

FUTURE DEVELOPMENT

FOR LEASE Available Spring 2024



Boulevard at Potomac Towne Center (South Lots)

Ranson, WV 25438

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: Spring 2024
- Size: 2,400 - 5,500 square feet
- Rental Rate: TBD
- Net Charges: TBD
- Nearby Tenants:



2023 Demographics	3 miles	5 miles	7 miles
POPULATION	19,362	33,978	49,270
HOUSEHOLDS	7,652	12,856	18,768
AVG. HH INCOME	\$87,840	\$97,187	\$99,261
DAYTIME POPULATION	41,159	63,205	70,438
TRAFFIC COUNT	19,000 AADT (WV-9)		



9

19,000 AADT

WV-9





SUNBELT
RENTALS
(2024)

LOT 10
2.38 ACRES

jiffy lube
(2024)

LOT 14
1.372 ACRES

ANDY'S PIZZA
OPENING 2024

RESIDENTIAL
193 SINGLE FAMILY
45 TOWNHOMES
(FALL 2020 GROUNDBREAKING)

SITE
SOUTH LOTS

FUTURE DEVELOPMENT

CITY OF RANSON
1.25 MILES

RESIDENTIAL

PRESIDENTS POINT
700 SINGLE FAMILY & TOWNHOMES
UNDER CONSTRUCTION
STANLEY MARTIN

