

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	0.70-Acre to 3.09-Acres
Access	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
Price	Negotiable
Zoning	HC, MUX, UCX

2023 Demographics	3 mile	5 mile	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	29,263 AADT (WV-9)		





Residential Development Activity

Boulevard at Potomac Towne Center / Ranson, WV 25438



SUNBELT
RENTALS
(2024)

LOT 9
0.71 ACRES
AVAILABLE

LOT 10
2.38 ACRES
AVAILABLE

jiffy lube
(2024)

LOT 14
1.372 ACRES
AVAILABLE

INFERNO BREWERY
COMING SOON

RESIDENTIAL
193 SINGLE FAMILY
45 TOWNHOMES
(SUMMER 2024 GROUND BREAKING)

LOT 13
AVAILABLE
± 6.38 ACRES

LOT 19
AVAILABLE
± 18.28 ACRES

SOUTH LOTS
(UNDER CONTRACT)

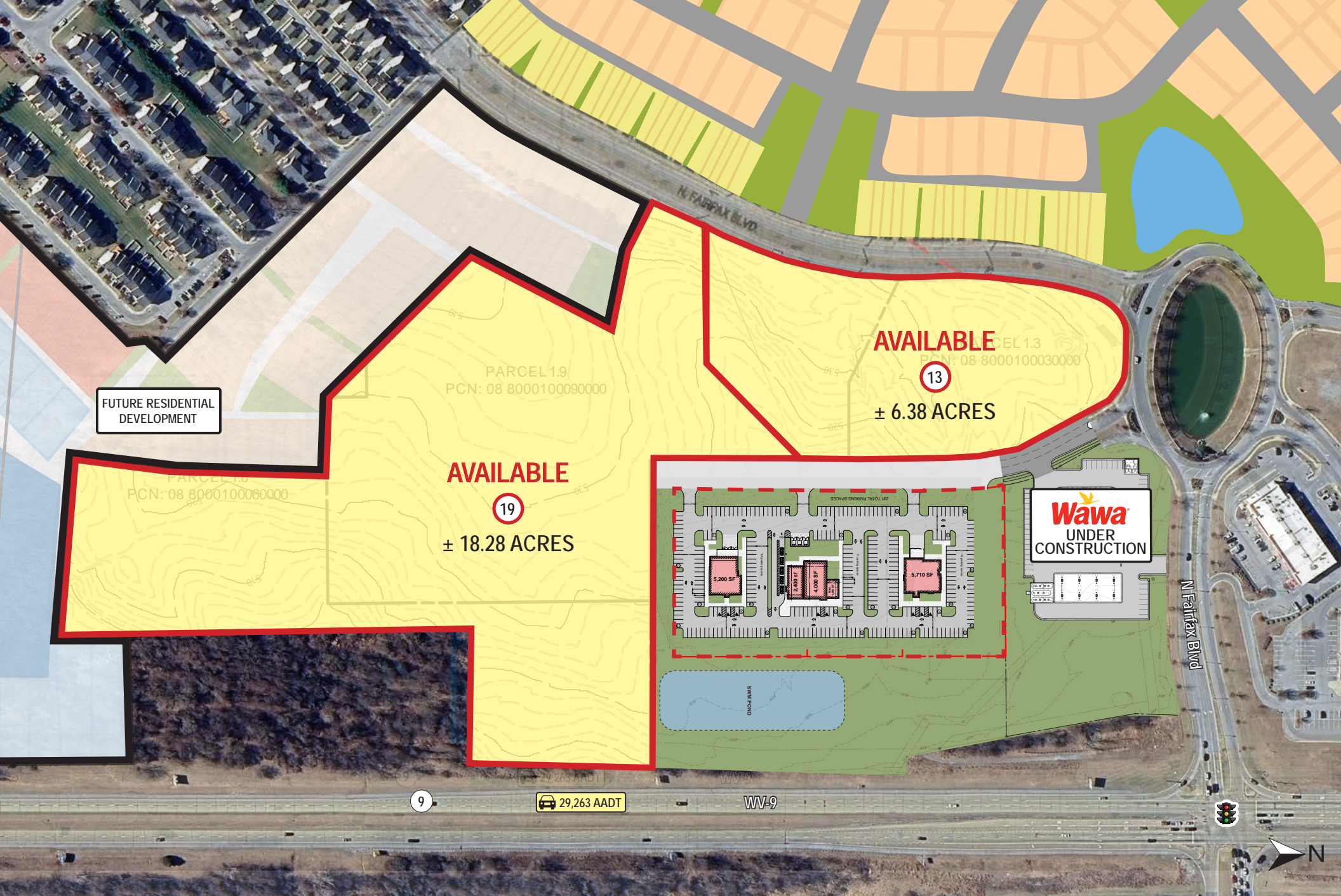
PRESIDENTS POINT
700 SINGLE FAMILY & TOWNHOMES
UNDER CONSTRUCTION
STANLEY MARTIN

