

**FOR SALE / LEASE** Available Immediately



# Boulevard at Potomac Towne Center

Ranson, WV 25438






## Overview

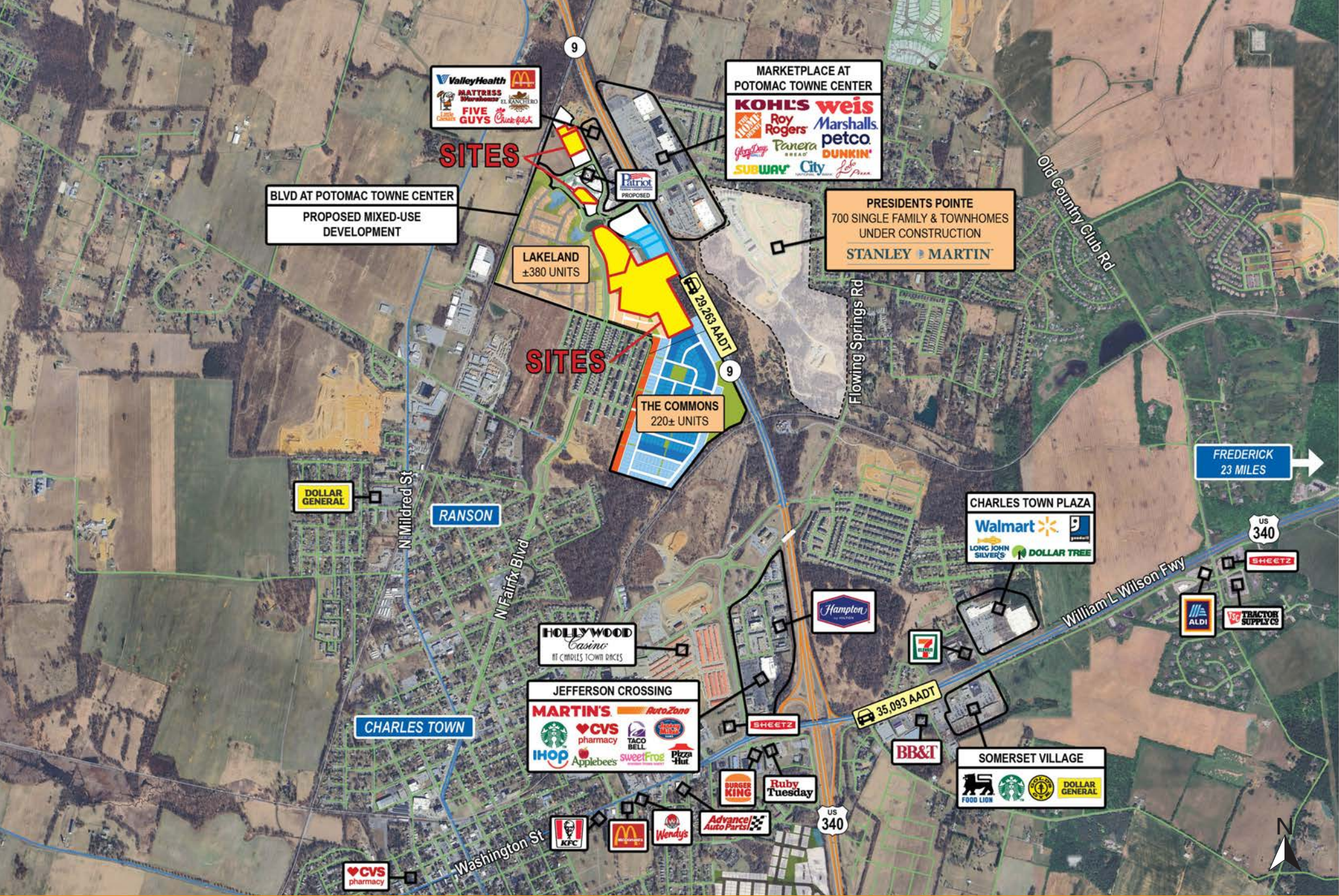
Commercial lots for lease or sale at this regional location in Ranson / Charles Town, WV. Two miles from Hollywood Casino at Charles Town Races, Potomac Towne Center offers outstanding access and exposure to busy WV Route 9.

