

COMMERCIAL LAND FOR SALE



5268 Williamsport Pike

Martinsburg, WV 25404

Overview

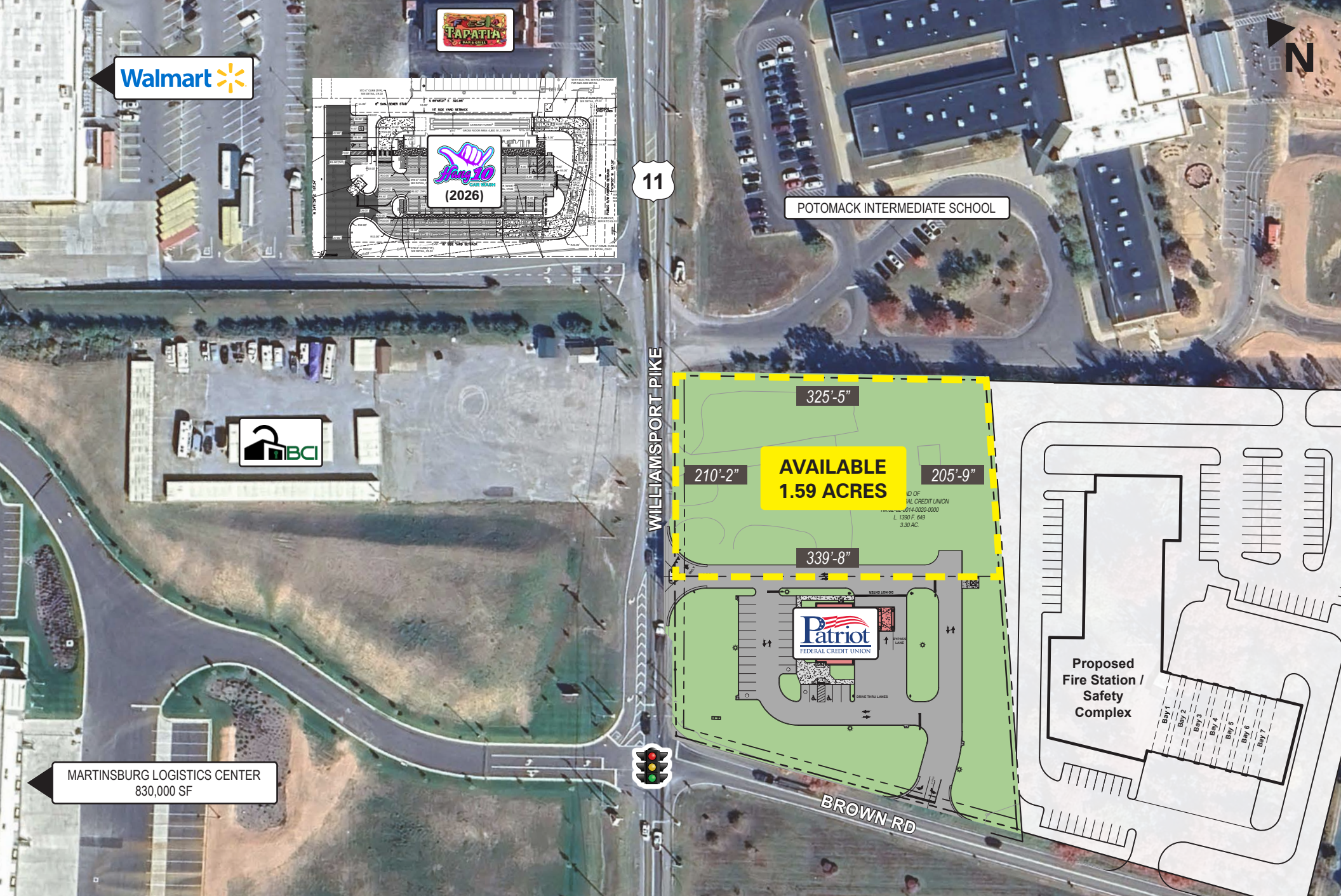
Join Patriot Federal Credit Union at new signalized intersection in a fast-growing area of north Martinsburg, WV. Proximity to Walmart, I-81, three schools (Potomack Intermediate, Spring Mills Middle and Spring Mills Primary, and two medical facilities (Valley Health and WVU Medicine). Site will be delivered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

