FOR LEASE



BOULEVARD AT POTOMAC TOWNE CENTER

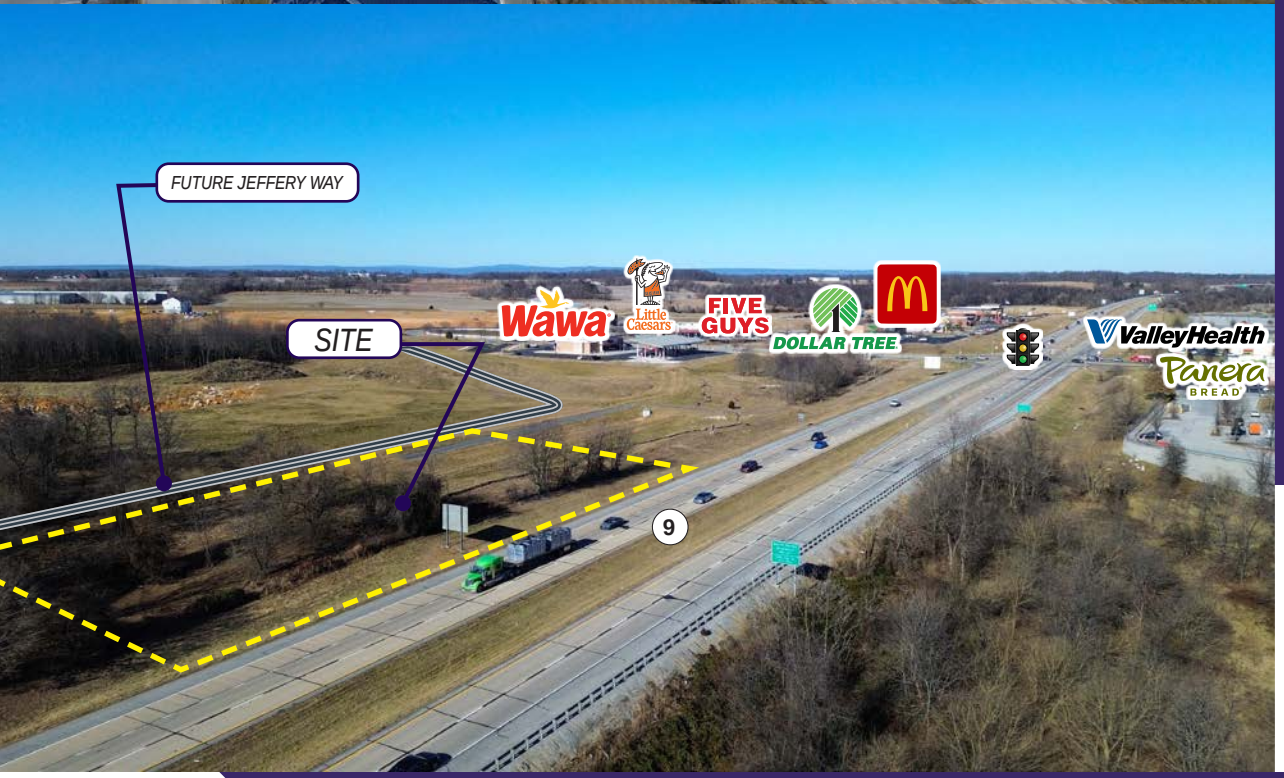
(SOUTH LOTS)

RANSON, WV









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

(2025)	3 Miles	5 Miles	7 Miles
Population	20,855	37,092	50,824
Households	8,230	14,126	19,355
Avg HH Income	$110,301	$122,373	$125,721
Daytime Pop	45,458	60,772	70,202
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.

