

FOR LEASE Available Q3 2024

FUTURE HOTEL



Pad Site
±0.87 Ac

Available
1,788 SF - 3,844 SF

Executive BEAUTY BAR

APPLE ANNIE'S



ARVADA PLACE



Alliance Ln

Hammonds Mill Rd



Spring Mills Towne Center North

Hammonds Mill Road, Martinsburg, WV 25404

Overview

Two retail bays are available in a multi-tenant building under construction at the interchange of I-81 and Hammonds Mill Road in north Martinsburg, WV. The site is situated directly across from Walmart in a fast-growing trade area. Delivery will occur in Q3 of 2024. In addition, retail pad sites are available from 0.87-3.44 acres with pylon signage on Hammonds Mill opposite the Walmart entrance.

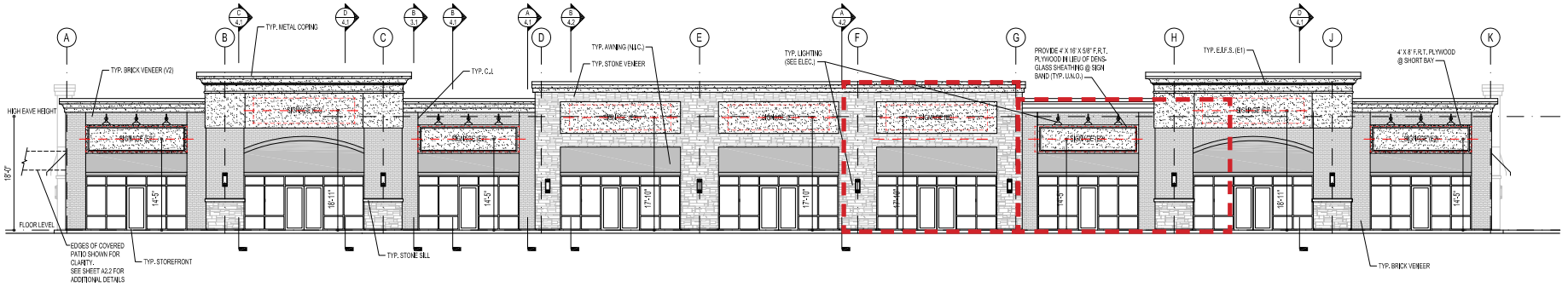
Quick Facts

- Availability** Q3 2024
- Size** 1,788 - 3,844 square feet; Up to ±3.44 Ac pad sites
- Rental Rate** \$30.00 per square foot
- Net Charges** \$2.75 per square foot, NNN
- Nearby Tenants** Dollar Tree, Advance Auto, Sheetz, Taco Bell, Popeyes, Jersey Mike's, and McDonald's. Three County schools and two medical centers (Valley Health and WV University Medical System) are within a few blocks of the property.

