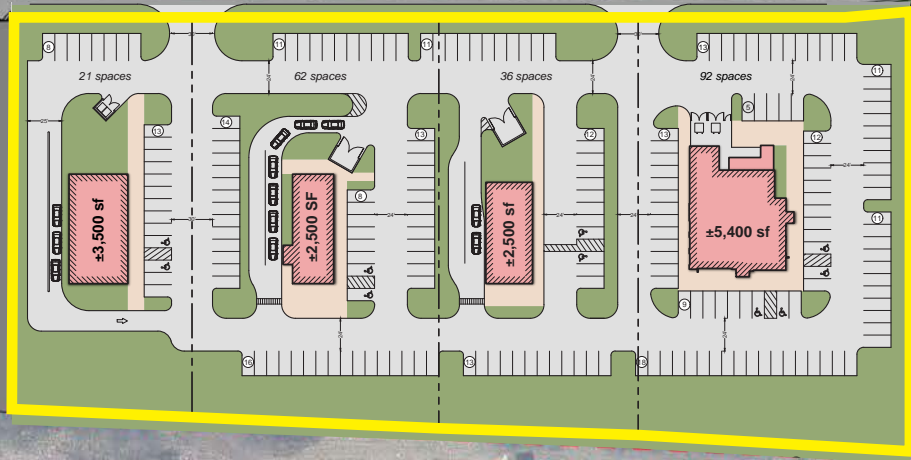
PRESIDENTS POINT
700 SINGLE FAMILY & TOWNHOMES
UNDER CONSTRUCTION
STANLEY MARTIN