77.2 Million+
Visitors to West Virginia



A Premier Entertainment Destination

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

$6.6 Billion
Visitor spending in 2024 ▲ 4.1% Increase

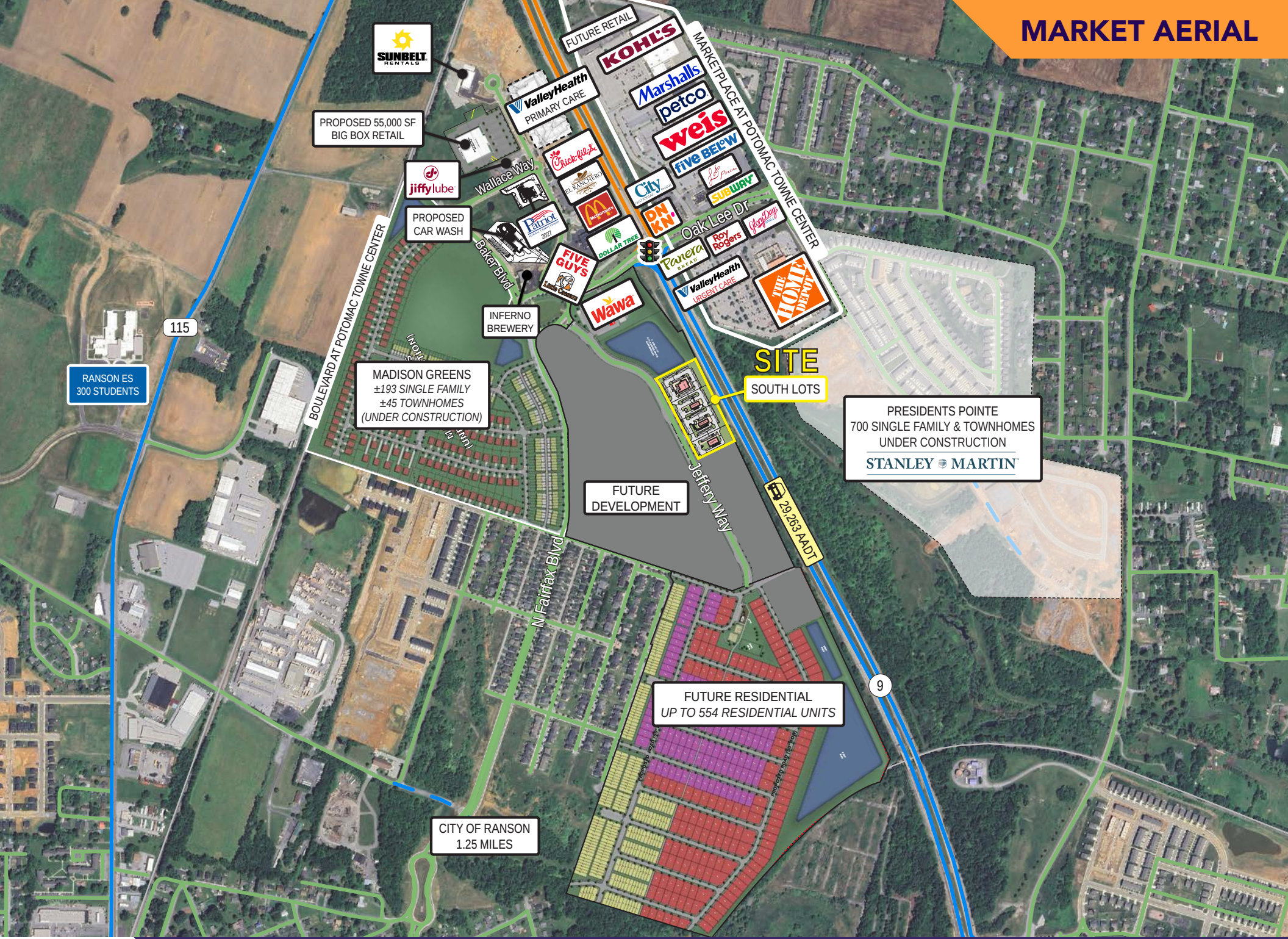


A Community that Invests in its Future