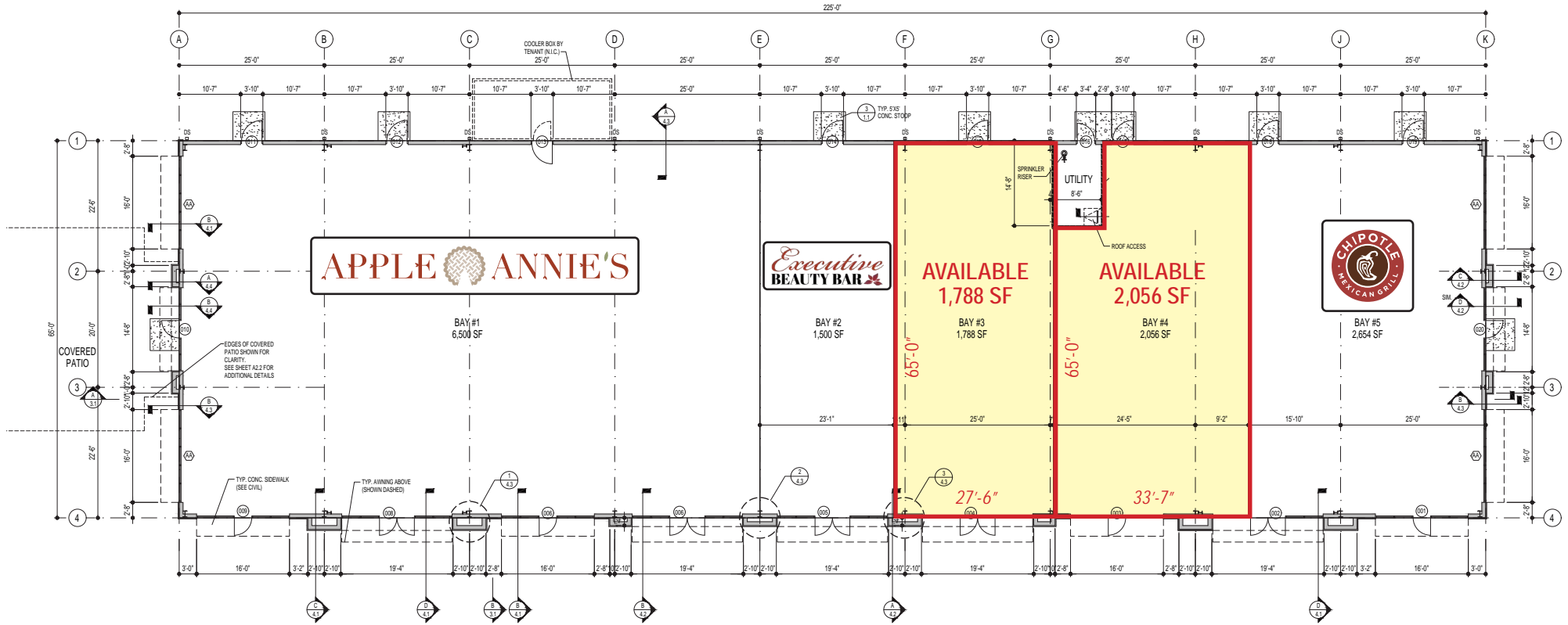
2023 Demographics	3 miles	5 miles	7 miles
POPULATION	16,782	40,174	70,766
HOUSEHOLDS	6,337	15,339	27,607
AVG. HH INCOME	\$108,831	\$100,351	\$91,688
DAYTIME POPULATION	12,065	28,045	56,200
TRAFFIC COUNT	11,200 AADT (Hammonds Mill Road)	41,300 AADT (I-81)	



