

COMMERCIAL LAND FOR SALE



# 5268 Williamsport Pike

Martinsburg, WV 25404

## Overview

Join Patriot Federal Credit Union at new signalized intersection in a fast-growing area of north Martinsburg, WV. Proximity to Walmart, I-81, three schools (Potomack Intermediate, Spring Mills Middle and Spring Mills Primary, and two medical facilities (Valley Health and WVU Medicine). Site will be delivered rough graded with utilities and signal improvements and entrances in place.

## Quick Facts

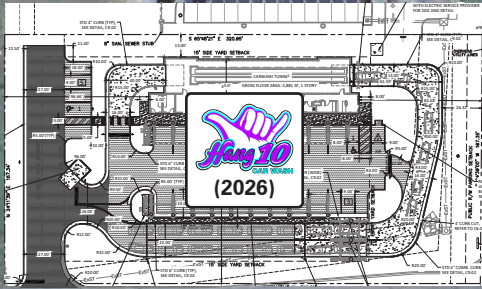
- Availability: Immediate
- Size: 1.59 Acres
- Sale Price: \$1,300,000.00
- Nearby Tenants:



2025 Demographics	3 mile	5 miles	7 miles
POPULATION	16,594	43,037	76,941
HOUSEHOLDS	6,269	16,507	30,052
AVG. HH INCOME	\$126,080	\$113,900	\$104,332
DAYTIME POPULATION	11,742	31,147	60,811
TRAFFIC COUNT	13,993 AADT (Williamsport Pike)	67,536 AADT (I-81)	