Hang 10
(2026)

11

POTOMACK INTERMEDIATE SCHOOL

BCI

WILLIAMSPORT PIKE

AVAILABLE
1.59 ACRES

325'-5"

210'-2"

205'-9"

339'-8"

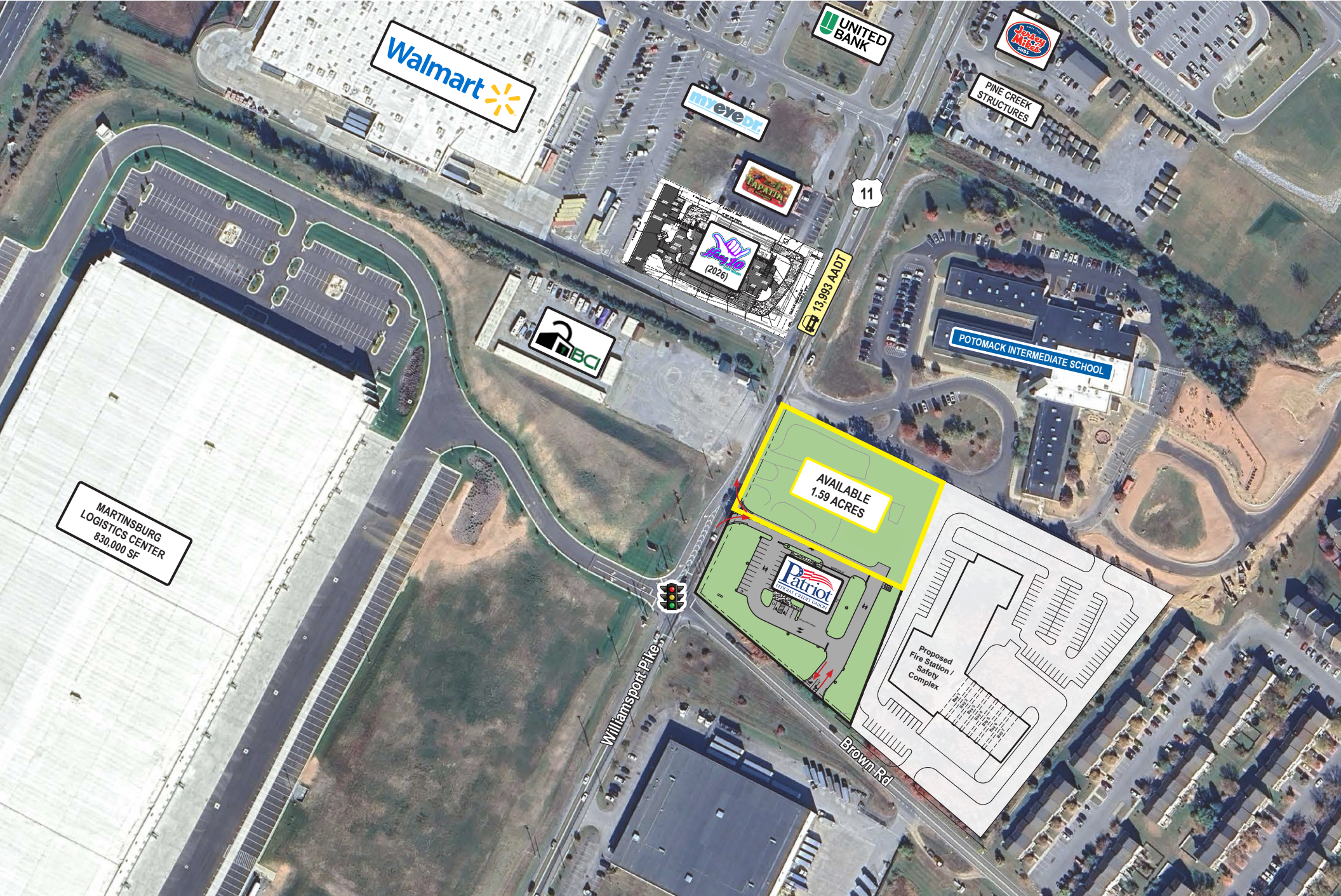
Patriot
