

**FOR LEASE**

FUTURE DEVELOPMENT

INFERNO BREWERY  
COMING SOON

**FIVE GUYS**  
Little Caesars

N Fairfax Blvd

WV-9

9

FUTURE DEVELOPMENT

**Wawa**  
UNDER CONSTRUCTION

#B 0710 SF

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**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.

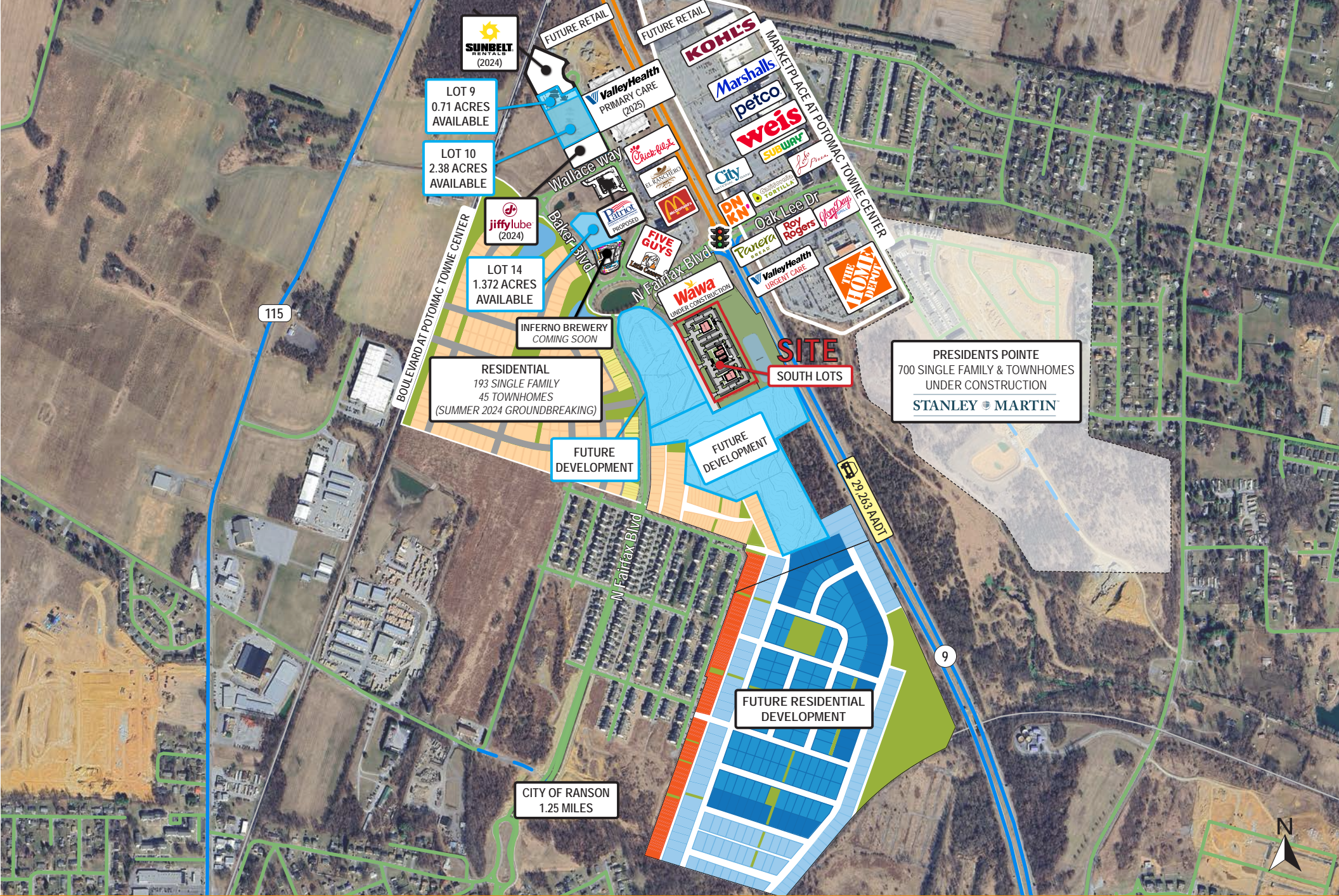
## Quick Facts

- Availability: Spring 2024
- Size: 1,400 - 5,700 square feet
- Rental Rate: TBD
- Net Charges: TBD
- Nearby Tenants:



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





**SUNBELT**  
RENTALS  
(2024)

LOT 9  
0.71 ACRES  
AVAILABLE

LOT 10  
2.38 ACRES  
AVAILABLE

**jiffylube**  
(2024)

LOT 14  
1.372 ACRES  
AVAILABLE

INFERNO BREWERY  
COMING SOON

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

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

**SITE**  
SOUTH LOTS

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

FUTURE RESIDENTIAL  
DEVELOPMENT

CITY OF RANSON  
1.25 MILES

29,263 ADT

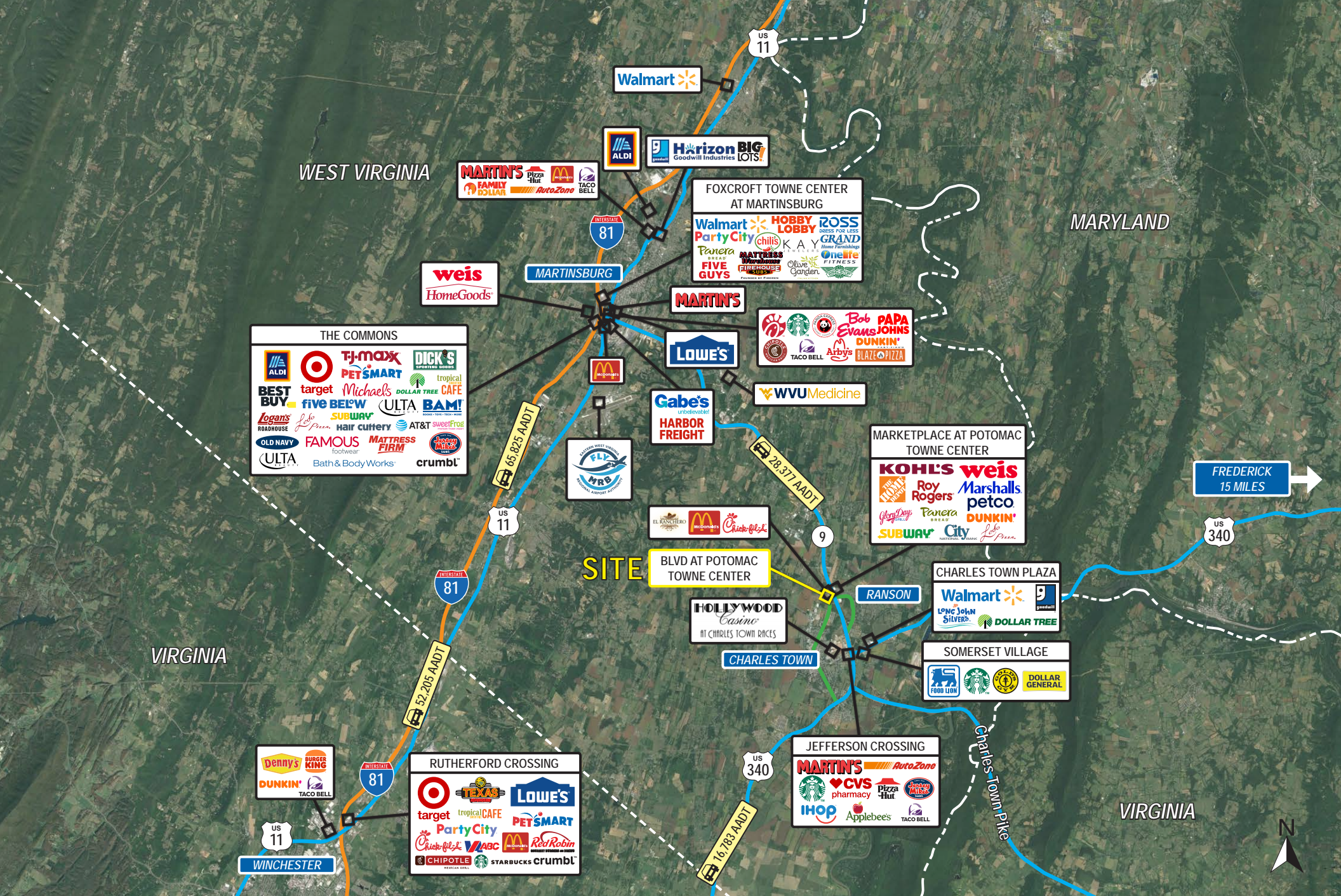






# Residential Development Activity


Boulevard at Potomac Towne Center (South Lots) / Ranson, WV 25438



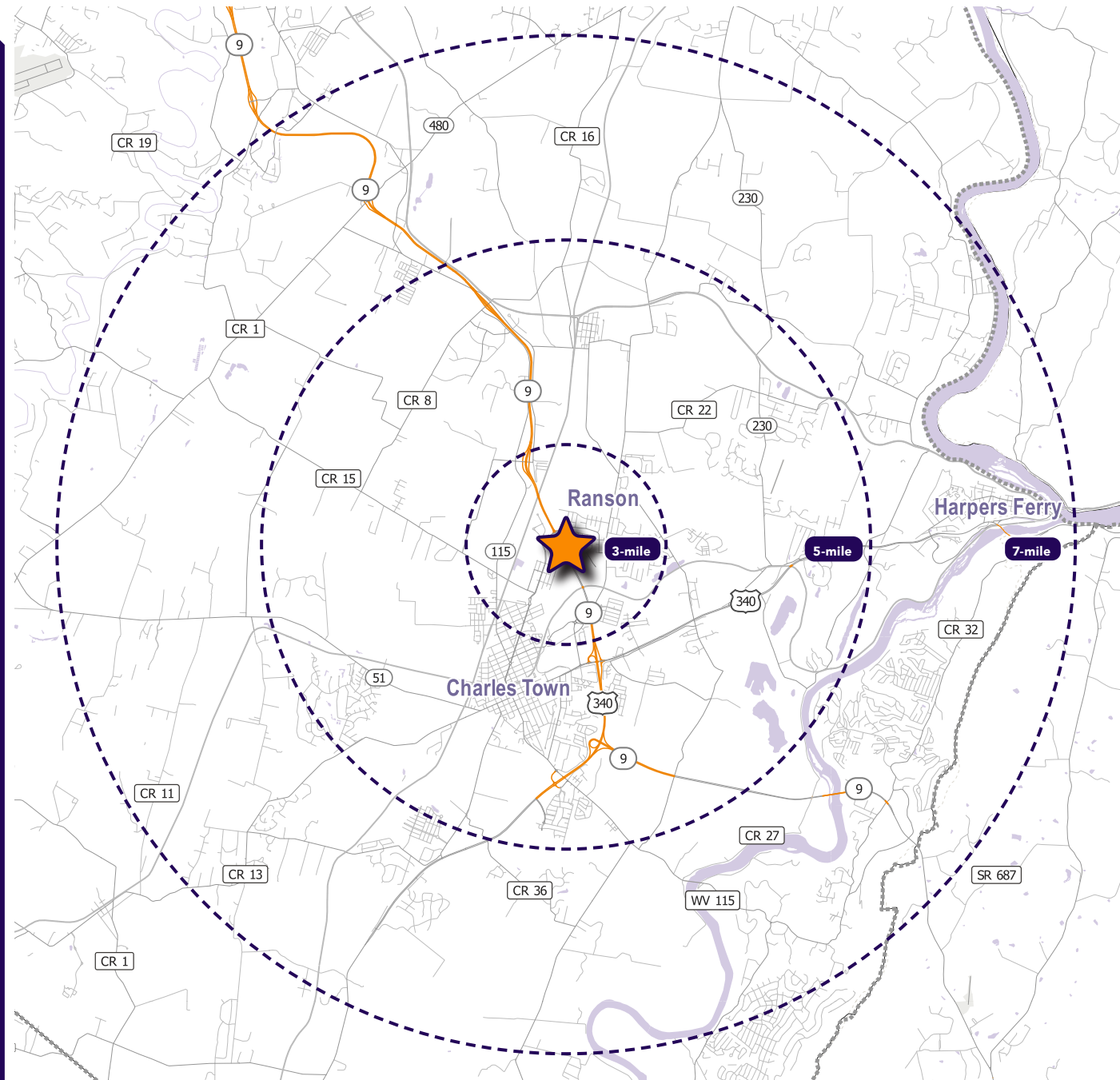
# Interested? Contact:

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