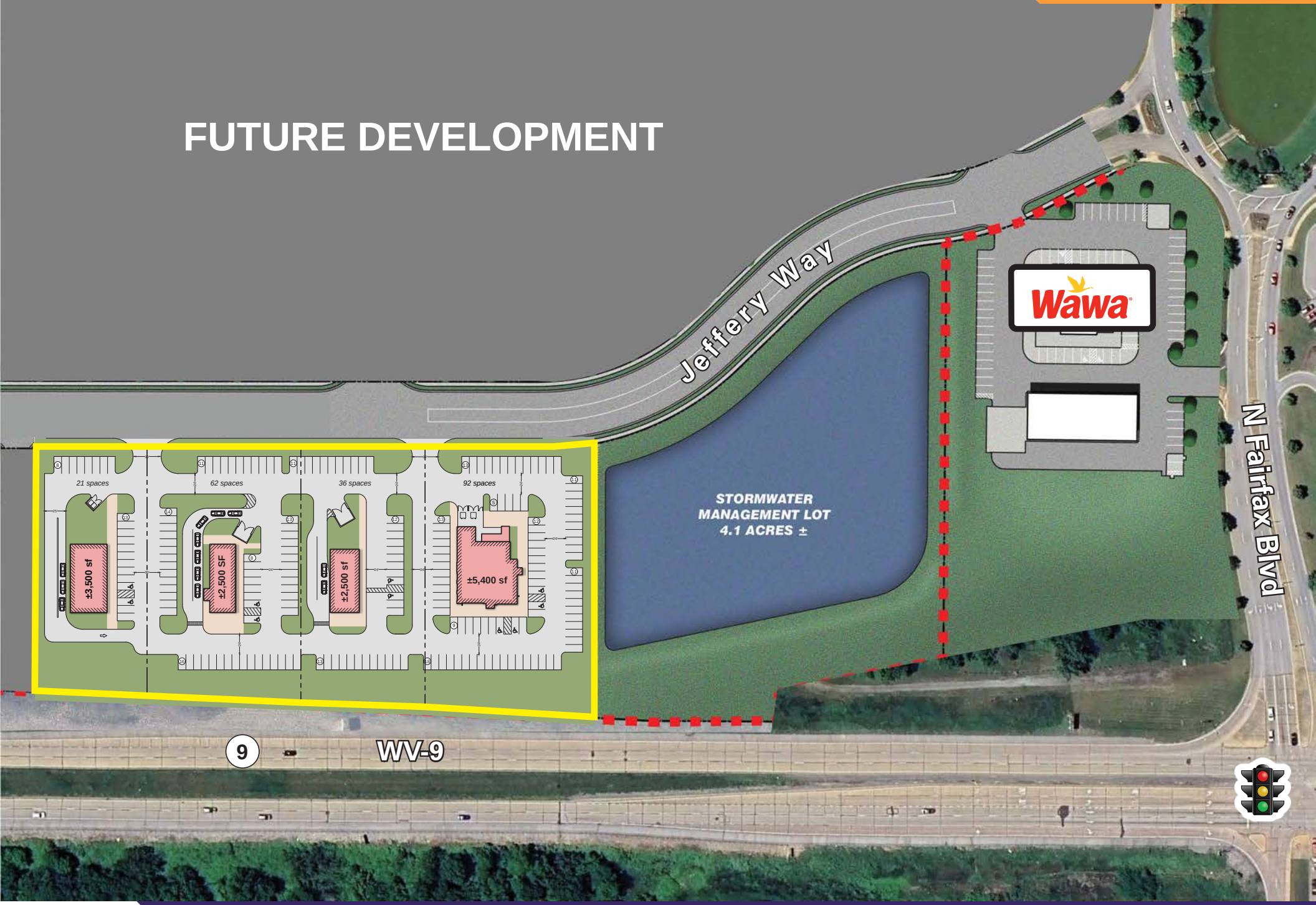
The brand-new **Ranson Elementary School**, which opened in 2025, is the first step in a planned multi-school campus, featuring outdoor classrooms, STEAM labs, and an energy-efficient design.



