

FUTURE DEVELOPMENT

FOR LEASE Available Spring 2024

INFERNO BREWERY
COMING SOON



N Fairfax Blvd

WV-9

9

FUTURE
DEVELOPMENT



SWM POND

segall
GROUP

COMMERCIAL REAL ESTATE

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	29,263 AADT (WV-9)		





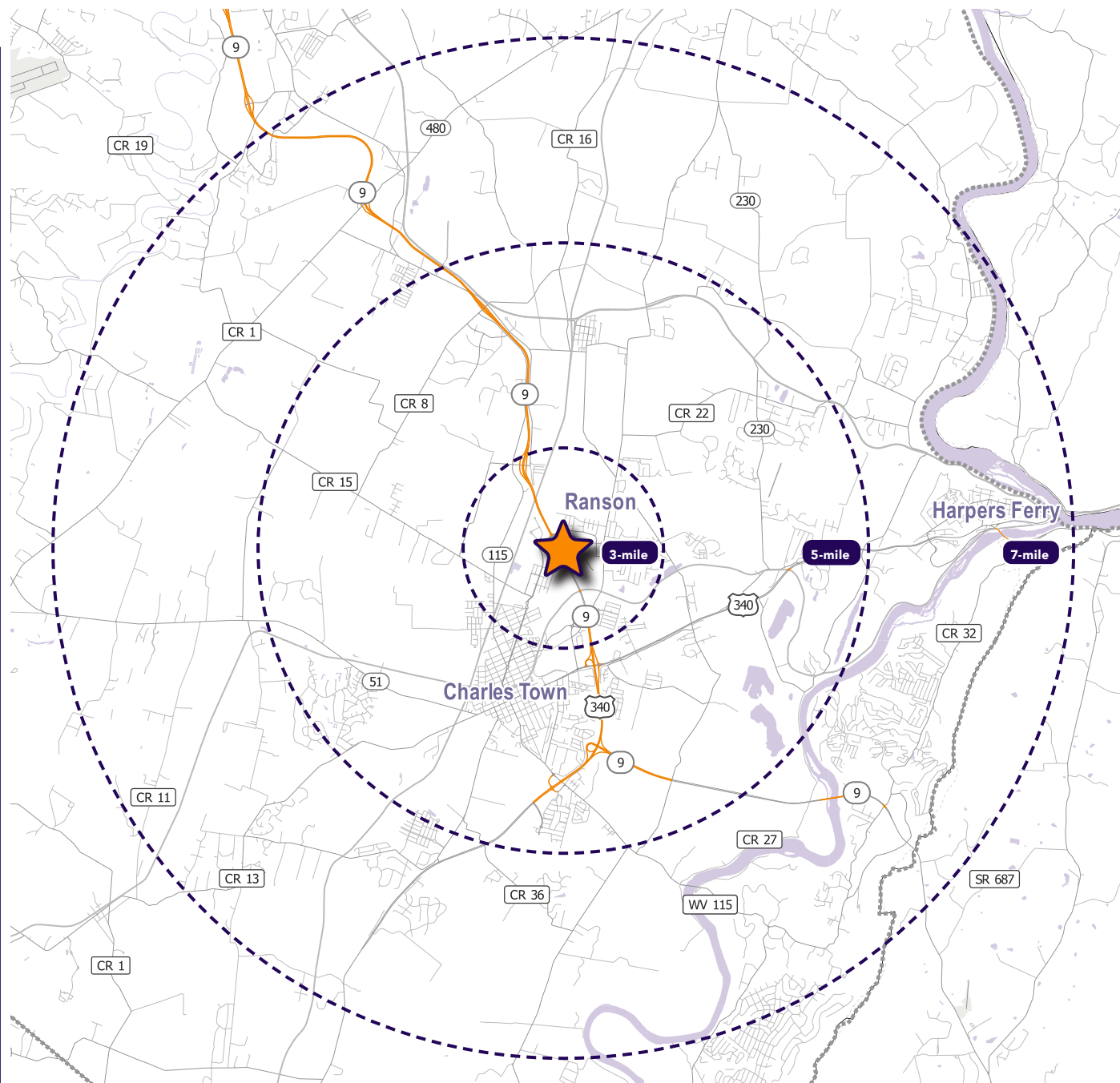




Andrew Segall

 410.753.3947

 443.960.0361



605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

126 East Burke Street
Mail 11
Martinsburg, WV 25401
410.753.3000

www.segallgroup.com

Member of
REALTY
RESOURCES

**RETAIL
READY.**

segall
GROUP