FEDERAL CREDIT UNION

Proposed
Fire Station /
Safety
Complex

Bay 1
Bay 2
Bay 3
Bay 4
Bay 5
Bay 6
Bay 7

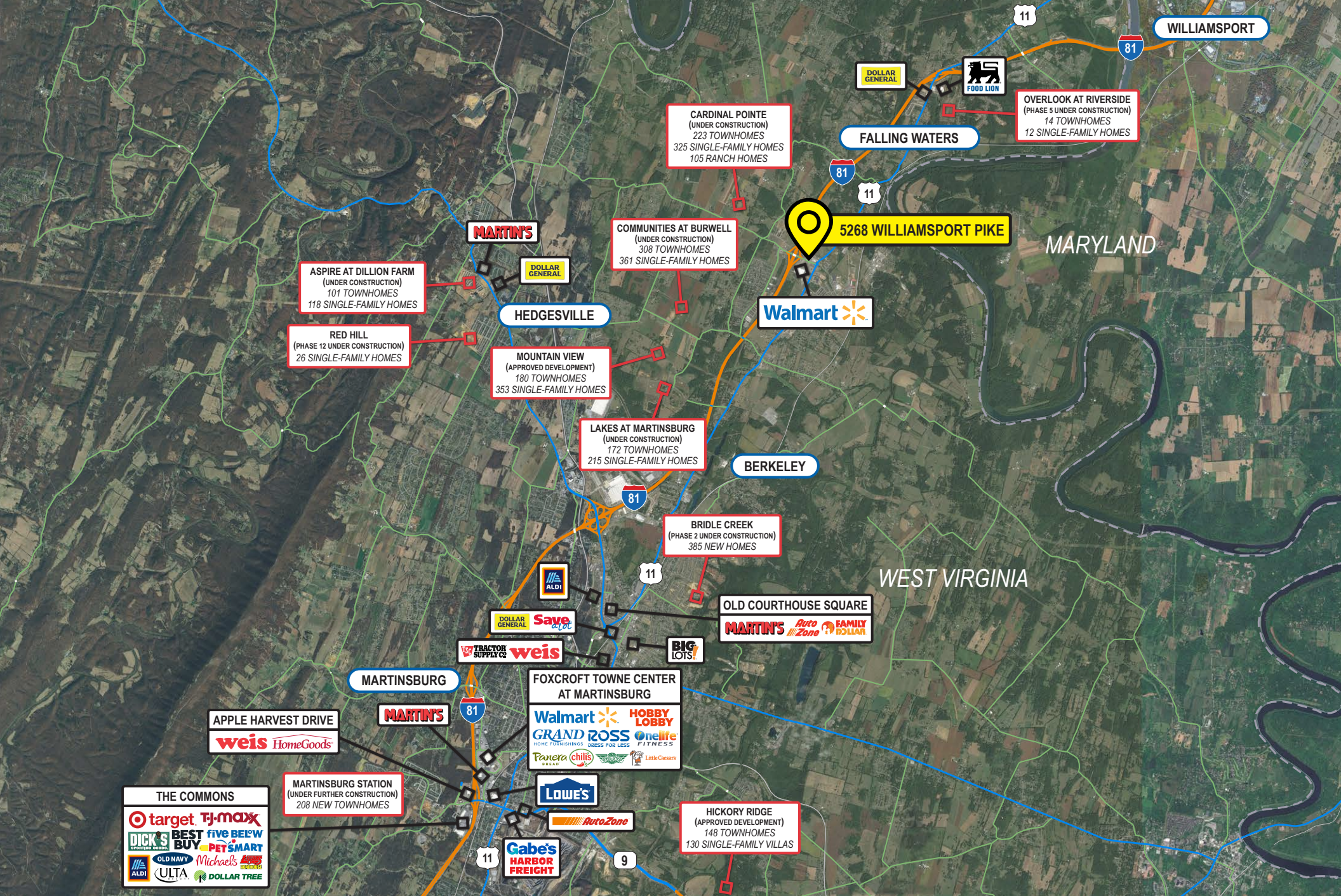
MARTINSBURG LOGISTICS CENTER
830,000 SF