FUTURE
DEVELOPMENT

FUTURE RESIDENTIAL
UP TO 554 RESIDENTIAL UNITS

CITY OF RANSON
1.25 MILES

FUTURE DEVELOPMENT



9

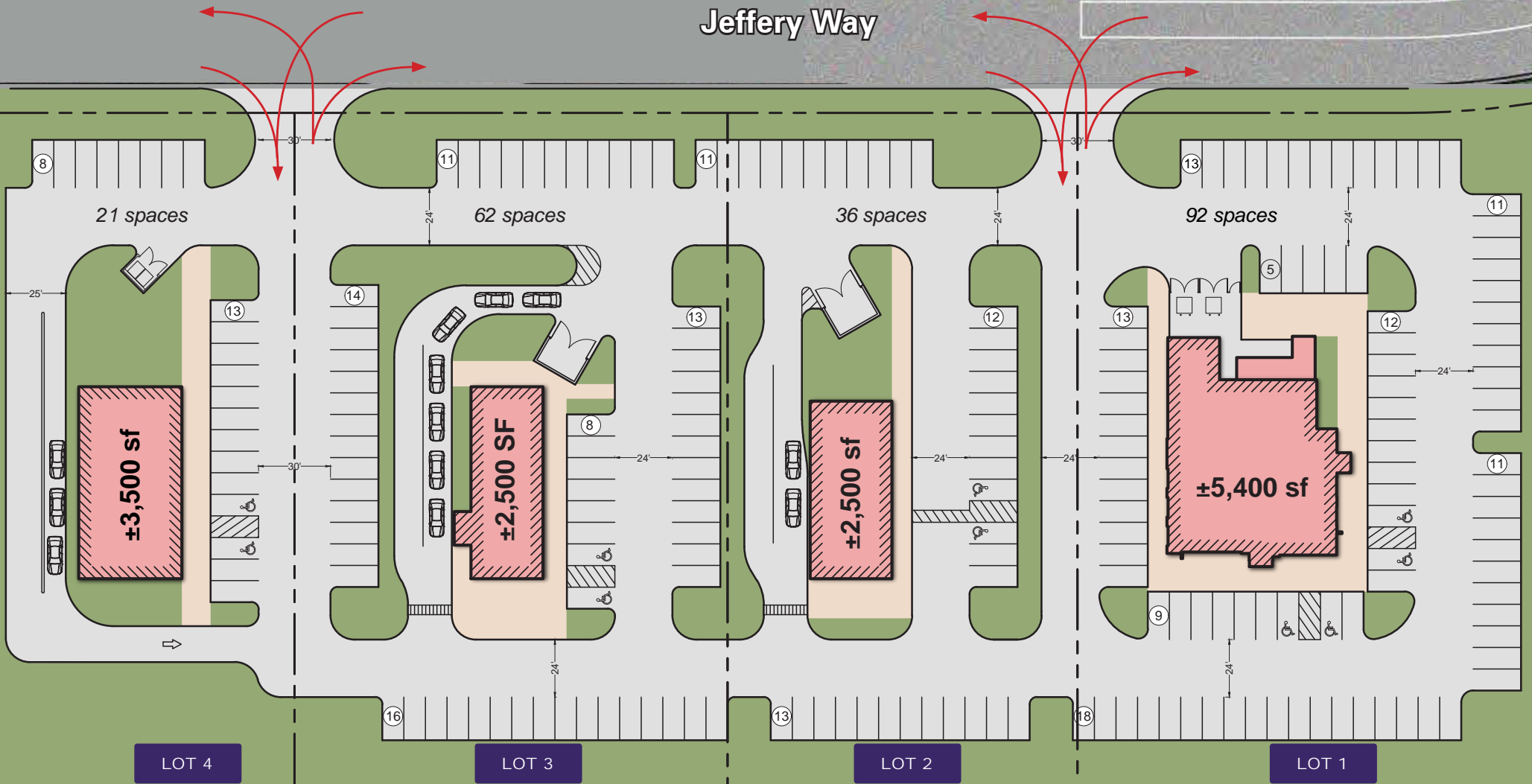
WV-9

Jeffery Way

N Fairfax Blvd



Jeffery Way



PROPOSED LOTS			
LOT	AC	SF	# OF PARKING SPACES
1	1.42	61,792	92
2	1.01	44,186	36
3	1.23	53,558	62
4	0.87	38,082	21

9

WV-9



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

MADISON GREENS
±380 UNITS
NVR

RAMSON ES
300 STUDENTS

SUNBELT
2021

Patriot
2021

MARKETPLACE AT
POTOMAC TOWNE CENTER

KOHL'S
weis
Roy Rogers
Marshalls
City Panera
SUBWAY
petco
DUNKIN'
five BELOW
Lolo from

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

CHARLES TOWN PLAZA

Walmart
DOLLAR TREE
LONG JOHN SILVER'S
AUTO SPIN EXPRESS
Goodwill

ALDI

SHEETZ

TRACTOR SUPPLIES

RAMSON

CHARLES TOWN

HOLLYWOOD
Casino
AT CHARLES TOWN PRICES

JEFFERSON CROSSING

MARTIN'S
CVS pharmacy
IHOP
Starbucks
TACO BELL
Applebees
sweetFrog
Pizza Hut
AutoZone
Chick-fil-ee