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



**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

**FUTURE RESIDENTIAL DEVELOPMENT**

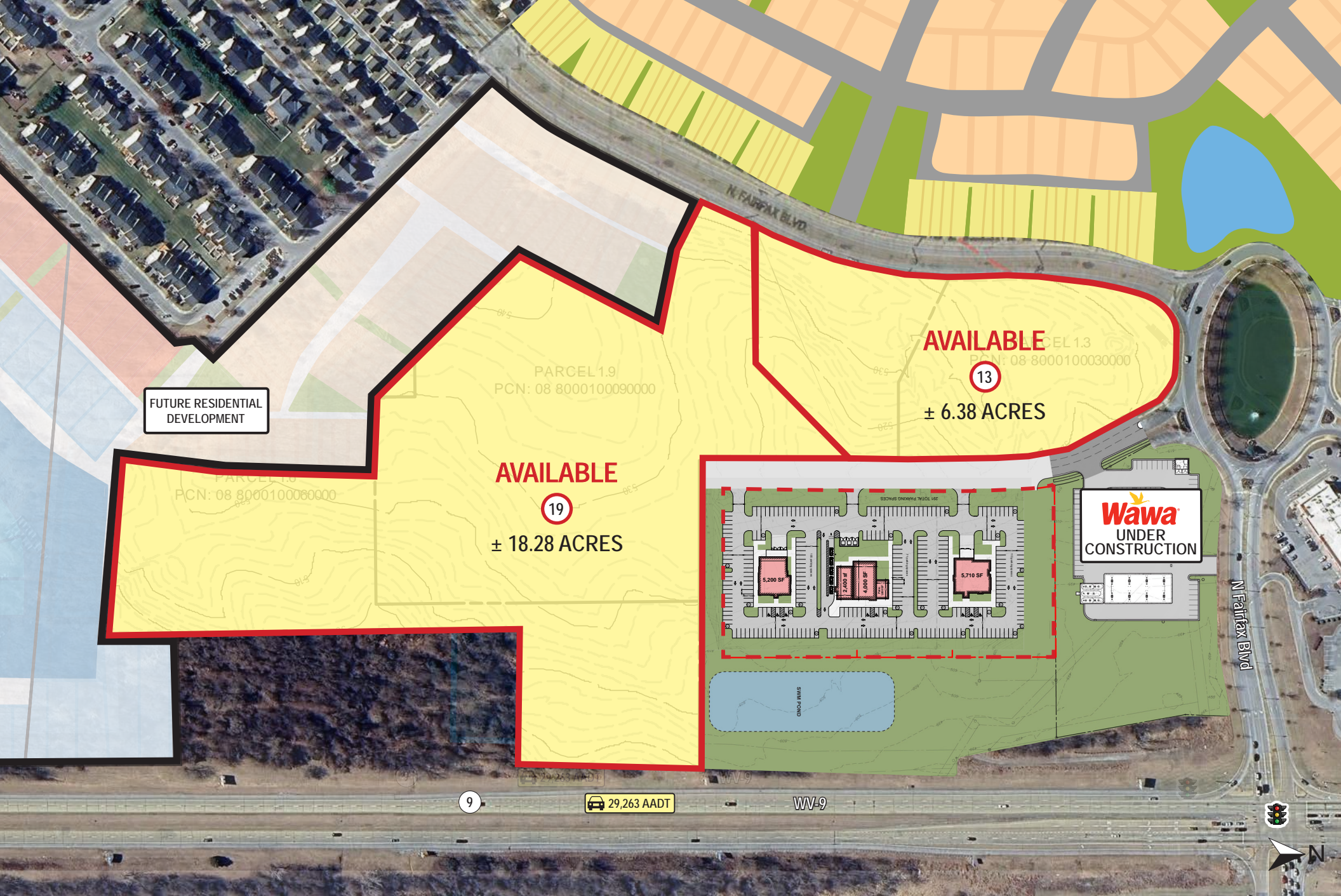
**CITY OF RANSON**  
1.25 MILES

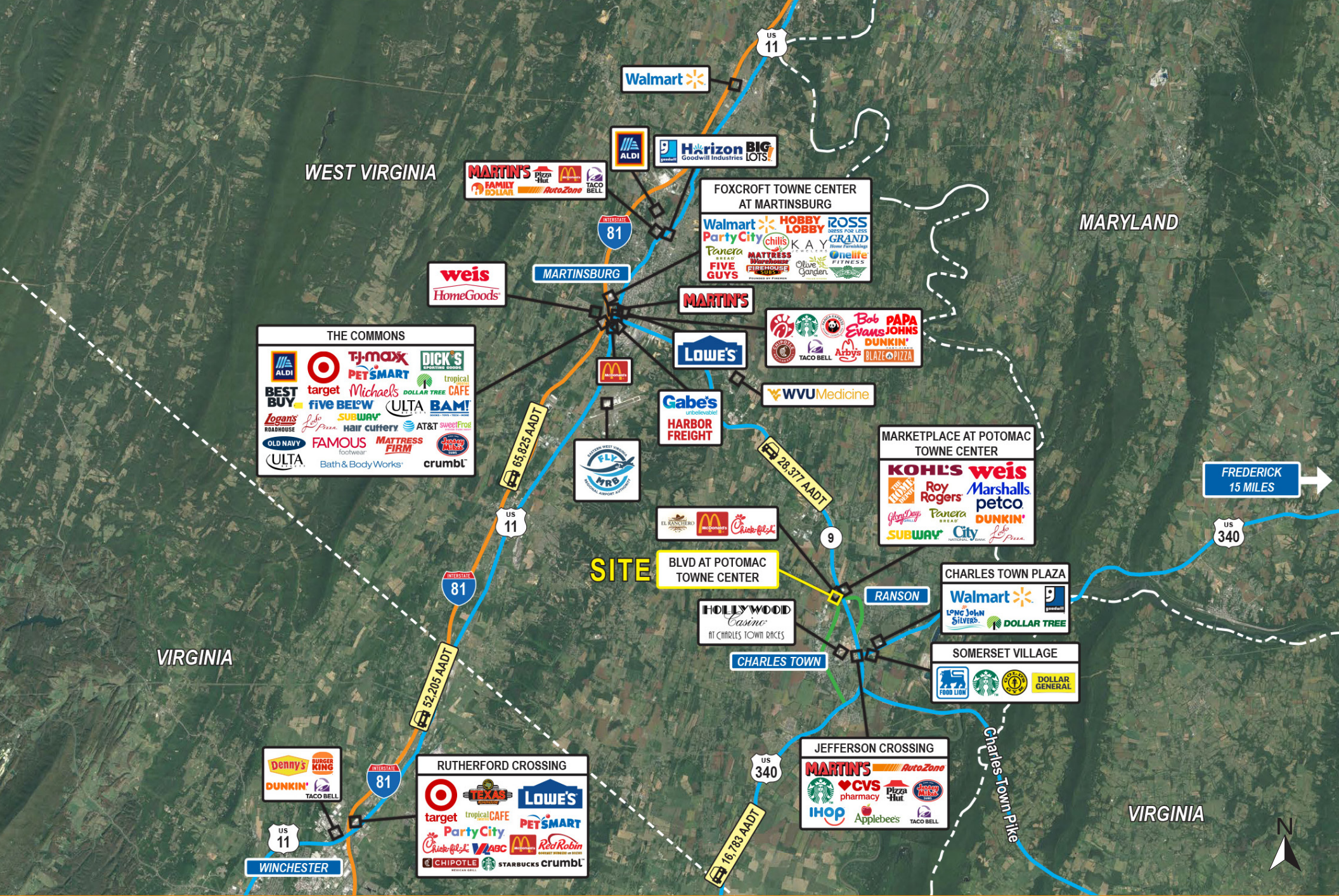
**SOUTH LOTS**  
(UNDER CONTRACT)

