

FOR SALE / LEASE Available Immediately



Boulevard at Potomac Towne Center

Ranson, WV 25438

Overview

Commercial lots for lease or sale at this regional location in Ranson / Charles Town, WV. Two miles from Hollywood Casino at Charles Town Races, Potomac Towne Center offers outstanding access and exposure to busy WV Route 9.

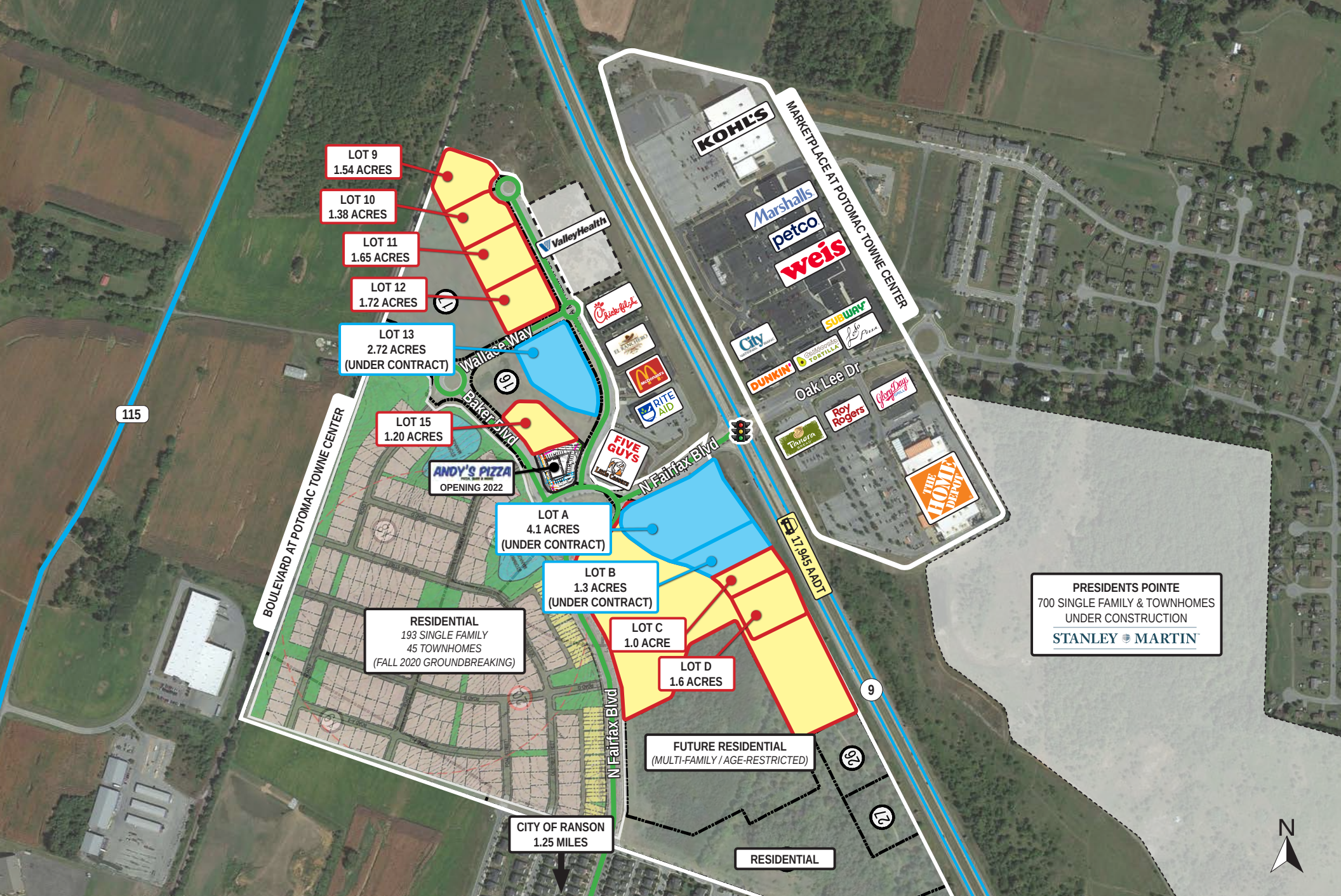
Opportunities available for restaurant, service and convenience uses serving the fast growing West Virginia panhandle region.