FUTURE RESIDENTIAL
DEVELOPMENT

CITY OF RANSON
1.25 MILES

Lot #	Acres
9	0.70
10	2.38
14	1.372







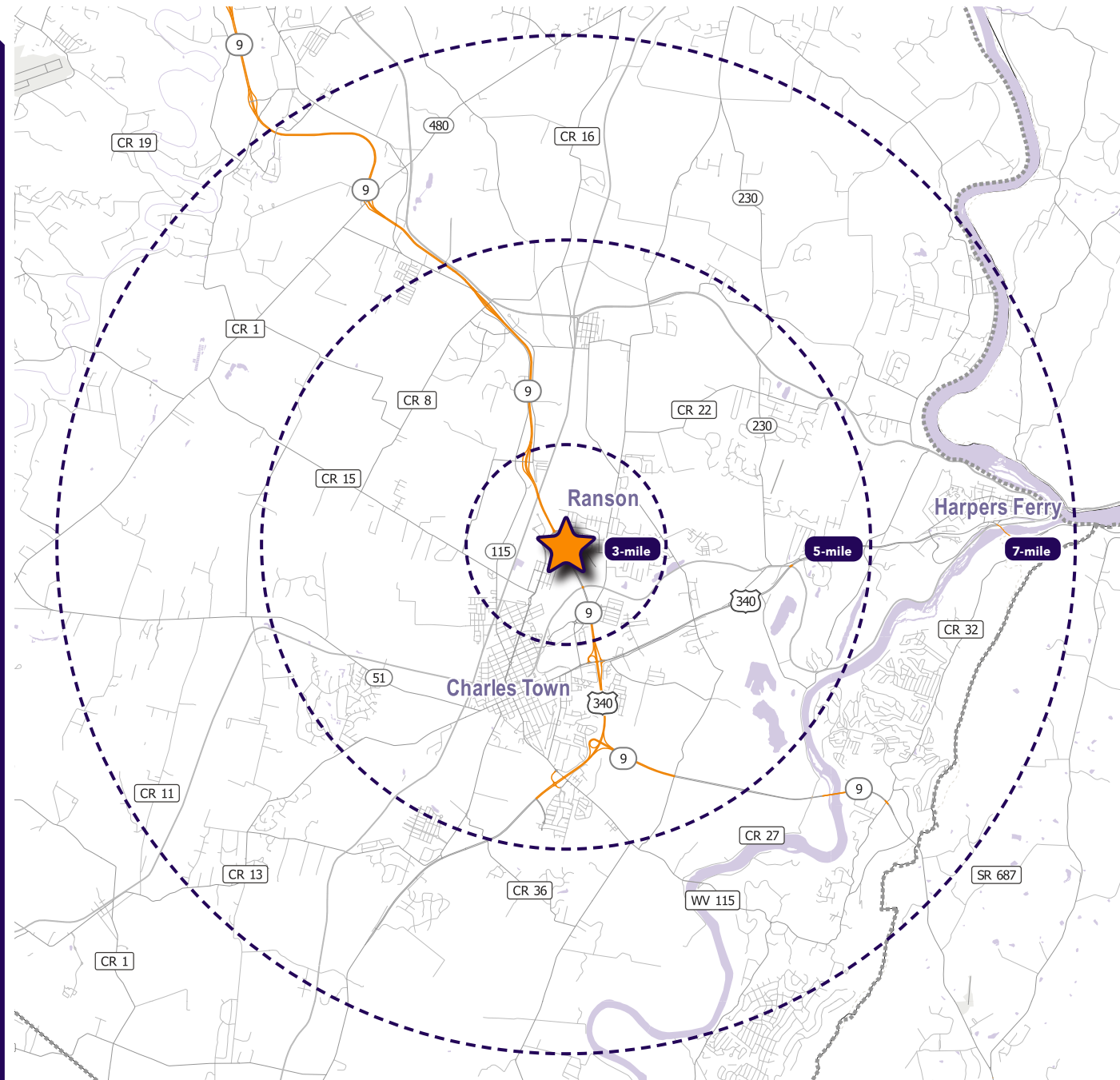
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