

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.

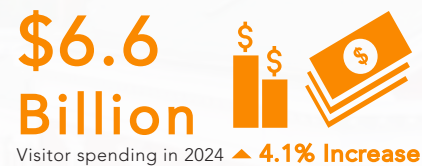
The Region's Historic & Civic Hub

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



A Premier Entertainment Destination

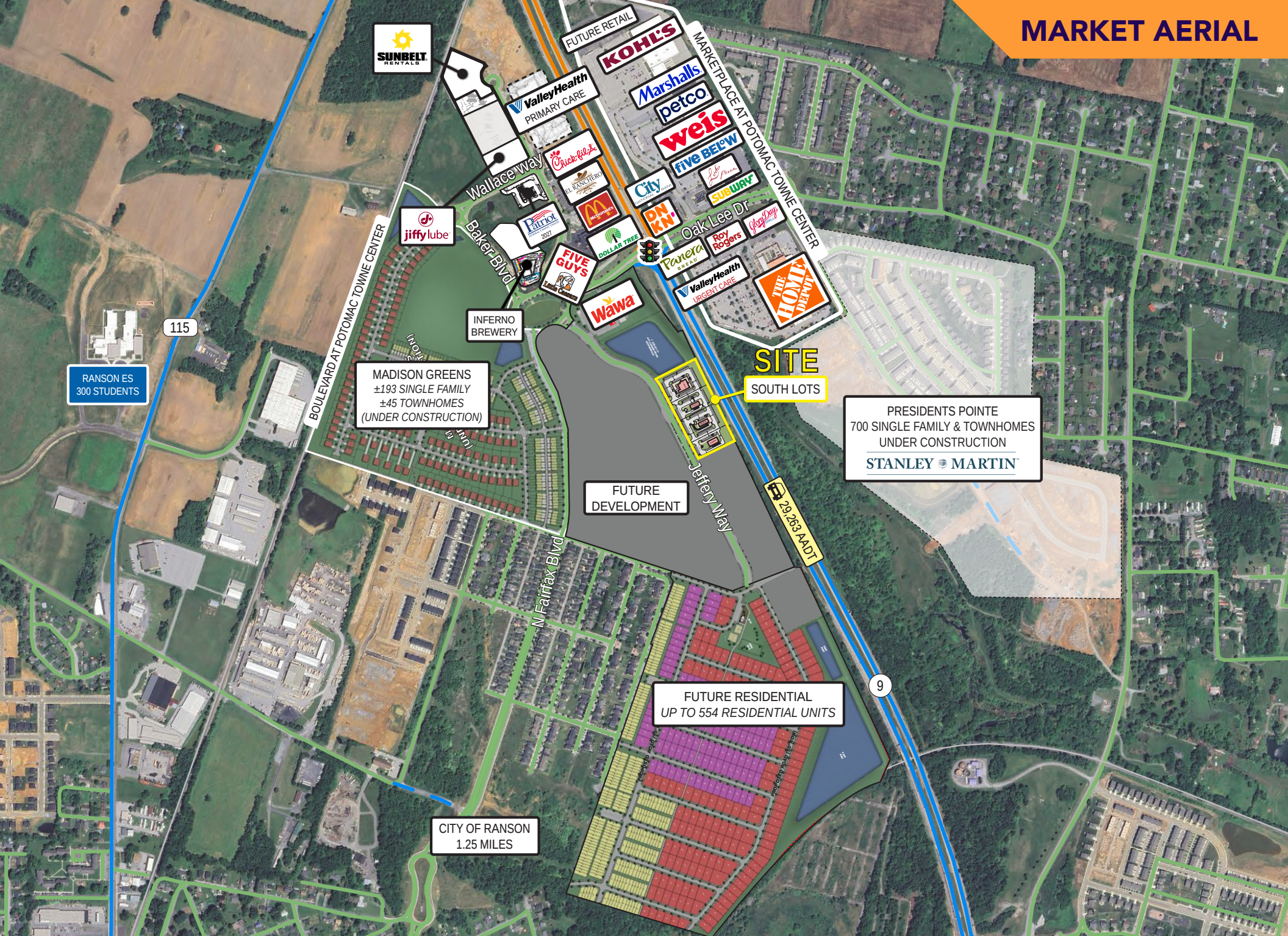
Minutes from the **Hollywood Casino at Charles Town Races**, offering entertainment, dining, and a major regional employer.



