

**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

<b>Availability</b>	Immediate
<b>Size</b>	0.70-Acre to 3.09-Acres
<b>Access</b>	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
<b>Price</b>	Negotiable
<b>Zoning</b>	HC, MUX, UCX

2024 Demographics	3 mile	5 mile	7 miles
 POPULATION	<b>20,198</b>	<b>35,287</b>	<b>49,868</b>
 HOUSEHOLDS	<b>7,993</b>	<b>13,365</b>	<b>18,983</b>
 AVG. HH INCOME	<b>\$102,640</b>	<b>\$114,249</b>	<b>\$116,416</b>
 DAYTIME POPULATION	<b>46,528</b>	<b>64,867</b>	<b>72,641</b>
 TRAFFIC COUNT	<b>29,263 AADT (WV-9)</b>		





# 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**

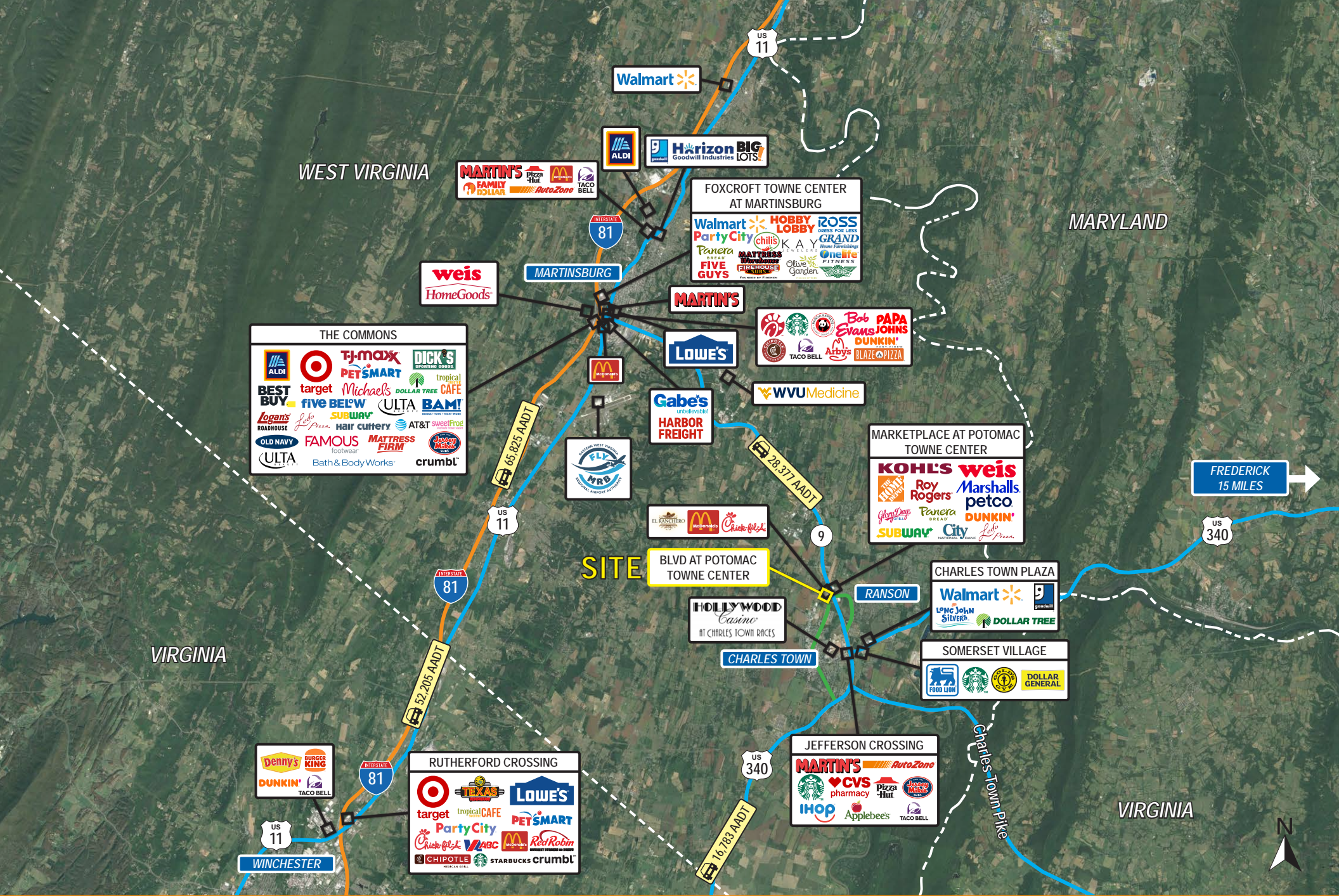
