

FOR SALE or LEASE



Spring Mills Towne Center North

Hammonds Mill Road, Martinsburg, WV 25404

Overview

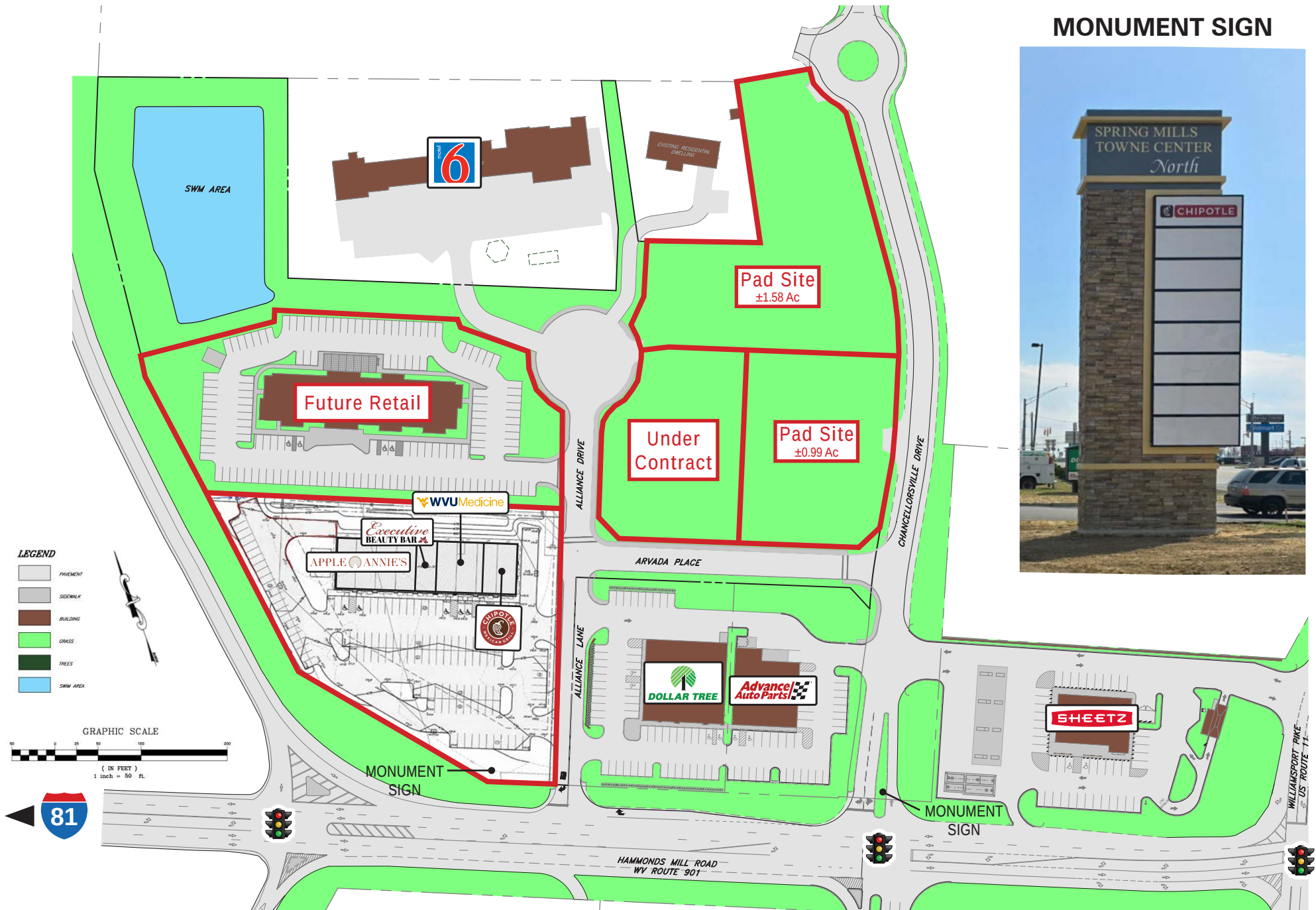
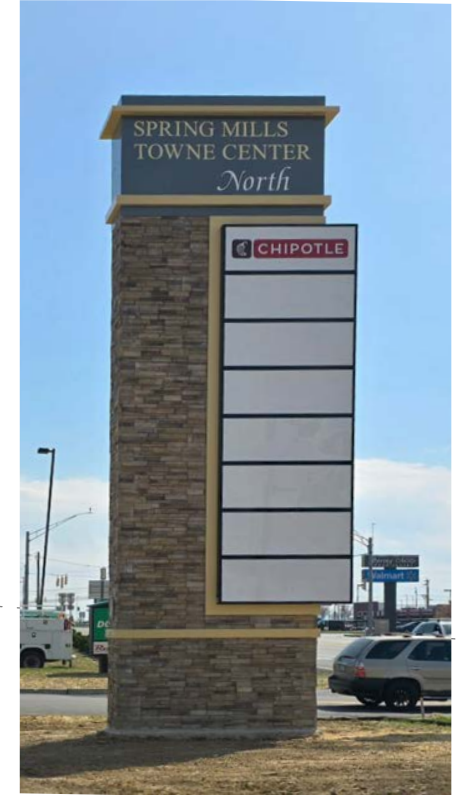
Pad sites available for sale or lease at the interchange of I-81 and Hammonds Mill Road in north Martinsburg, WV. The site is situated directly across from Walmart in a fast-growing trade area, and delivery will occur in Q3 of 2024. Sizes range from 0.87-3.44 acres with pylon signage on Hammonds Mill opposite the Walmart entrance. Multi-tenant building including Chipotle is now fully leased.