SHEETZ

35,093 AADT

BB&T

SOMERSET VILLAGE
FOOD LION
Starbucks
DOLLAR GENERAL

RAMSON HEIGHTS
±300 UNITS
DRB
DRB GROUP

CVS
pharmacy

KFC

McDonald's

Wendy's

ADVANCE
AUTO PARTS

BURGER KING

Ruby Tuesday

US 340

STONE SPRINGS
245 SINGLE FAMILY & TOWNHOMES
UNDER CONSTRUCTION
STANLEY MARTIN

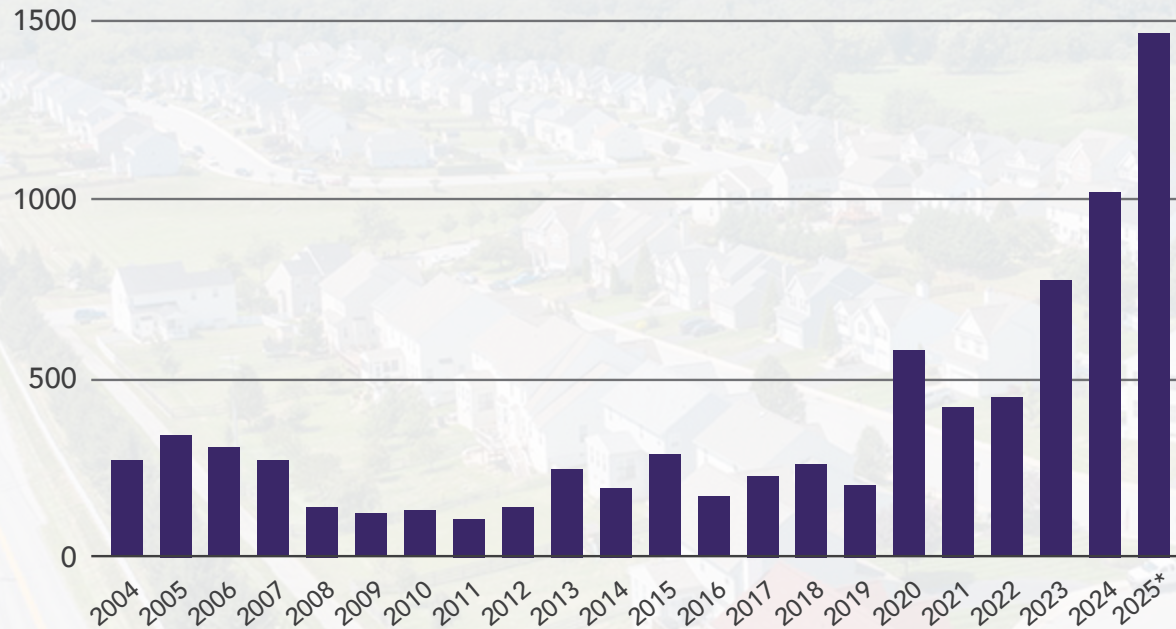
RESIDENTIAL ACTIVITY



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

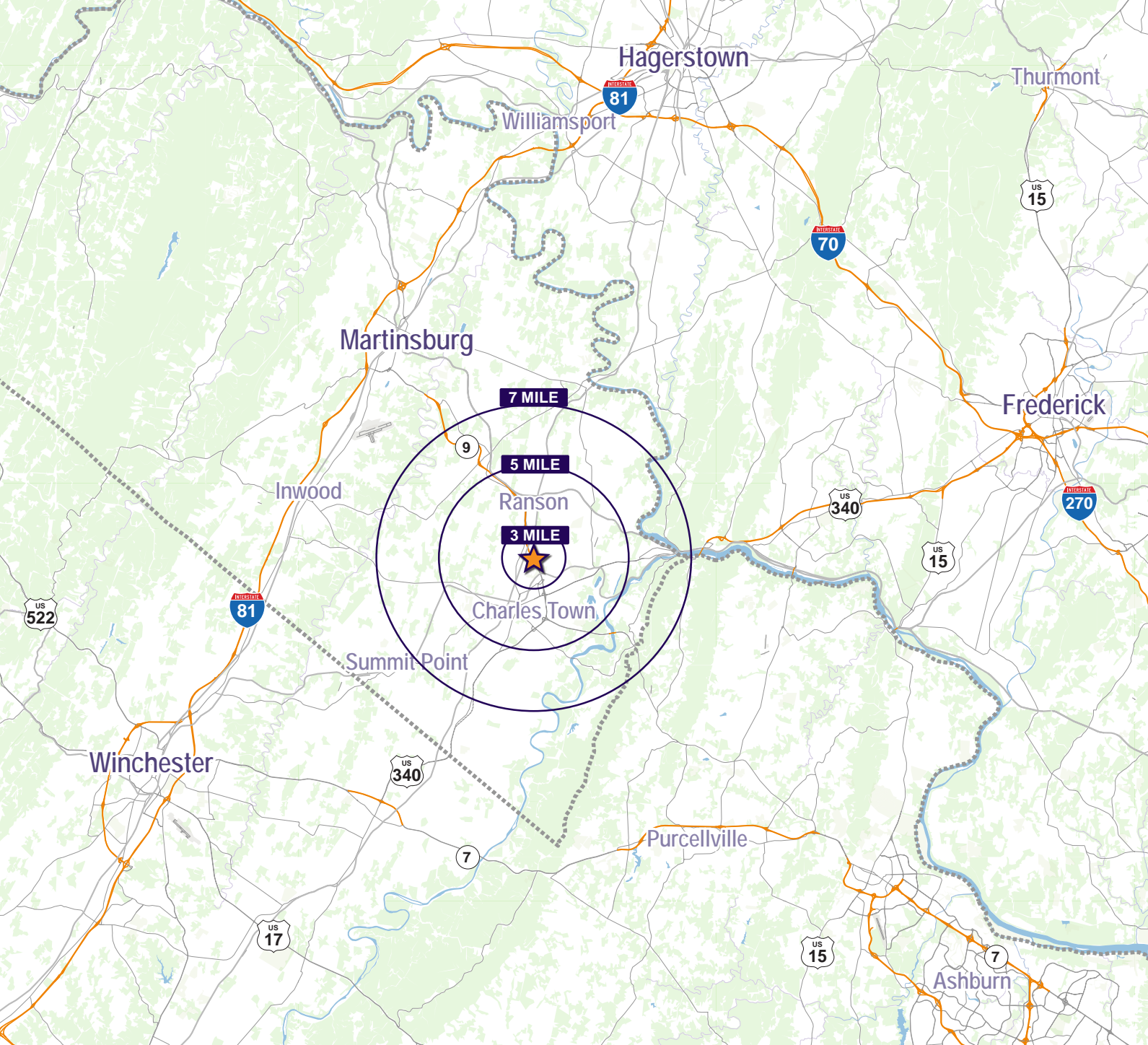
2024: 1,013 permits

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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