

FUTURE DEVELOPMENT

FOR LEASE Available Spring 2024

INFERNO BREWERY
COMING SOON

FIVE GUYS
Little Caesars

N Fairfax Blvd

WV-9

9

FUTURE
DEVELOPMENT

Wawa
UNDER
CONSTRUCTION

5,716 SF

4,000 SF

2,400 SF

5,200 SF

SWIM POND

segall
GROUP

COMMERCIAL REAL ESTATE

Boulevard at Potomac Towne Center (South Lots)

Ranson, WV 25438

Overview

Retail / Restaurant pad sites available on busy Route 9 in Ranson, West Virginia. Connection via traffic circle to signalized intersection of WV 9 and Fairfax Drive. Join Wawa, McDonald's, Chick-Fil-A, and others in this fast growing area of the West Virginia panhandle.

Quick Facts

Availability	Spring 2024
Size	2,400 - 5,500 square feet
Rental Rate	TBD
Net Charges	TBD
Nearby Tenants	



2023 Demographics	3 miles	5 miles	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)		





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)

FUTURE
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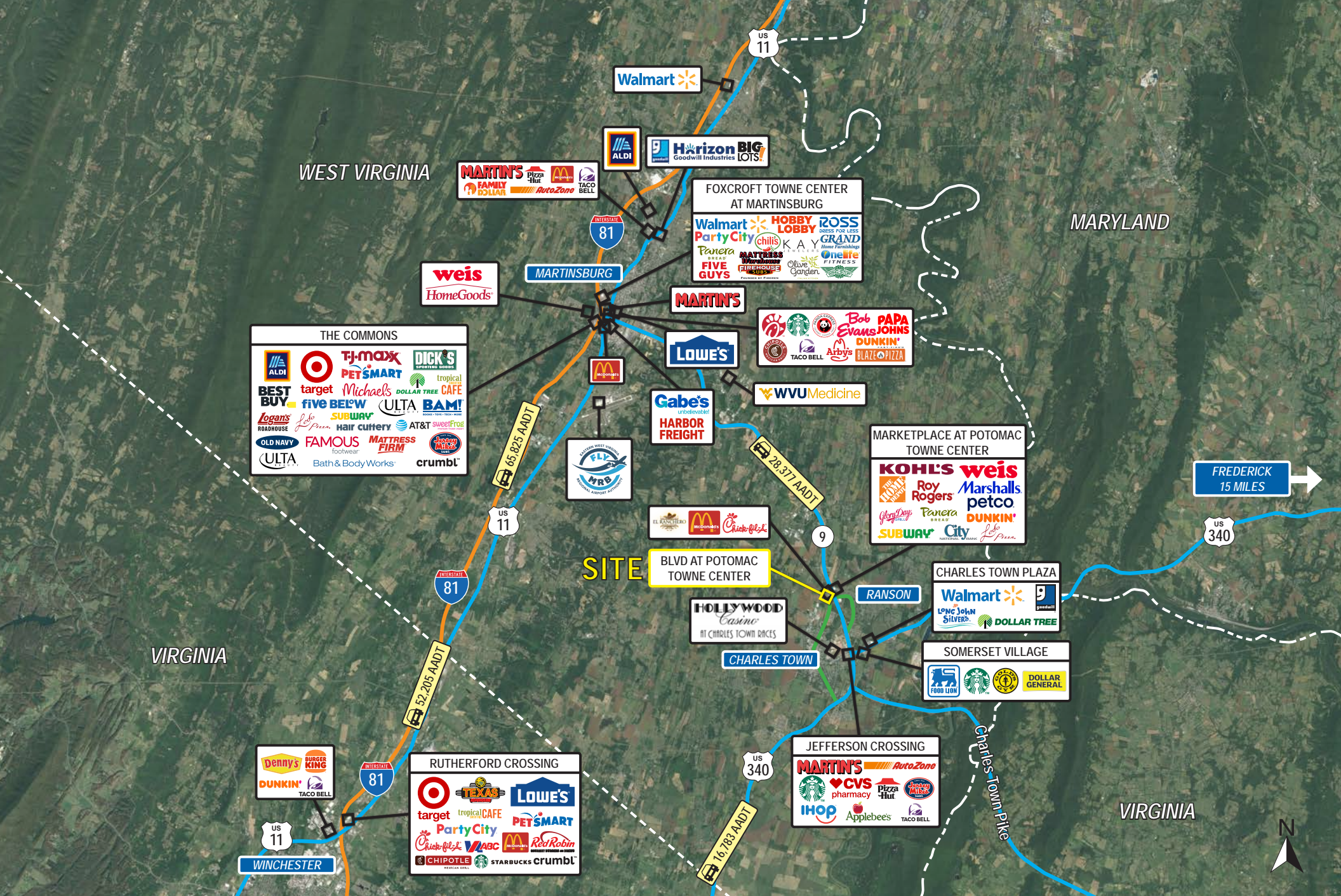
FUTURE RESIDENTIAL
DEVELOPMENT