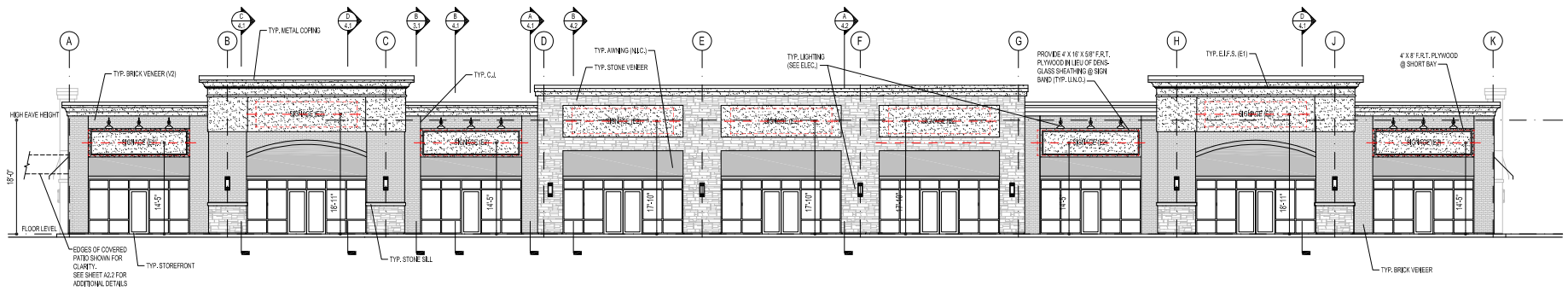
Quick Facts

Availability	Immediate
Size	Up to ±3.44 Ac pad sites
Rental/Sales Rate	TBD
Nearby Tenants	Dollar Tree, Advance Auto, Sheetz, Taco Bell, Popeyes, Jersey Mike's, and McDonald's. Three County schools and two medical centers (Valley Health and WV University Medical System) are within a few blocks of the property.