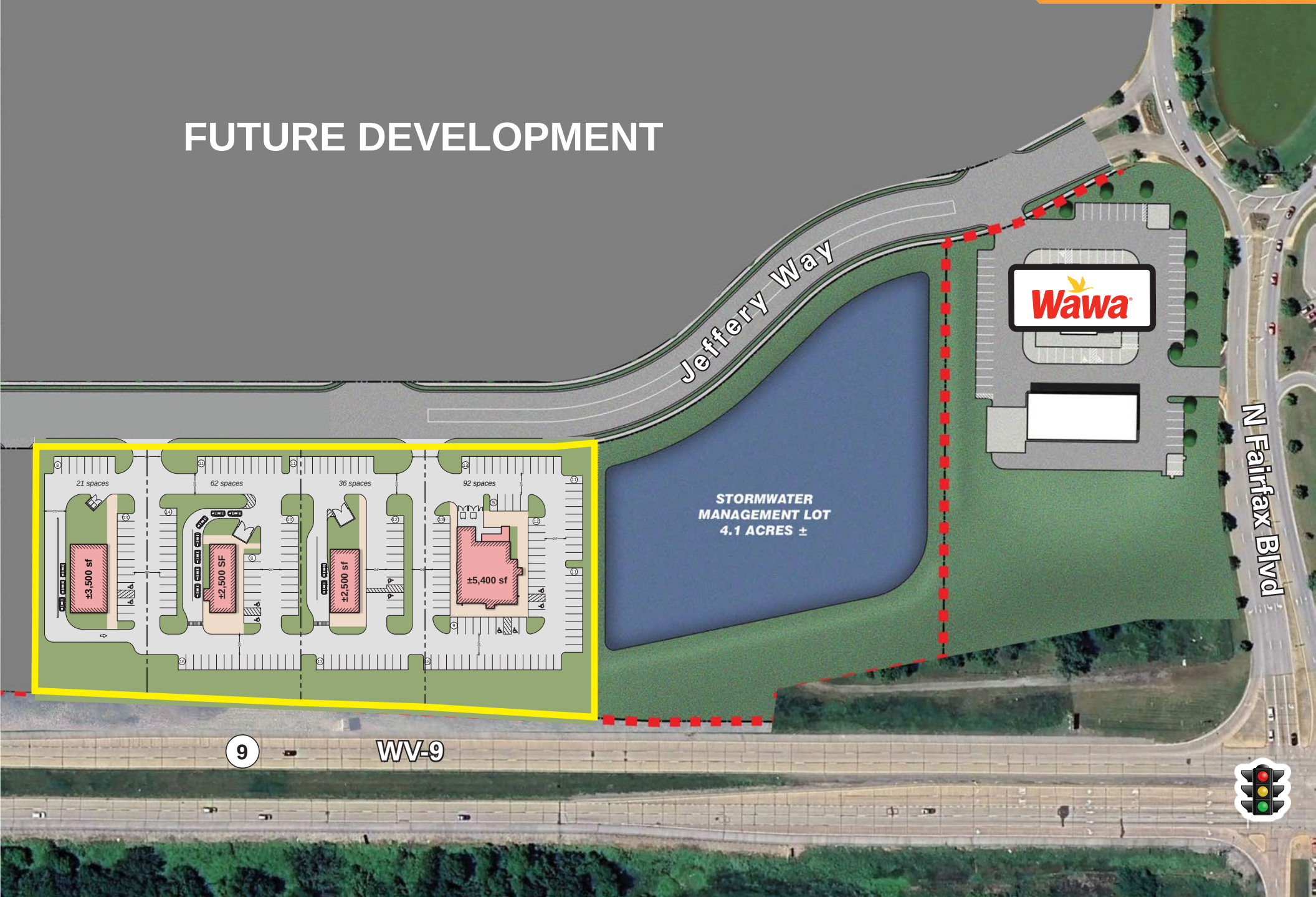
A Community that Invests in its Future

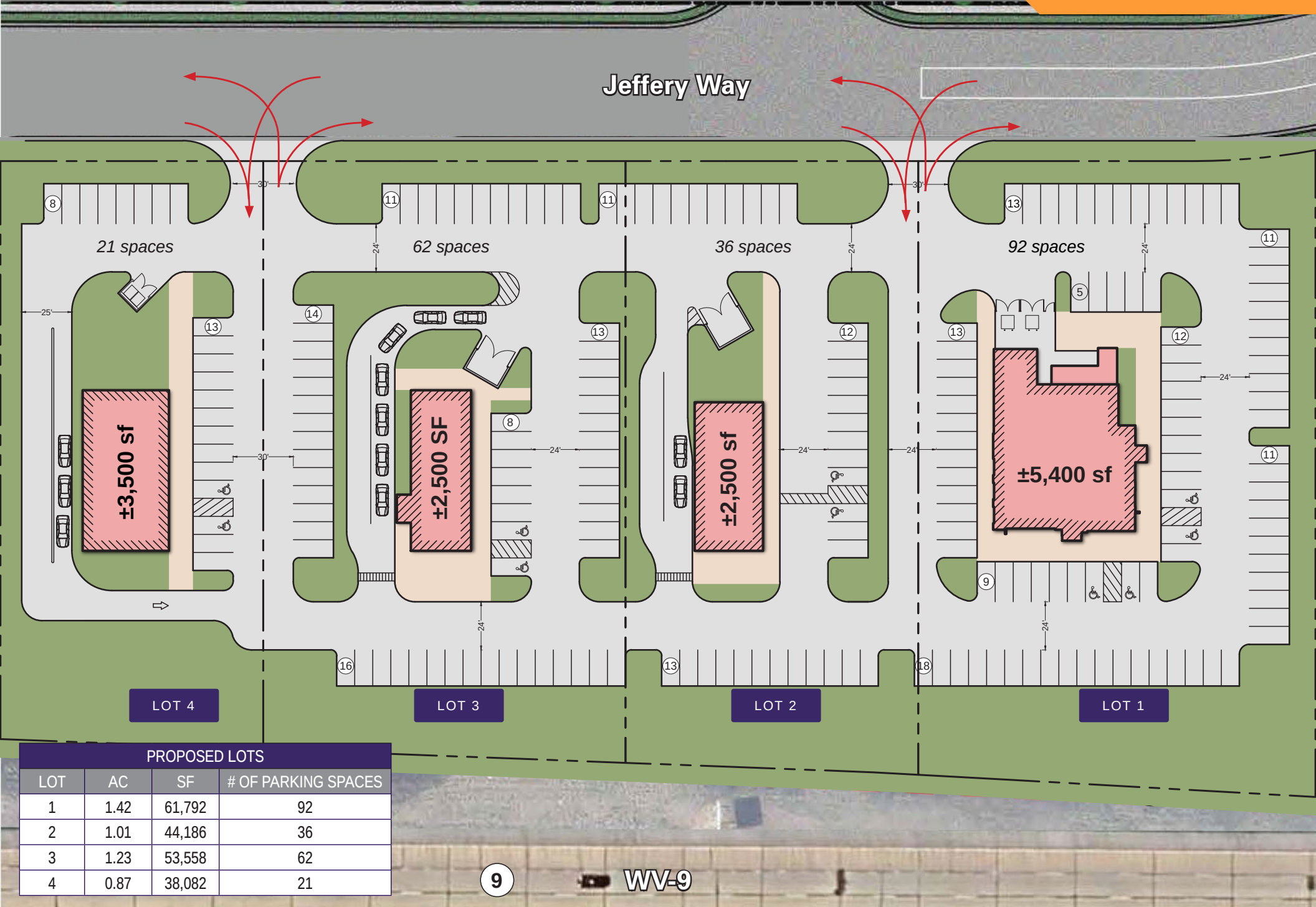
The brand-new **Ranson Elementary School**, which opened in 2025, is the first step in a planned multi-school campus, featuring outdoor classrooms, STEAM labs, and an energy-efficient design.