CITY OF RANSON
1.25 MILES

SITE
SOUTH LOTS

PRESIDENTS POINT
700 SINGLE FAMILY & TOWNHOMES
UNDER CONSTRUCTION
STANLEY MARTIN






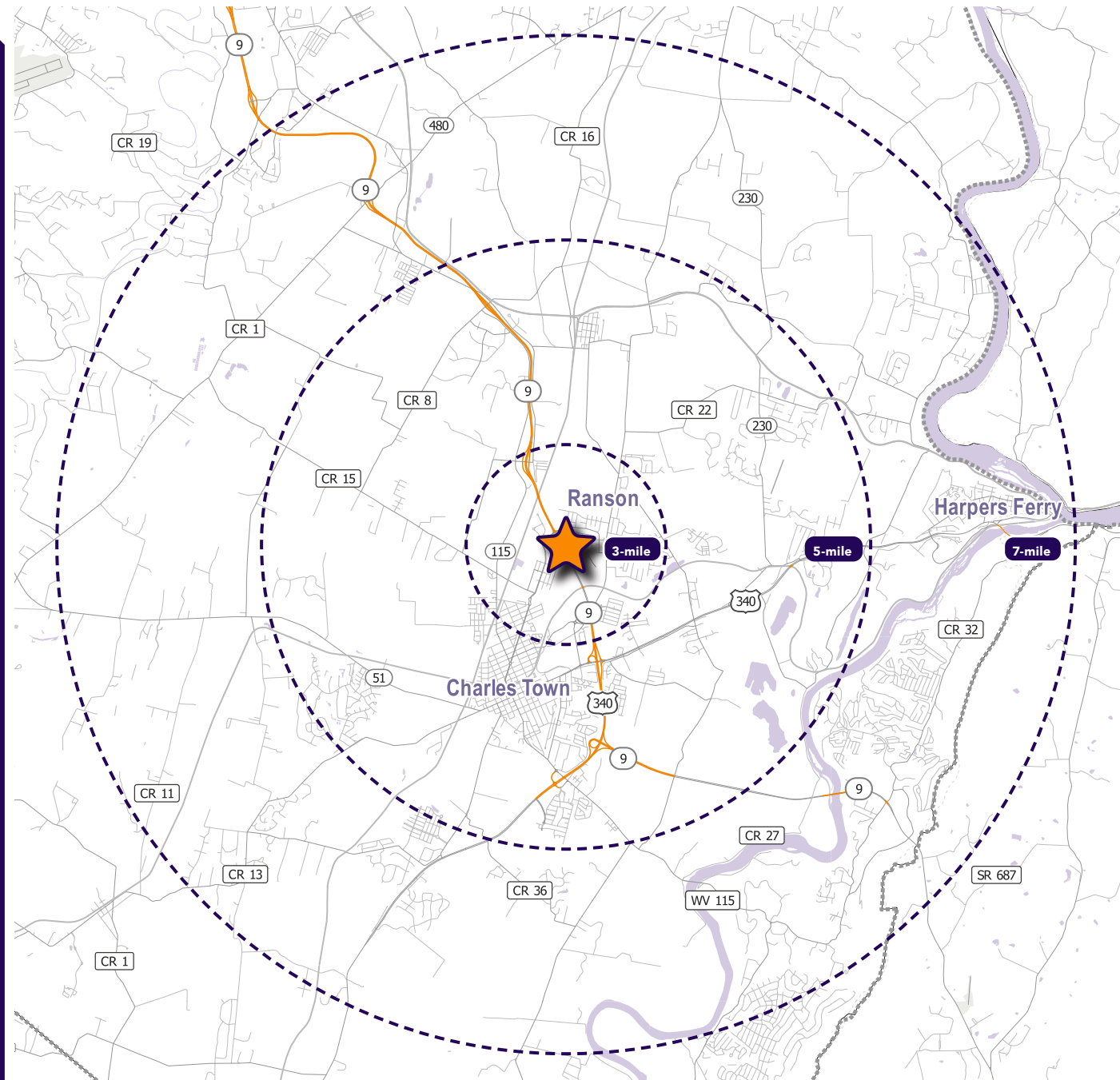
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