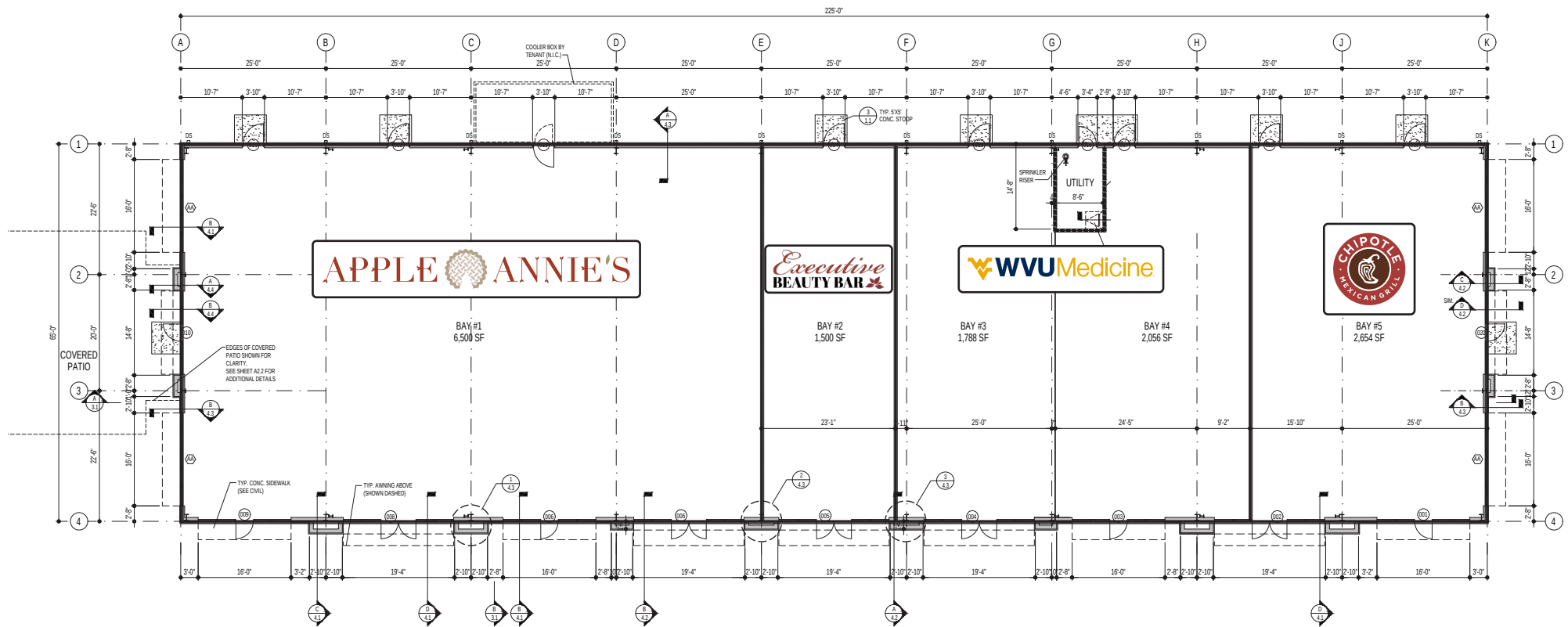
2024 Demographics	1 mile	3 miles	5 miles
POPULATION	17,888	40,659	72,013
HOUSEHOLDS	6,703	15,459	28,049
AVG. HH INCOME	\$114,099	\$106,063	\$96,718
DAYTIME POPULATION	12,065	28,045	56,200
TRAFFIC COUNT	18,067 AADT (Hammonds Mill Road)	61,849 AADT (I-81)	

MONUMENT SIGN





1 SOUTH ELEVATION
2.1 1/8" = 1'-0"



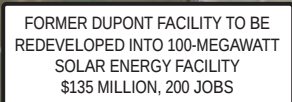
1 FLOOR PLAN
1.1 1/8" = 1'-0"