Quick Facts

Availability	Immediate
Size	1-Acre to 3-Acre Lots
Access	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
Price	Negotiable
Zoning	HC, MUX, UCX

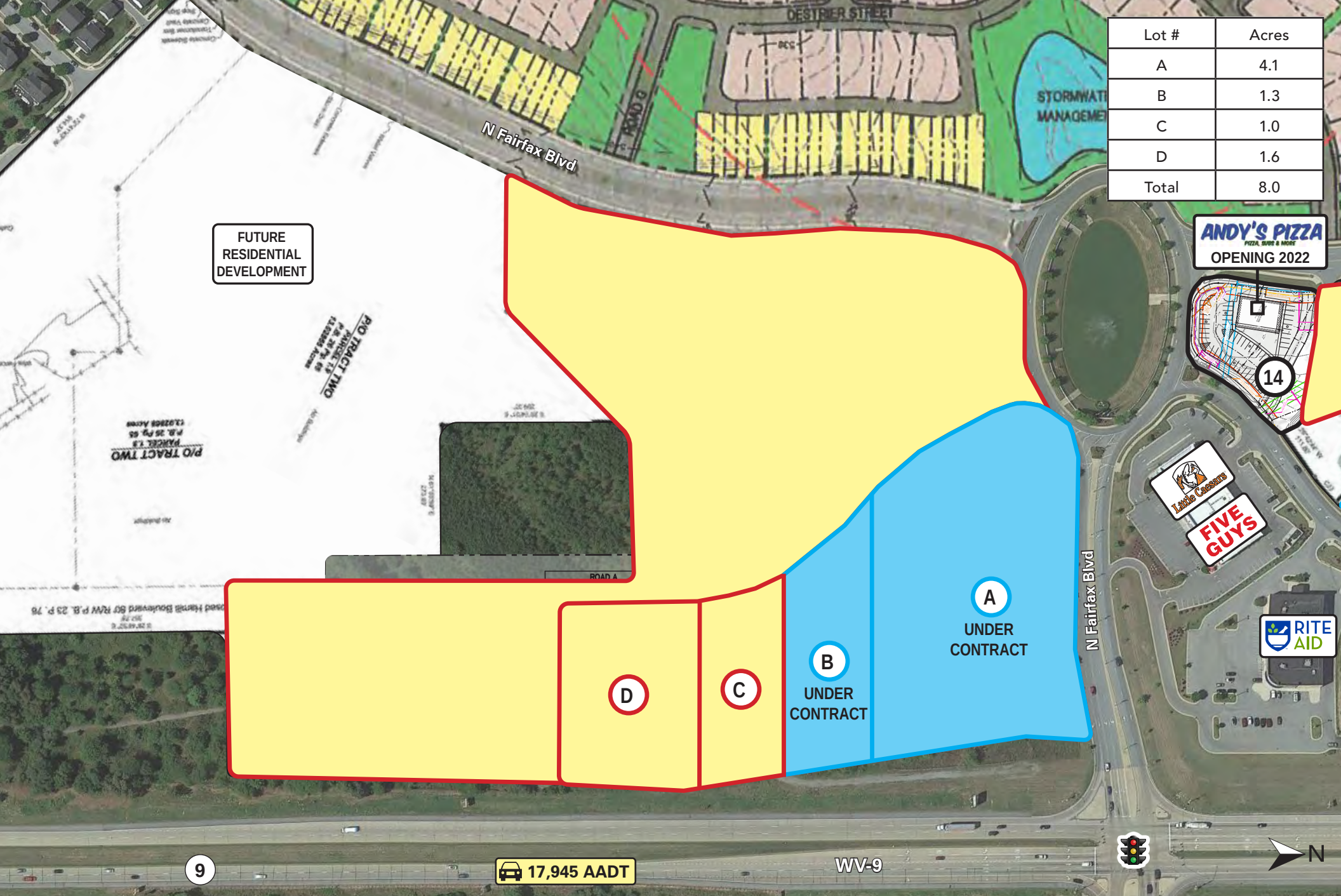
2021 Demographics	3 mile	5 mile	7 miles
 POPULATION	17,914	32,163	47,107
 HOUSEHOLDS	6,895	12,109	17,689
 AVG. HH INCOME	\$91,243	\$97,491	\$98,579
 DAYTIME POPULATION	6,582	8,445	10,124
 TRAFFIC COUNT	17,945 AADT (WV-9)		