Walmart

TAPATIO



11

POTOMACK INTERMEDIATE SCHOOL

BCI

WILLIAMSPORT PIKE



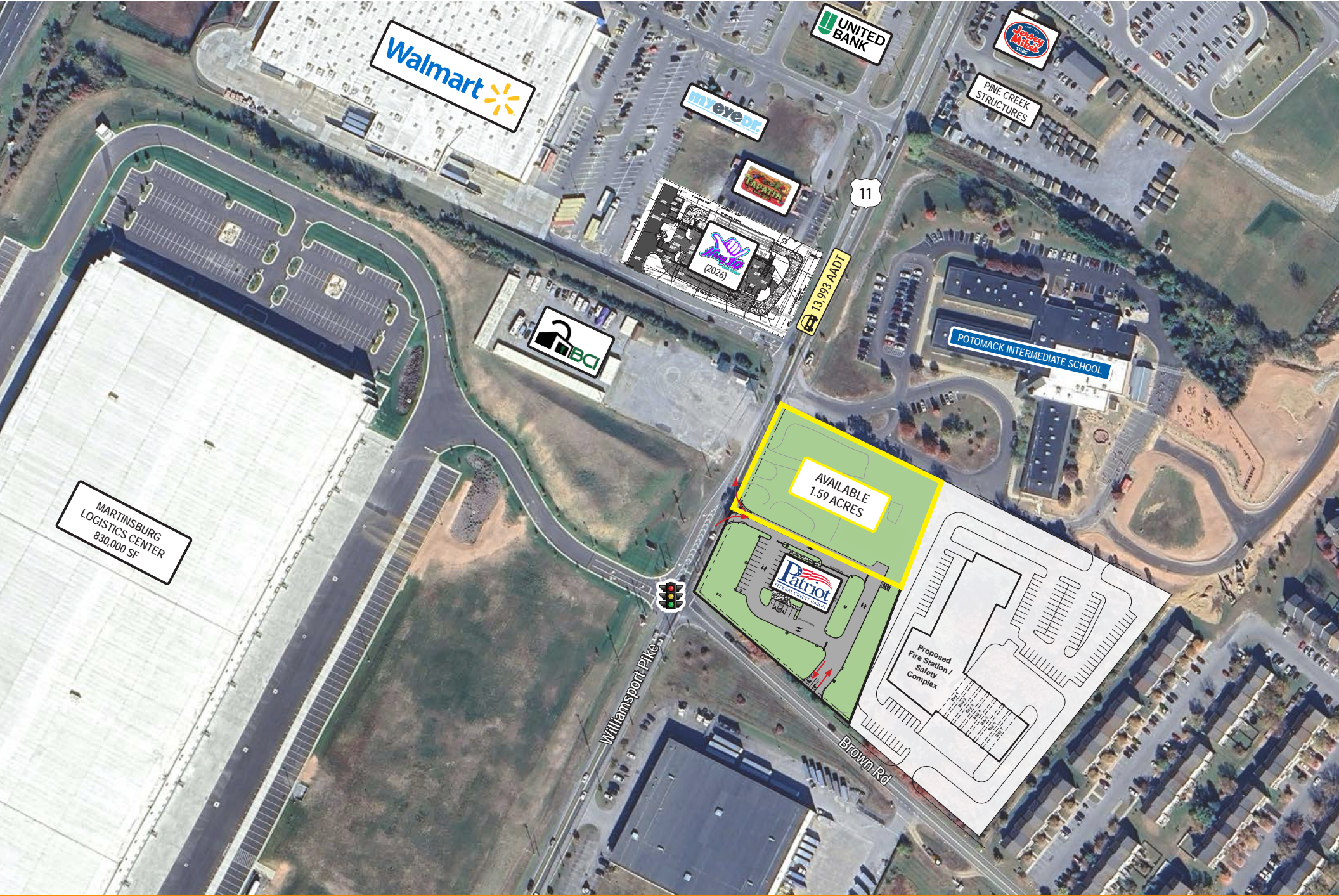
Proposed Fire Station / Safety Complex

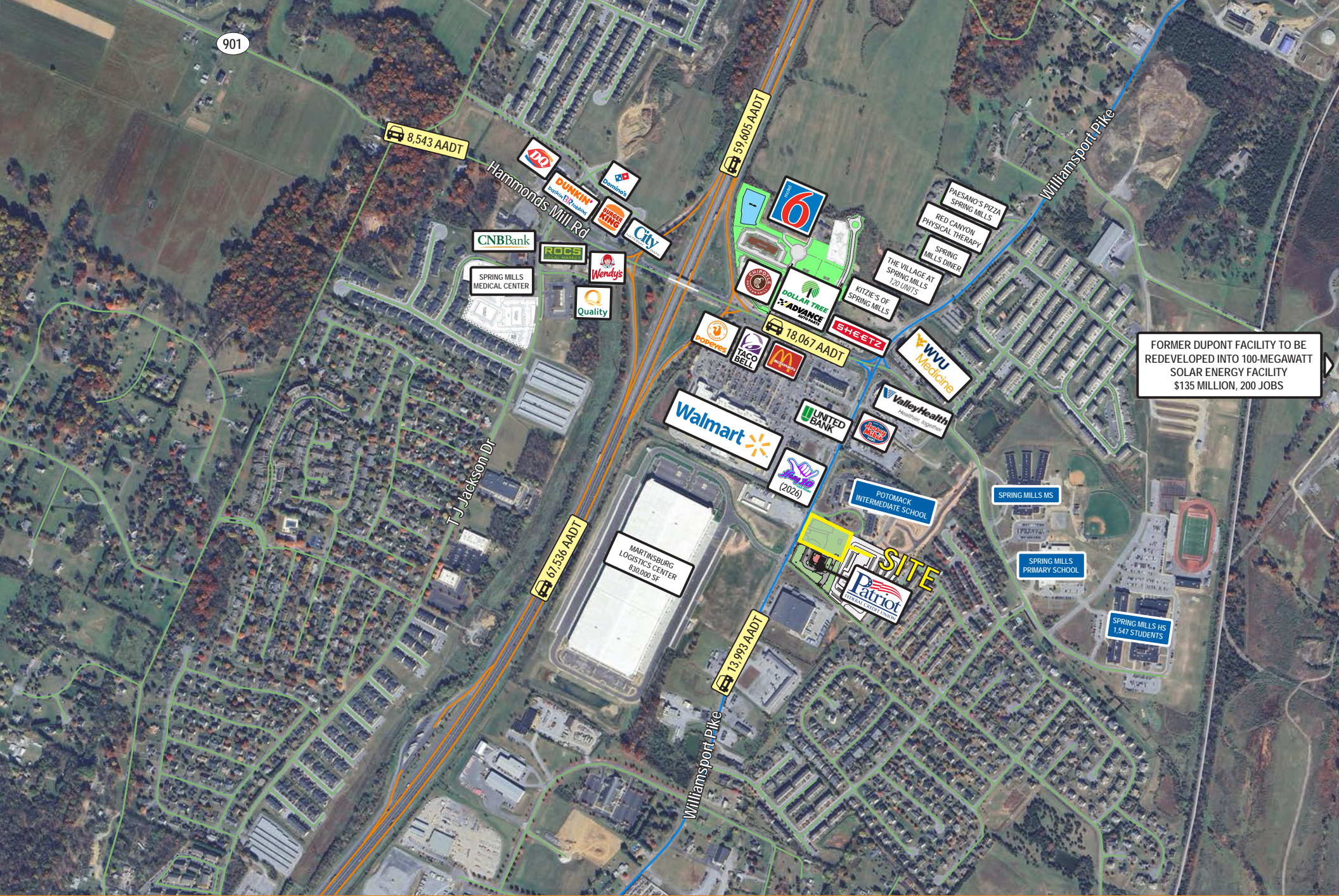


MARTINSBURG LOGISTICS CENTER  
830,000 SF