**PRESIDENTS POINT**  
700 SINGLE FAMILY & TOWNHOMES  
UNDER CONSTRUCTION  
**STANLEY MARTIN**

Lot #	Acres
9	0.70
10	2.38
14	1.372









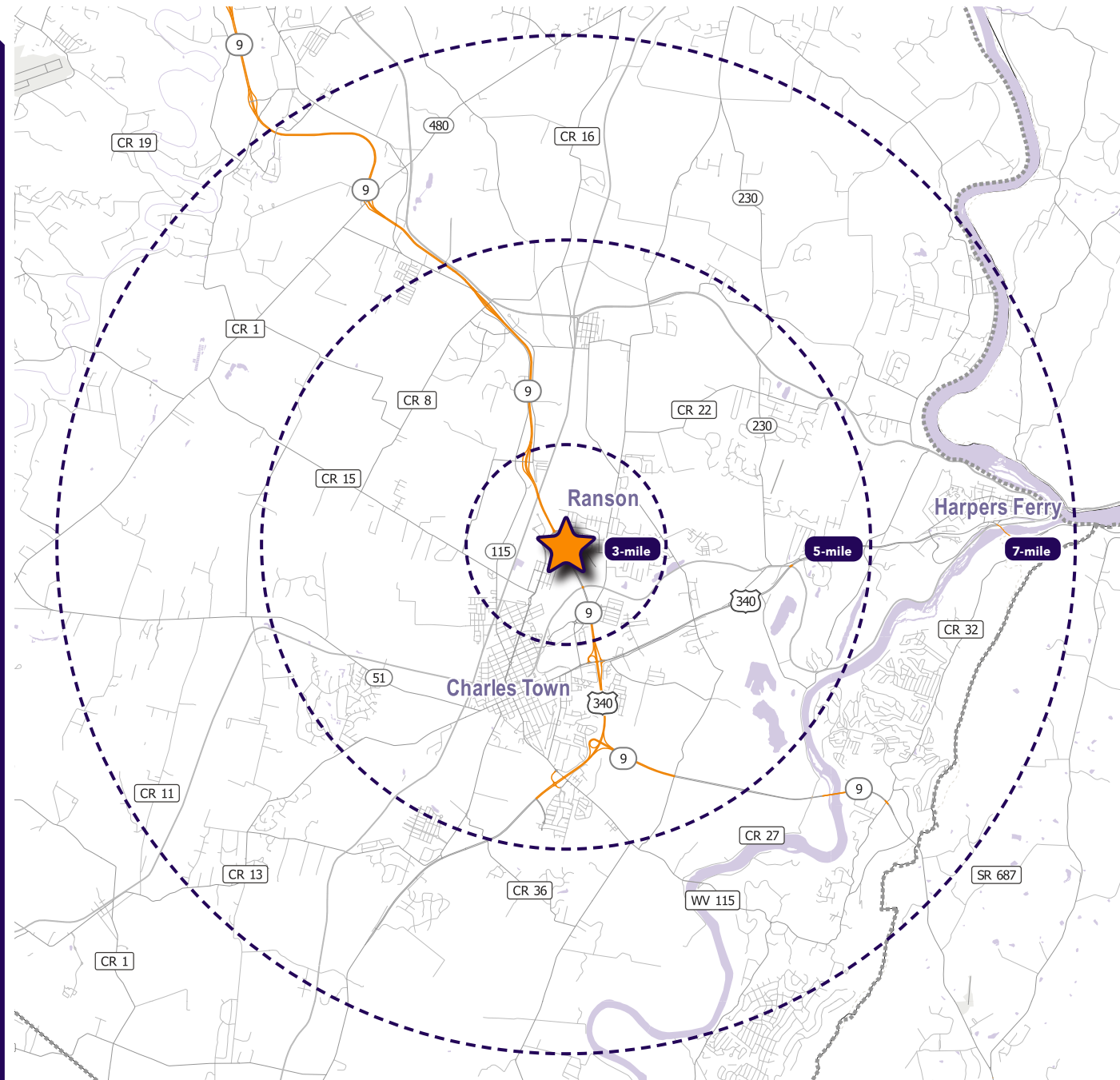
# Interested? Contact:

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