Lot #	Acres
9	1.54
10	1.38
11	1.65
12	1.72
13	2.72
15	1.20
Total	10.21



Lot #	Acres
A	4.1
B	1.3
C	1.0
D	1.6
Total	8.0

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FIVE GUYS
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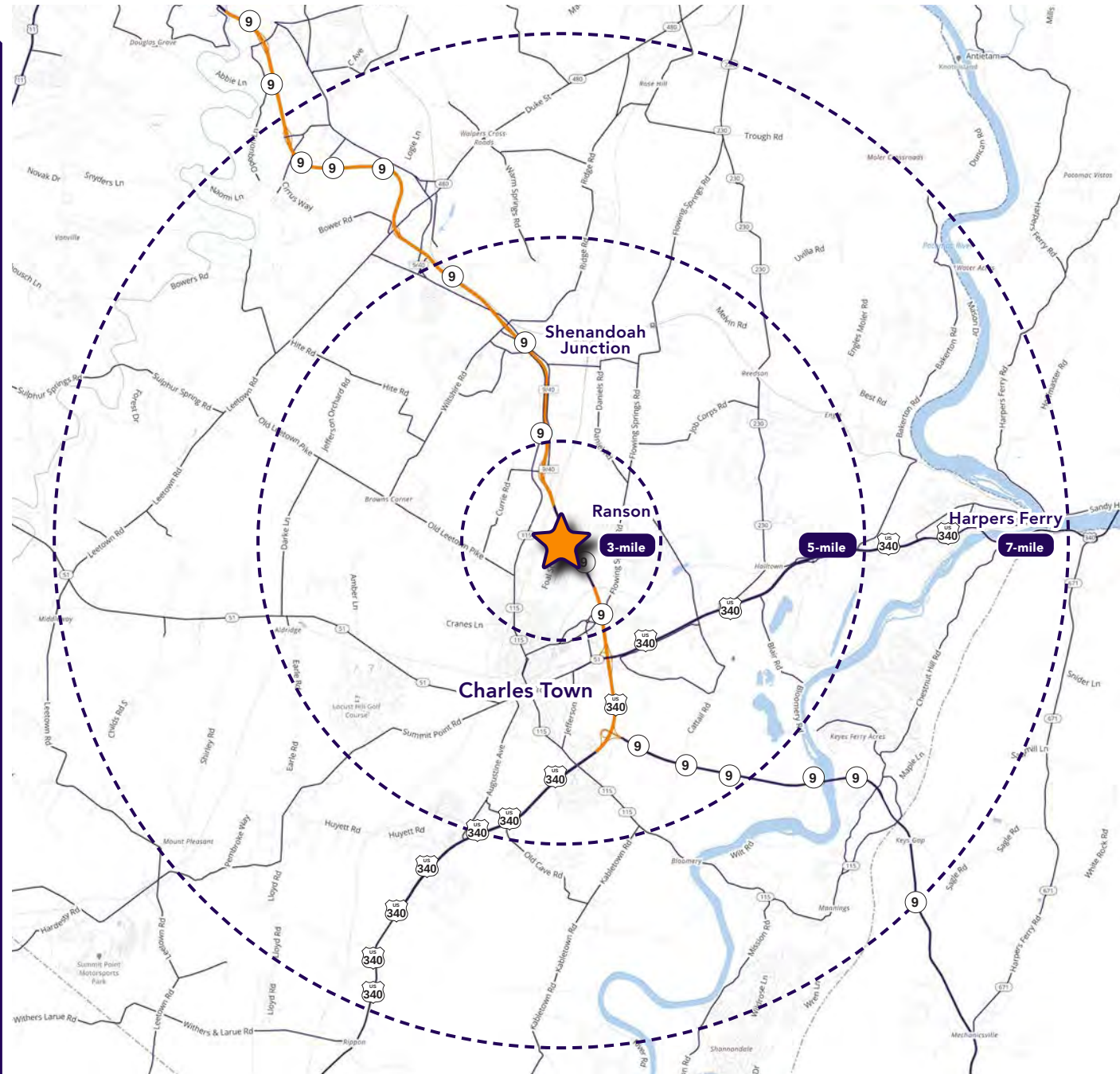
Interested? Contact:

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