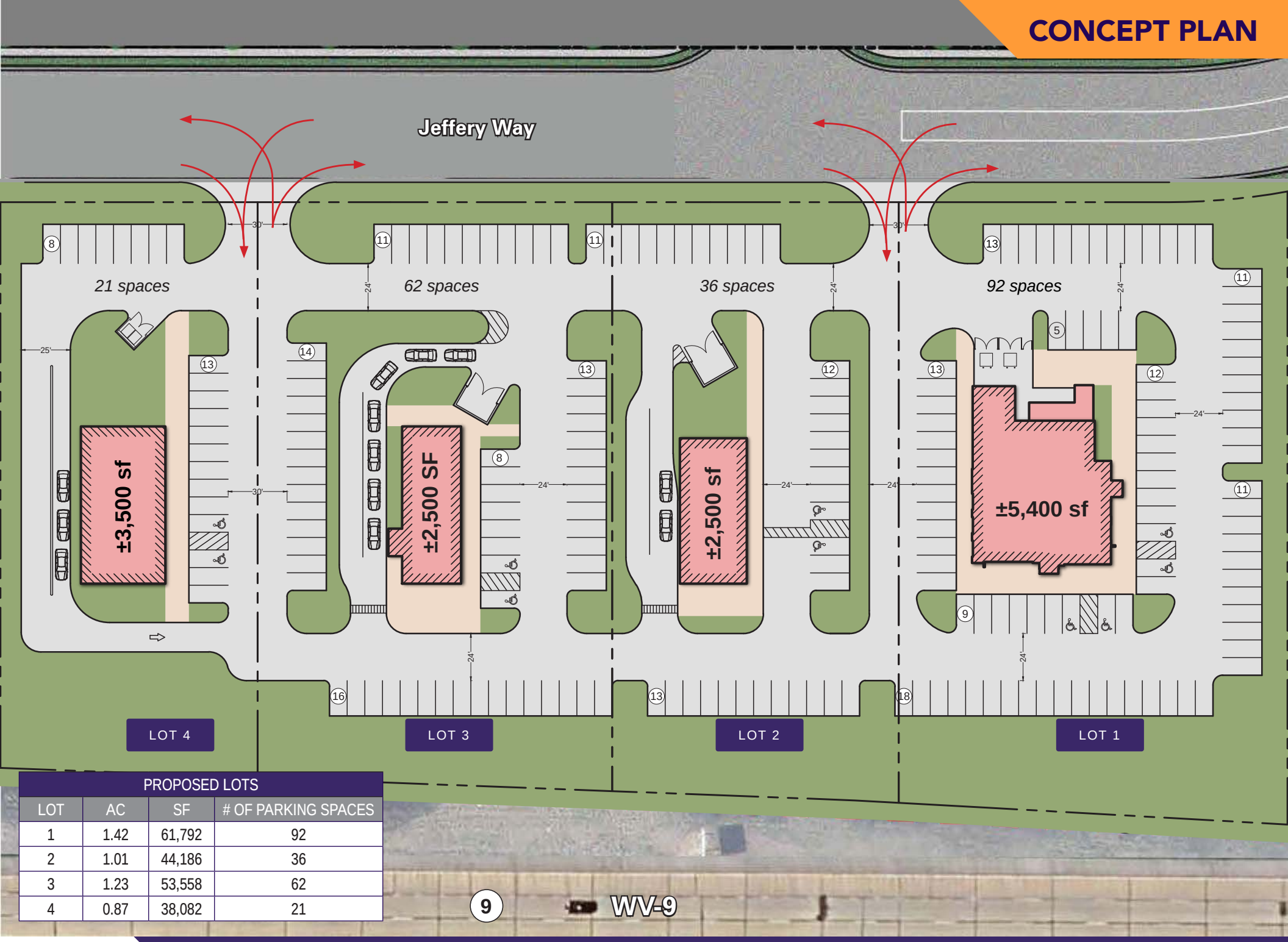
MARKET AERIAL



FUTURE DEVELOPMENT