BROWN RD






FORMER DUPONT FACILITY TO BE REDEVELOPED INTO 100-MEGAWATT SOLAR ENERGY FACILITY \$135 MILLION, 200 JOBS




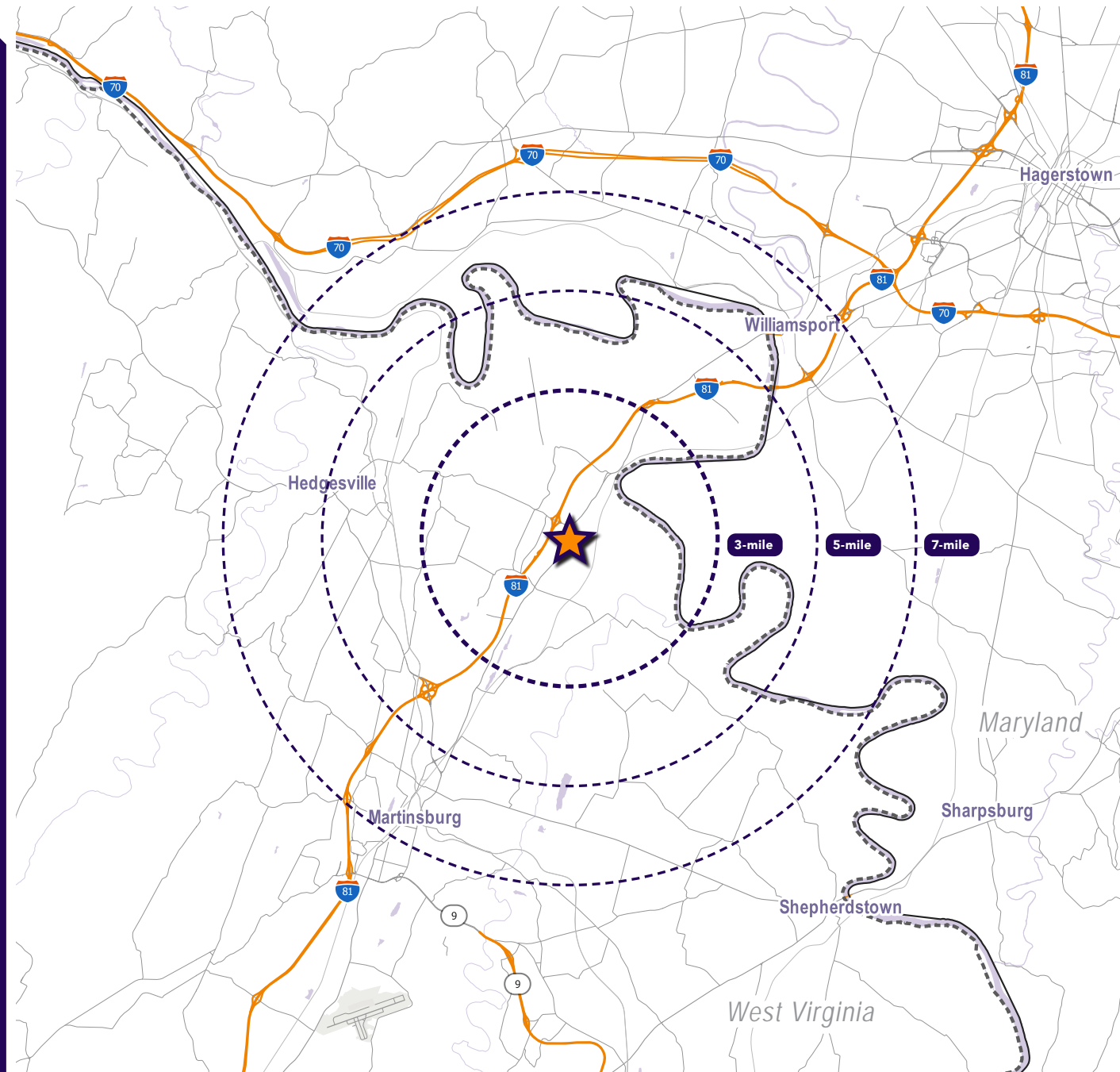
# Interested? Contact:

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