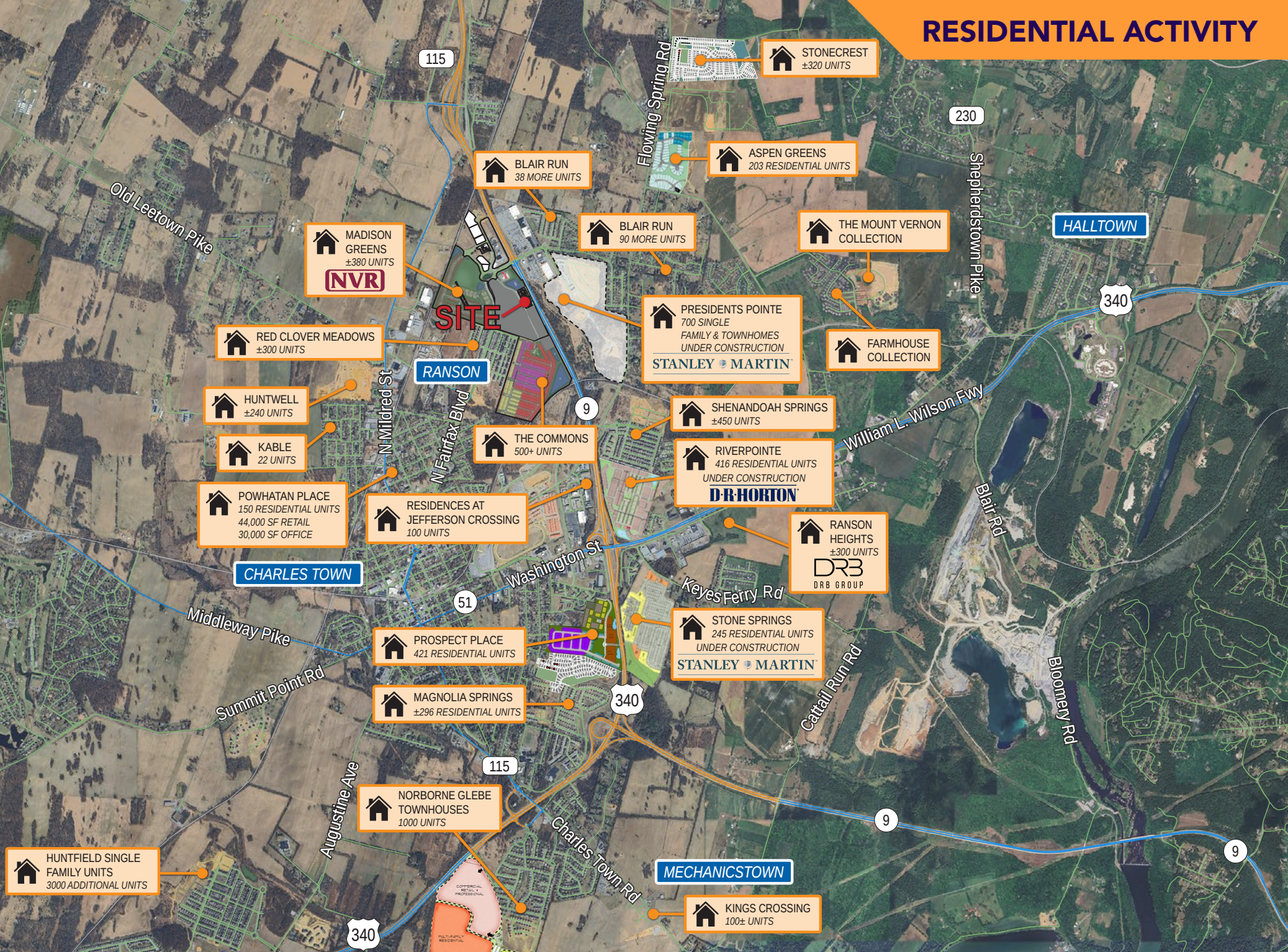
FUTURE DEVELOPMENT







RESIDENTIAL ACTIVITY



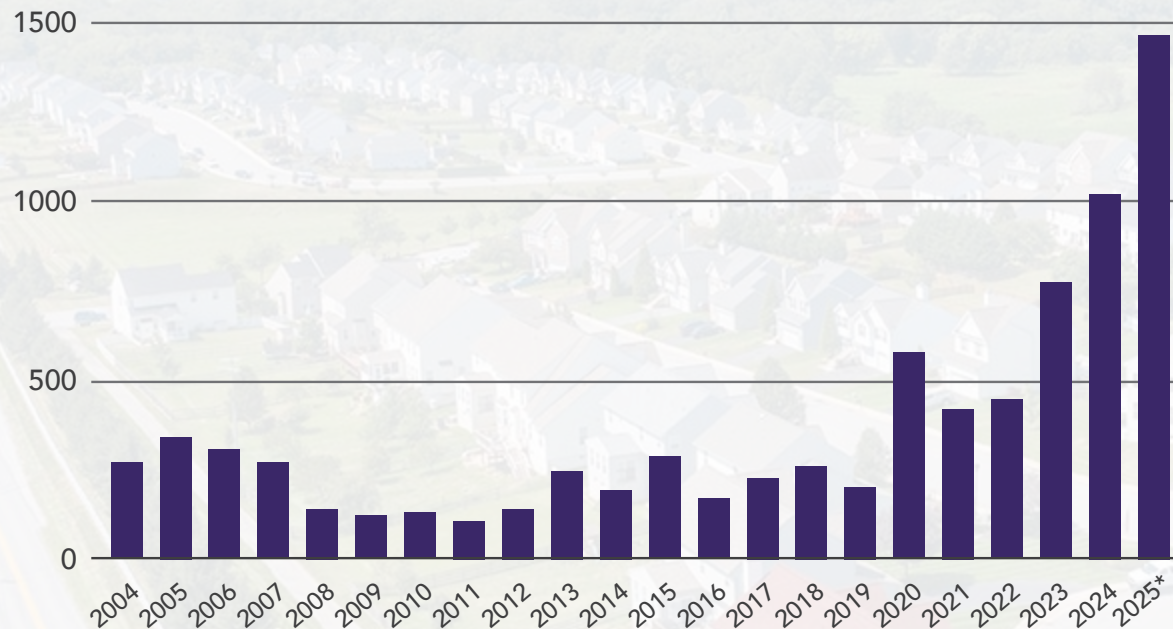


New Construction Permits In Jefferson County Expected To Hit 1,500 in 2025

IN THE NEWS

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

