

FUTURE DEVELOPMENT

FOR LEASE Available Spring 2024

INFERNO BREWERY
COMING SOON

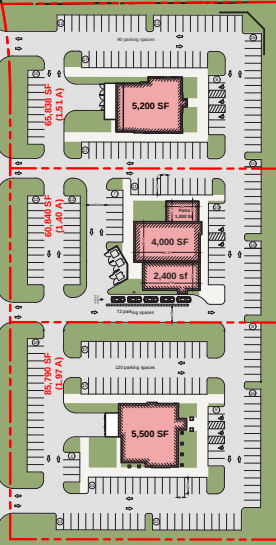
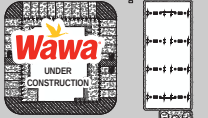


N Fairfax Blvd

WV-9

9

FUTURE
DEVELOPMENT



SWM POND

segall
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COMMERCIAL REAL ESTATE

Boulevard at Potomac Towne Center (South Lots)

Ranson, WV 25438

Overview

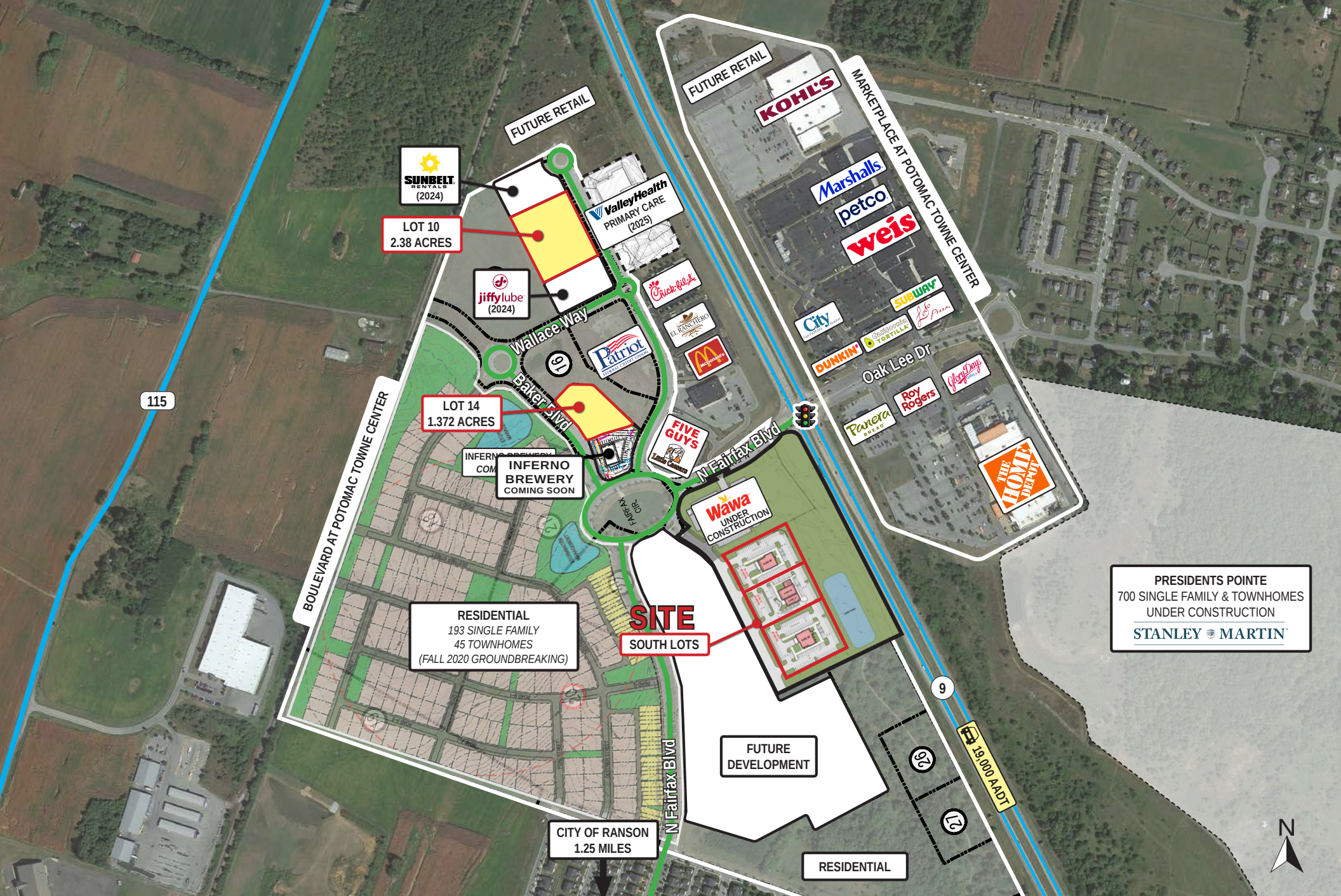
Retail / Restaurant pad sites available on busy Route 9 in Ranson, West Virginia. Connection via traffic circle to signalized intersection of WV 9 and Fairfax Drive. Join Wawa, McDonald's, Chick-Fil-A, and others in this fast growing area of the West Virginia panhandle.