**FUTURE RESIDENTIAL**  
DEVELOPMENT

**CITY OF RANSON**  
1.25 MILES

Lot #	Acres
9	0.70
10	2.38
14	1.372








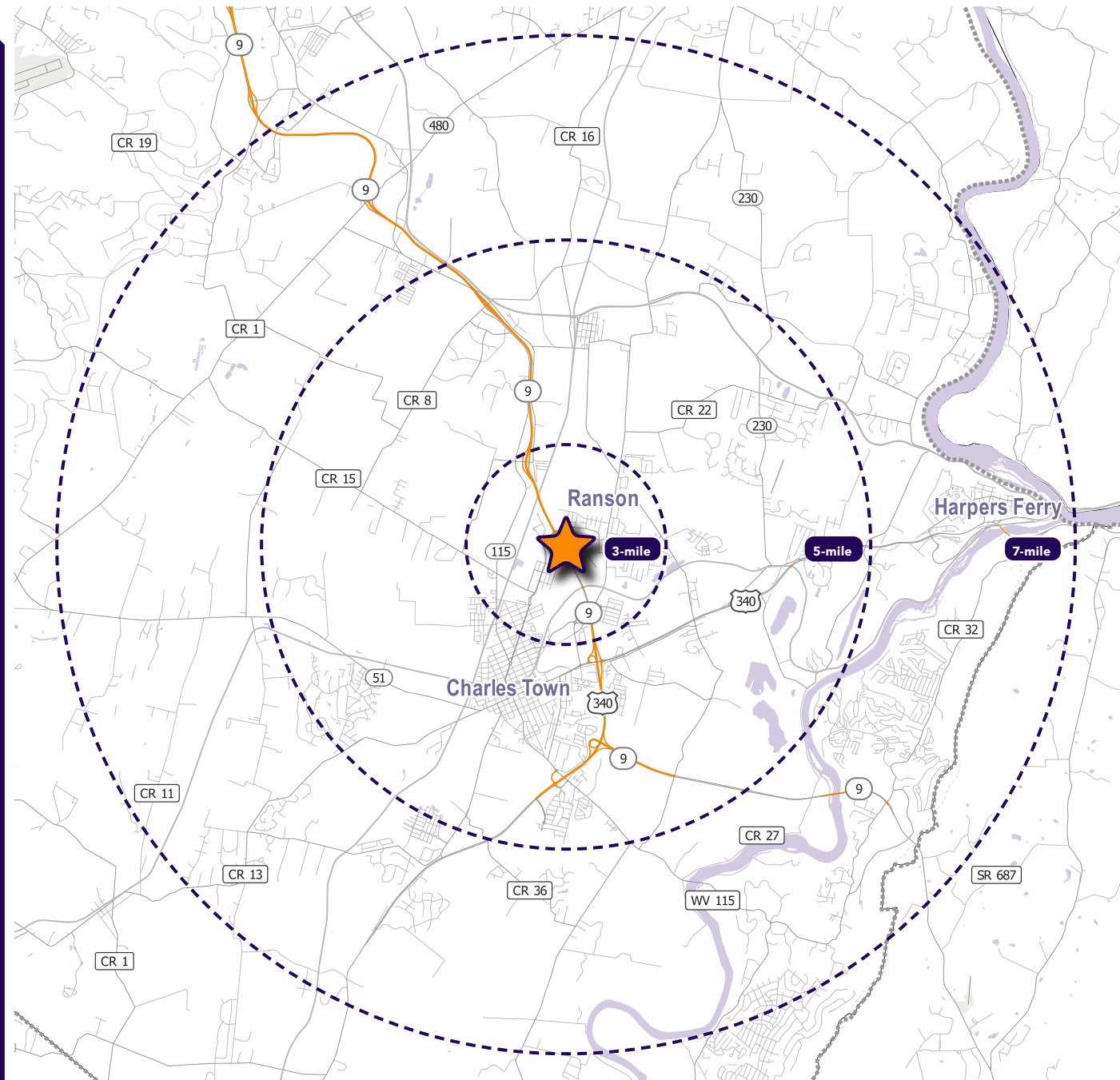
# Interested? Contact:

**Andrew Segall**

 asegall@segallgroup.com

 410.753.3947

 443.960.0361



## Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

## DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

## Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

## West Virginia

126 East Burke Street  
Mail 11  
Martinsburg, WV 25401  
410.753.3000

## Online

[www.segallgroup.com](http://www.segallgroup.com)

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