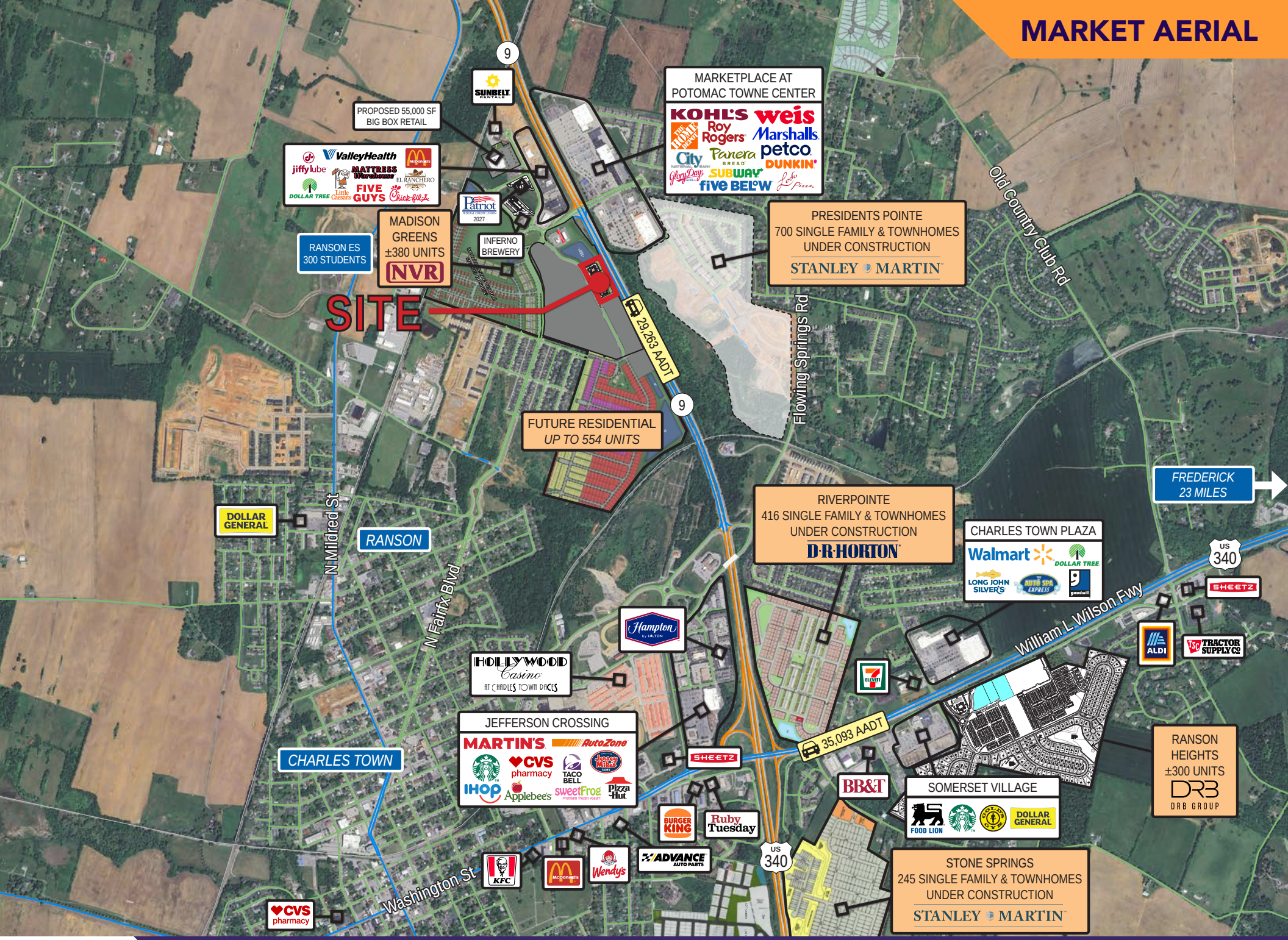
CONCEPT PLAN



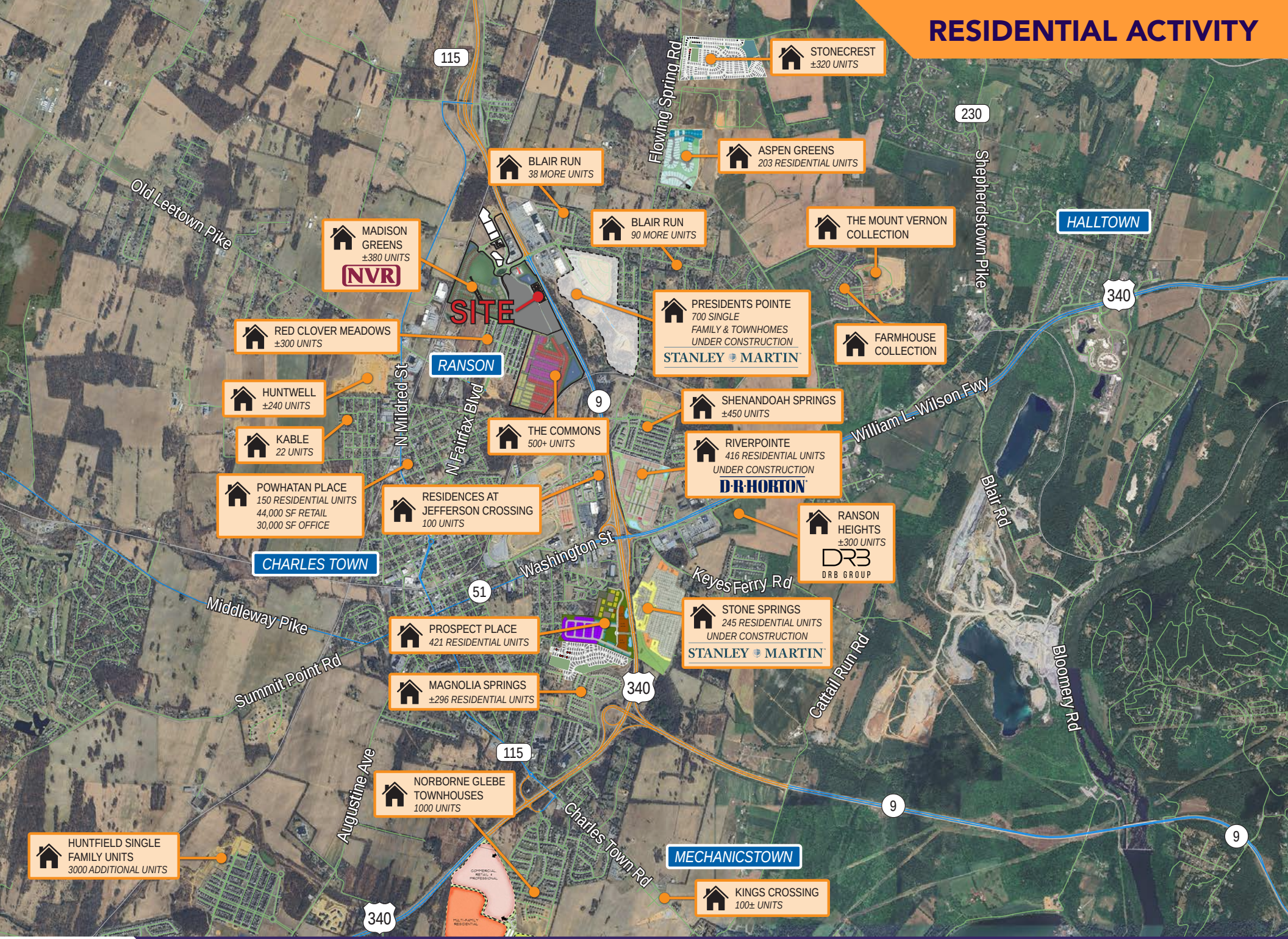
PROPOSED LOTS			
LOT	AC	SF	# OF PARKING SPACES
1	1.42	61,792	92
2	1.01	44,186	36
3	1.23	53,558	62
4	0.87	38,082	21