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	19,000 AADT (WV-9)		







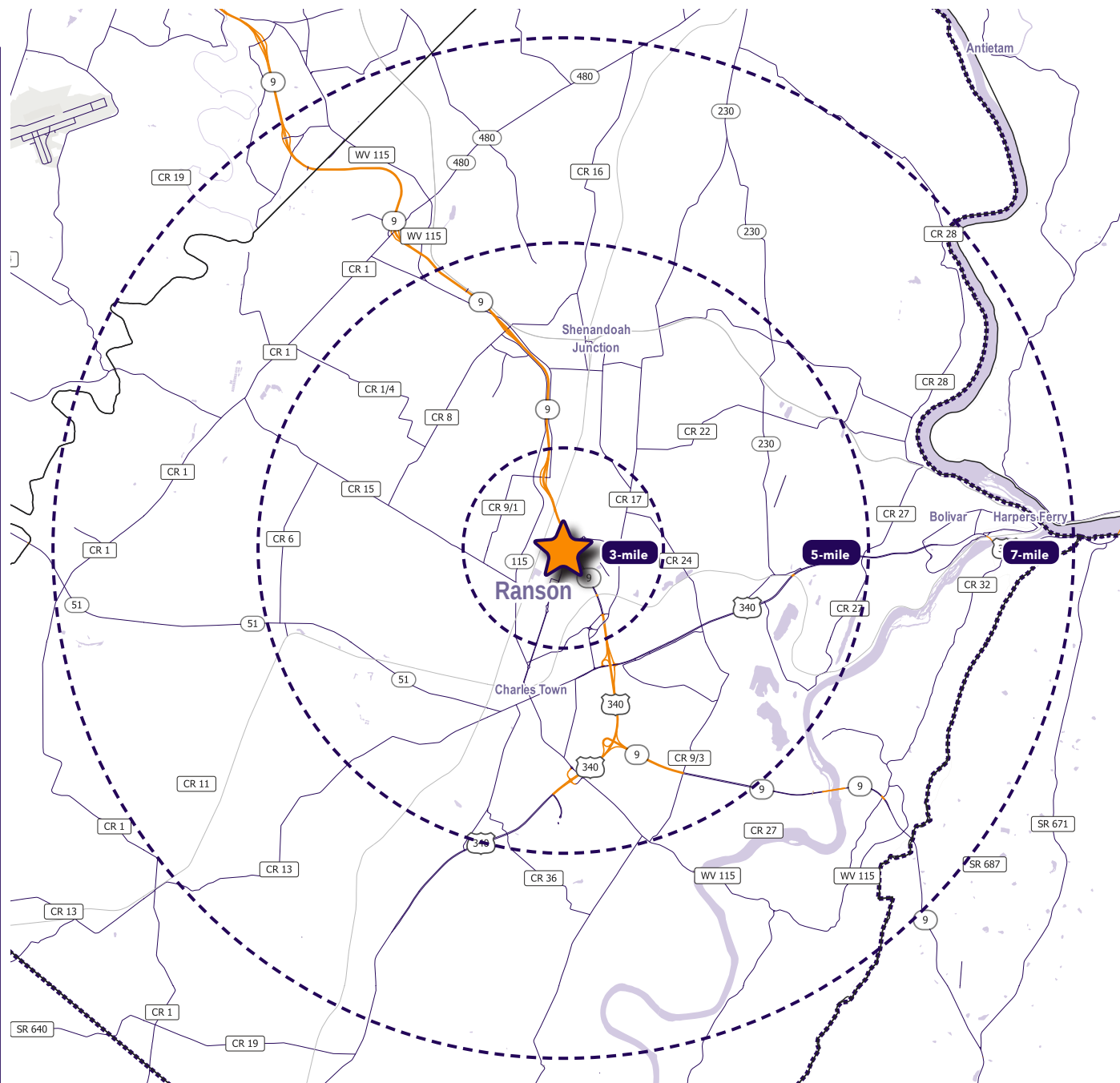
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