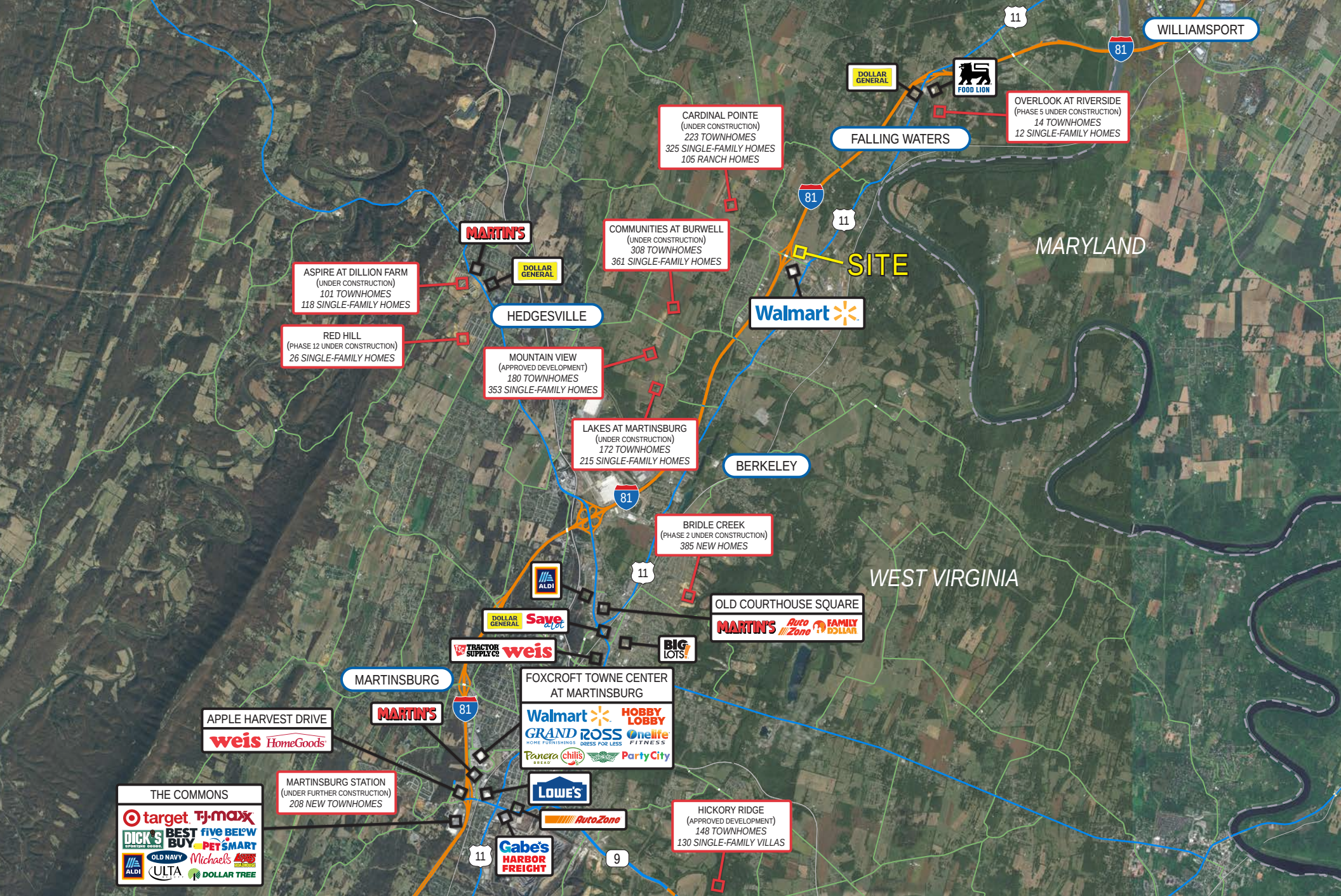
September 2024



September 2024







Interested? Contact:

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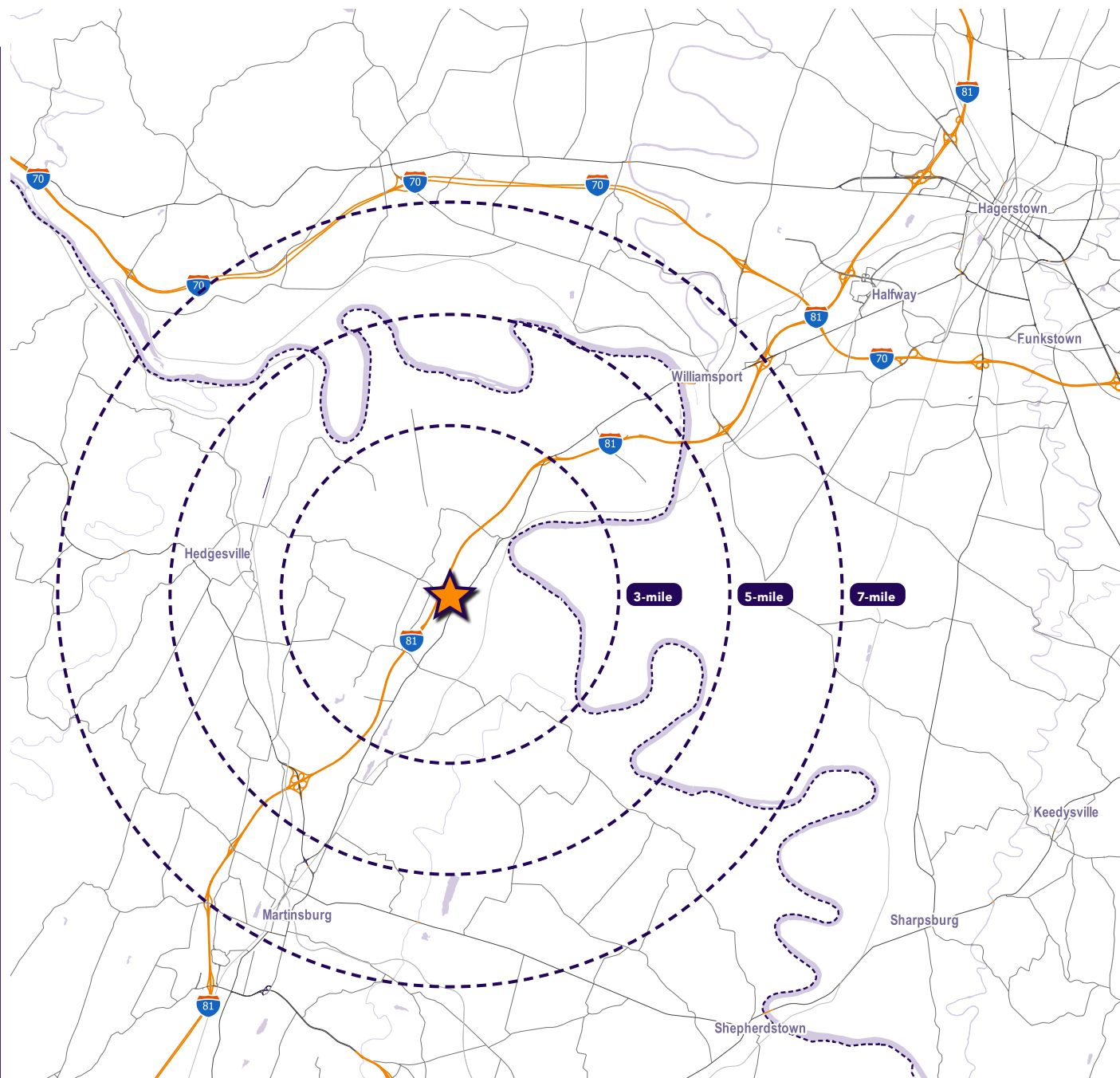
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