9 WV-9

MARKET AERIAL



RESIDENTIAL ACTIVITY



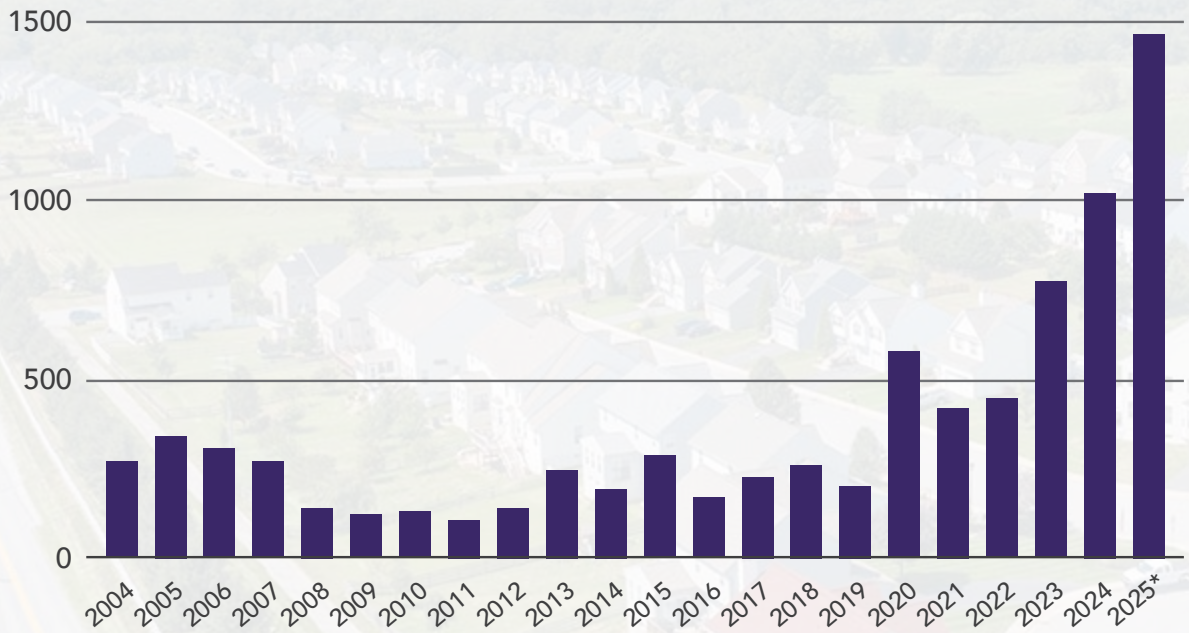
MAJOR EMPLOYERS



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

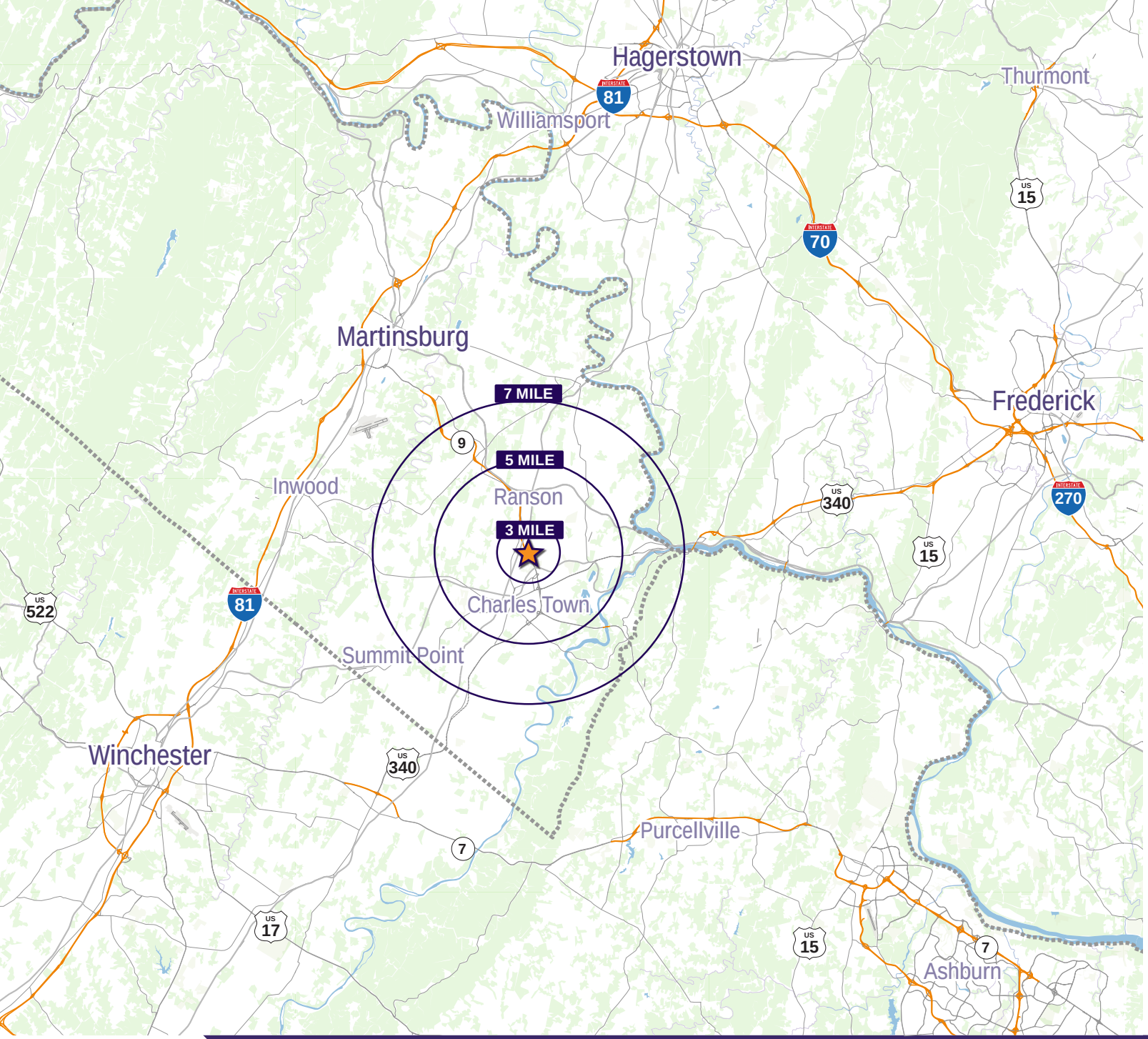
2022: 452 permits

2023: 768 permits

2024: 1,013 permits

2025: 1,232 permits
(Through Nov 2025)

Source: https://observerwv.com



RETAIL READY.

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