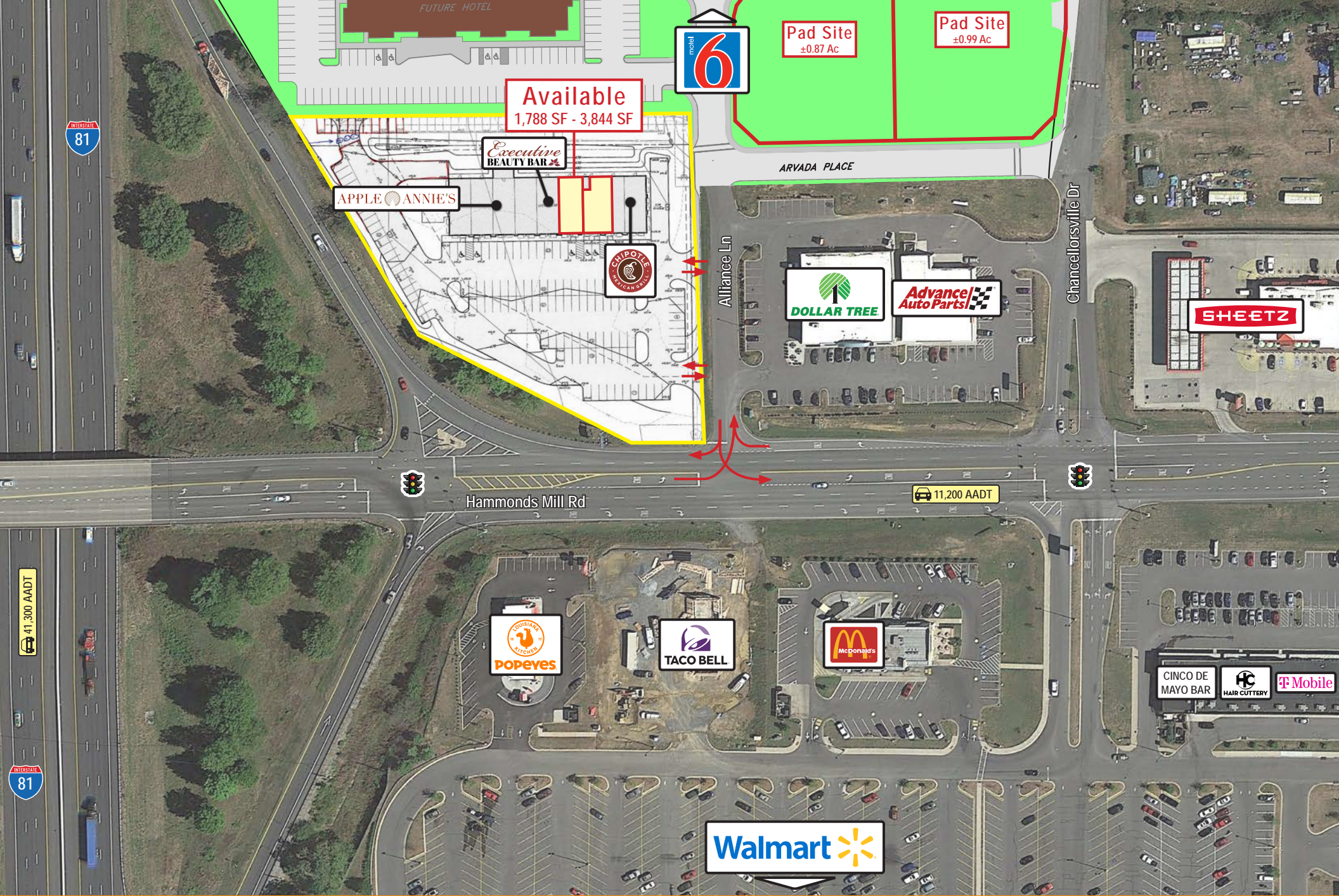




1 SOUTH ELEVATION
2.1 1/8" = 1'-0"



1 FLOOR PLAN
1.1 1/8" = 1'-0"



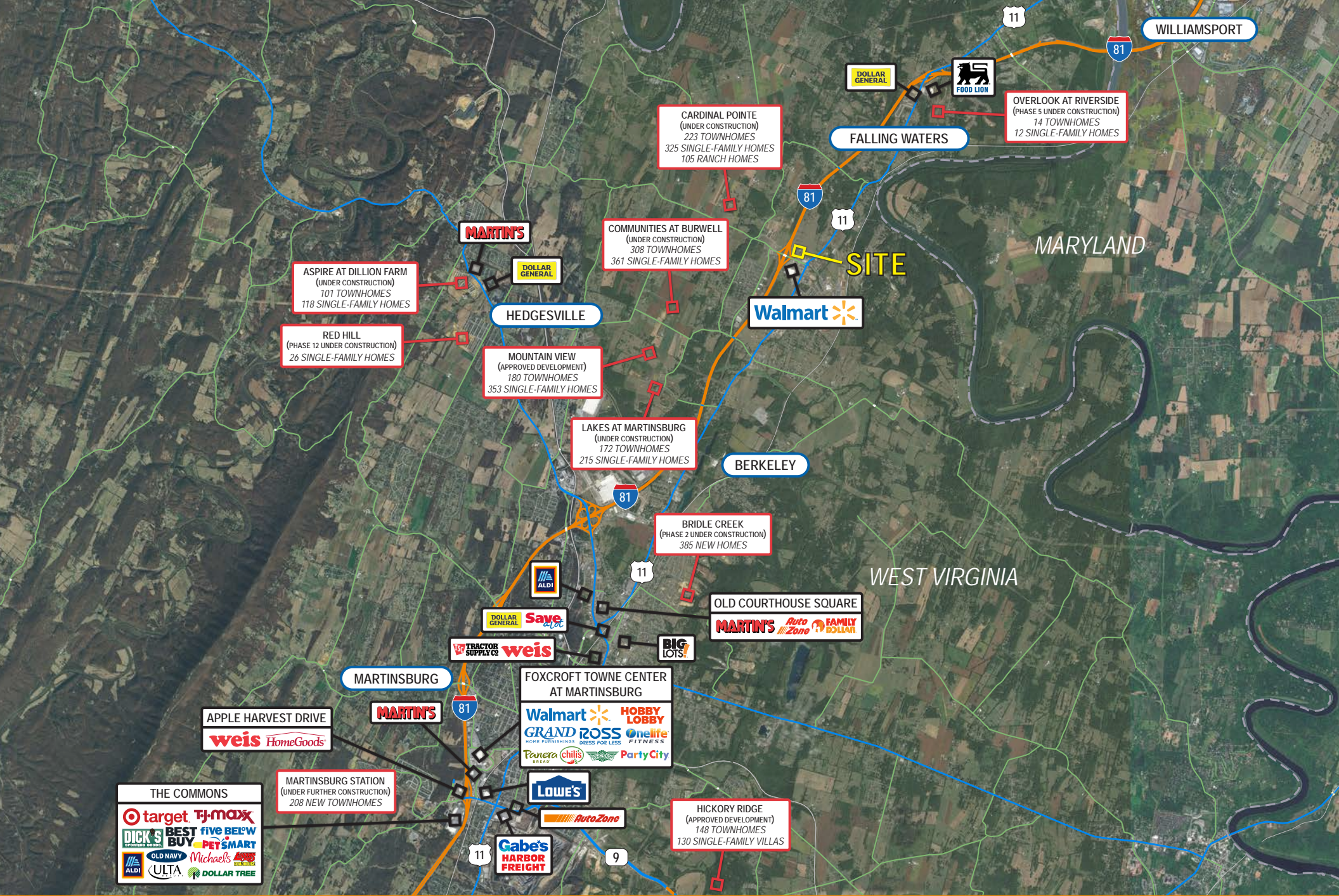
August 2024



August 2024







Interested? Contact:

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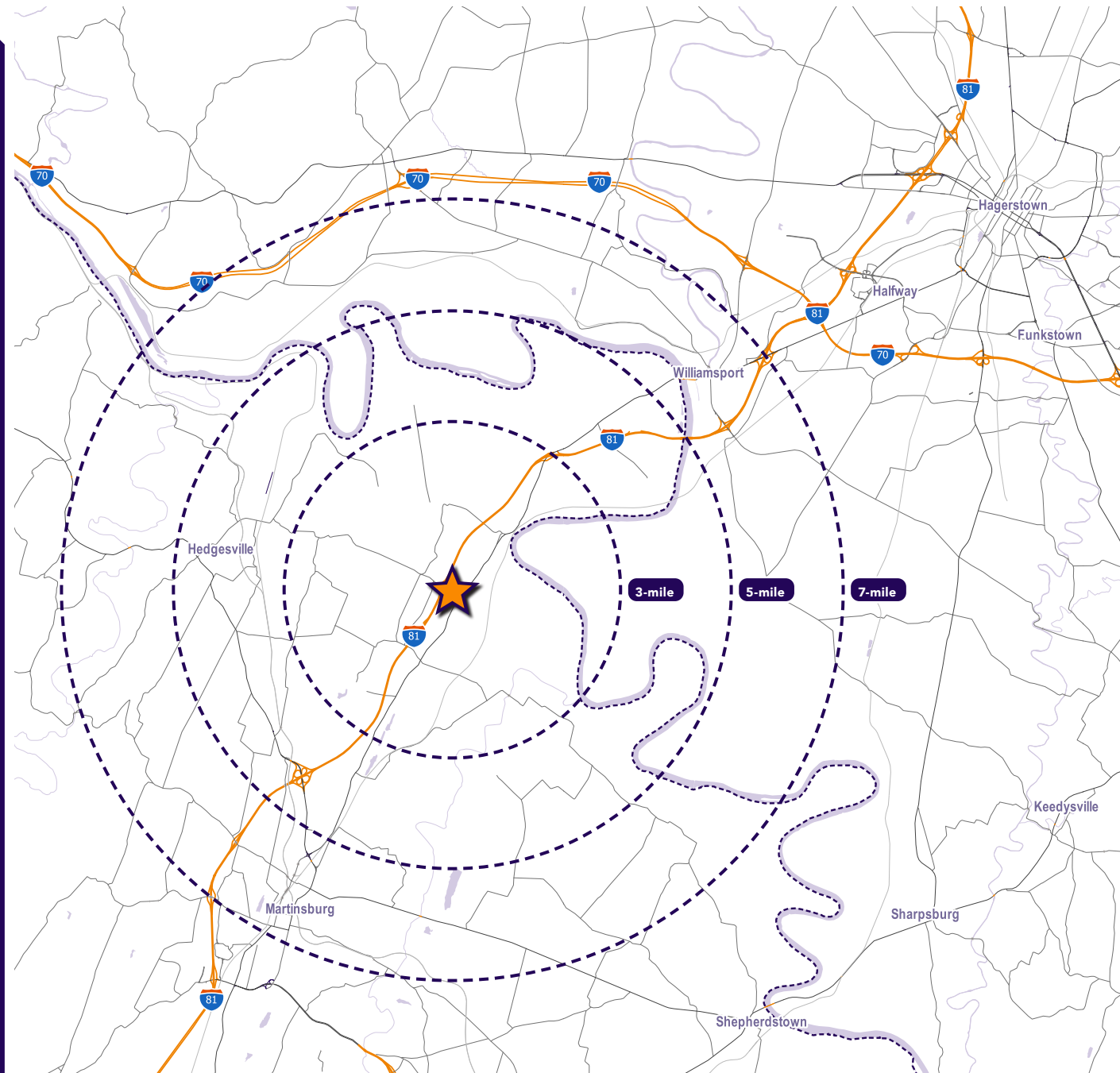
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