BROWN RD





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



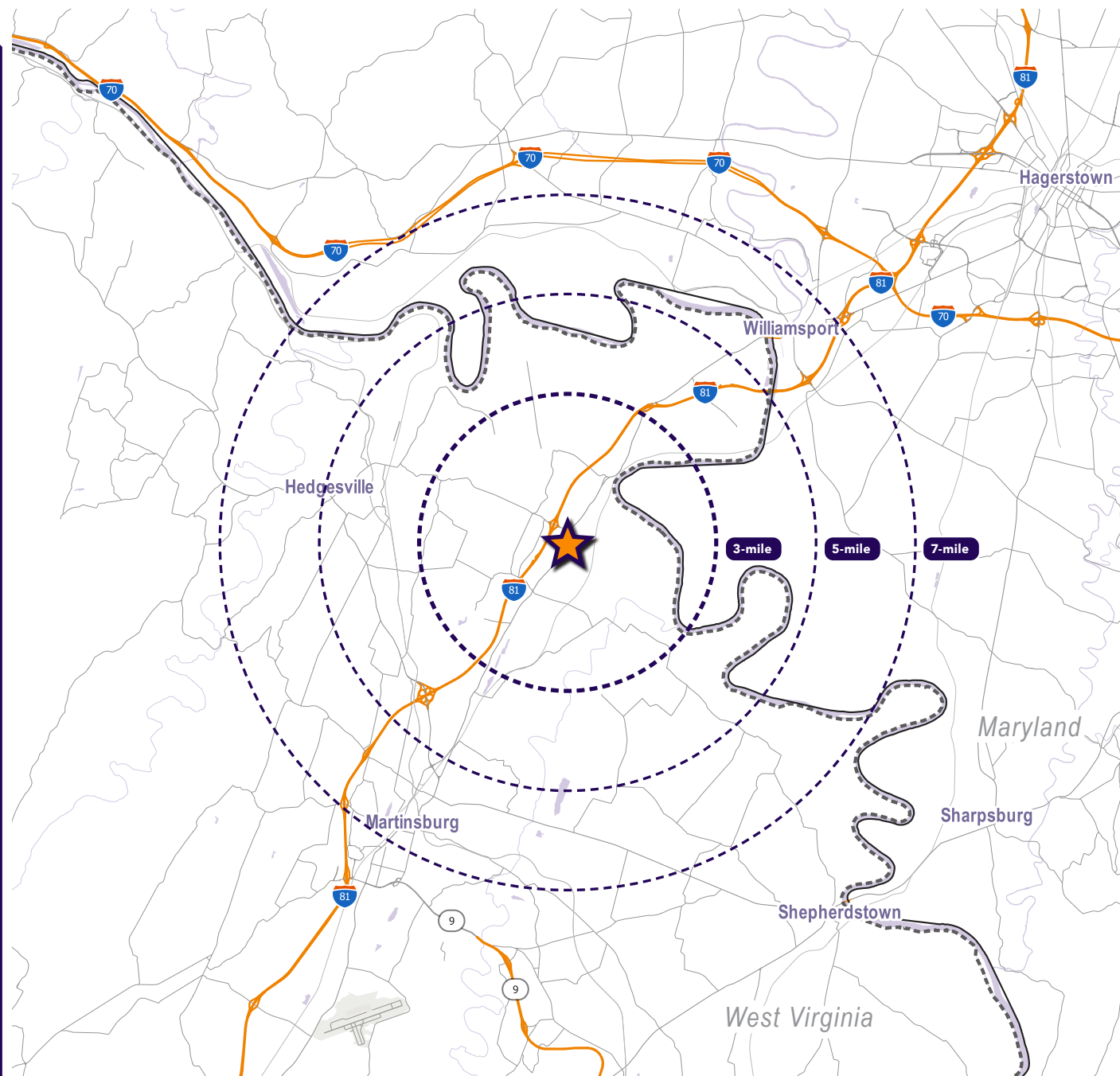
Interested? Contact:

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