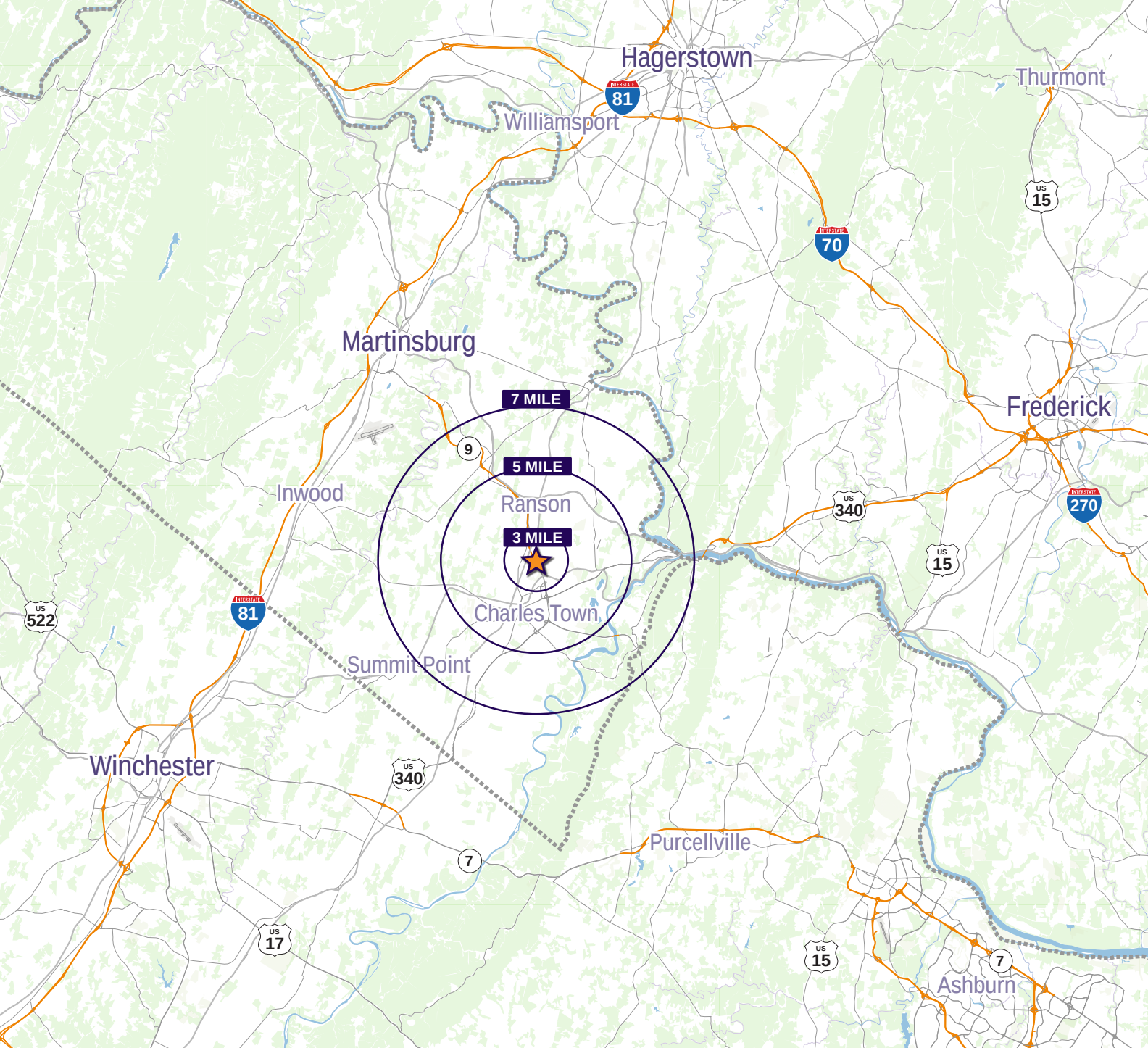
2022: 452 permits

2023: 768 permits

2024: 1,013 permits

2025: 1,232 permits
(Through Nov 2025)

Source: <https://observerwv.com>



Interested? Contact:

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