

FOR SALE or LEASE Available Immediately



Spring Mills Towne Center North

Hammonds Mill Road, Martinsburg, WV 25404

Overview

Multiple retail opportunities 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.

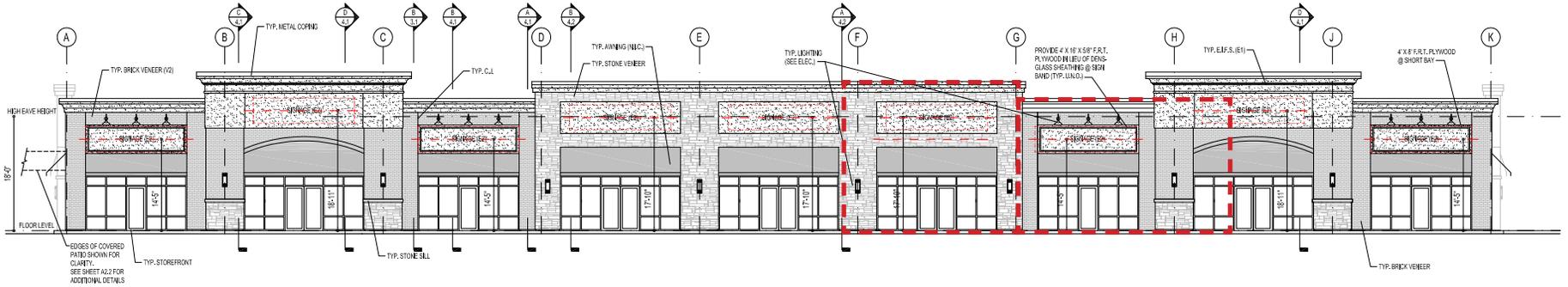
Quick Facts

Availability	Immediate
Size	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.

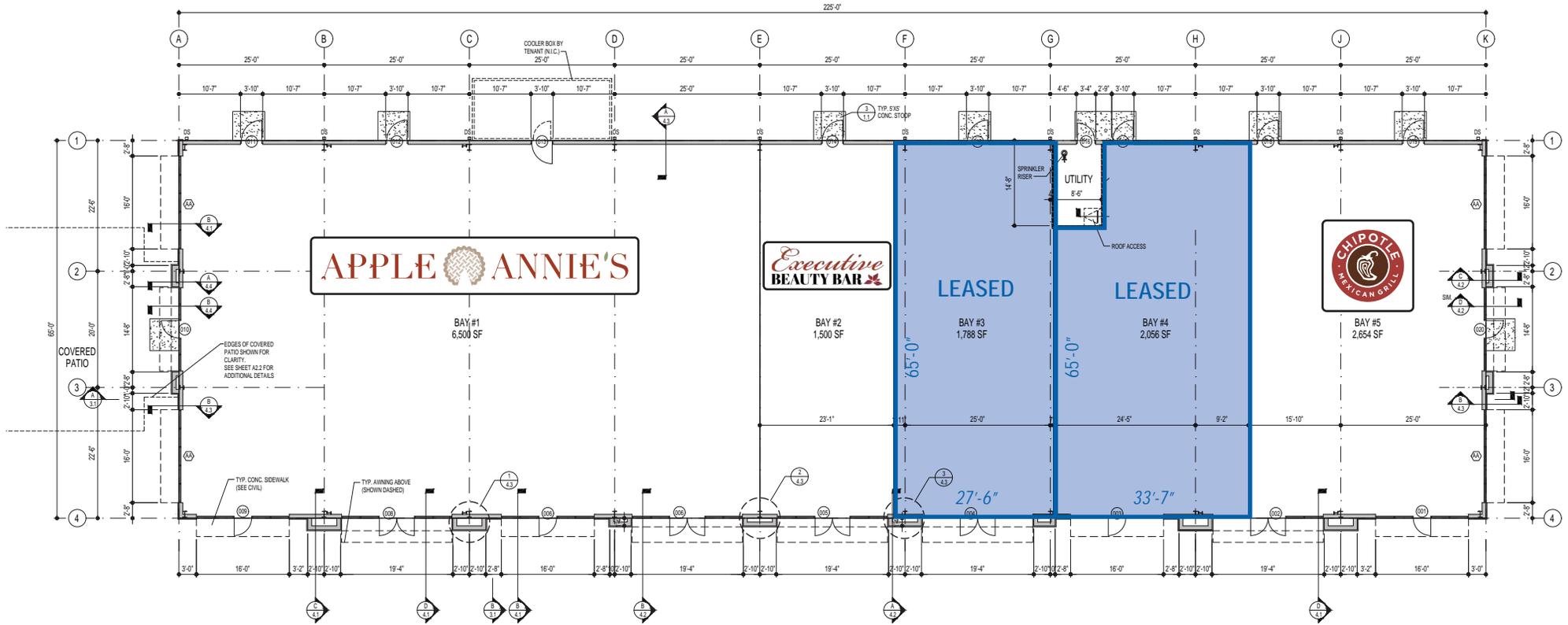


2023 Demographics	3 miles	5 miles	7 miles
POPULATION	16,782	40,174	70,766
HOUSEHOLDS	6,337	15,339	27,607
AVG. HH INCOME	\$108,831	\$100,351	\$91,688
DAYTIME POPULATION	12,065	28,045	56,200
TRAFFIC COUNT	11,200 AADT (Hammonds Mill Road)	41,300 AADT (I-81)	

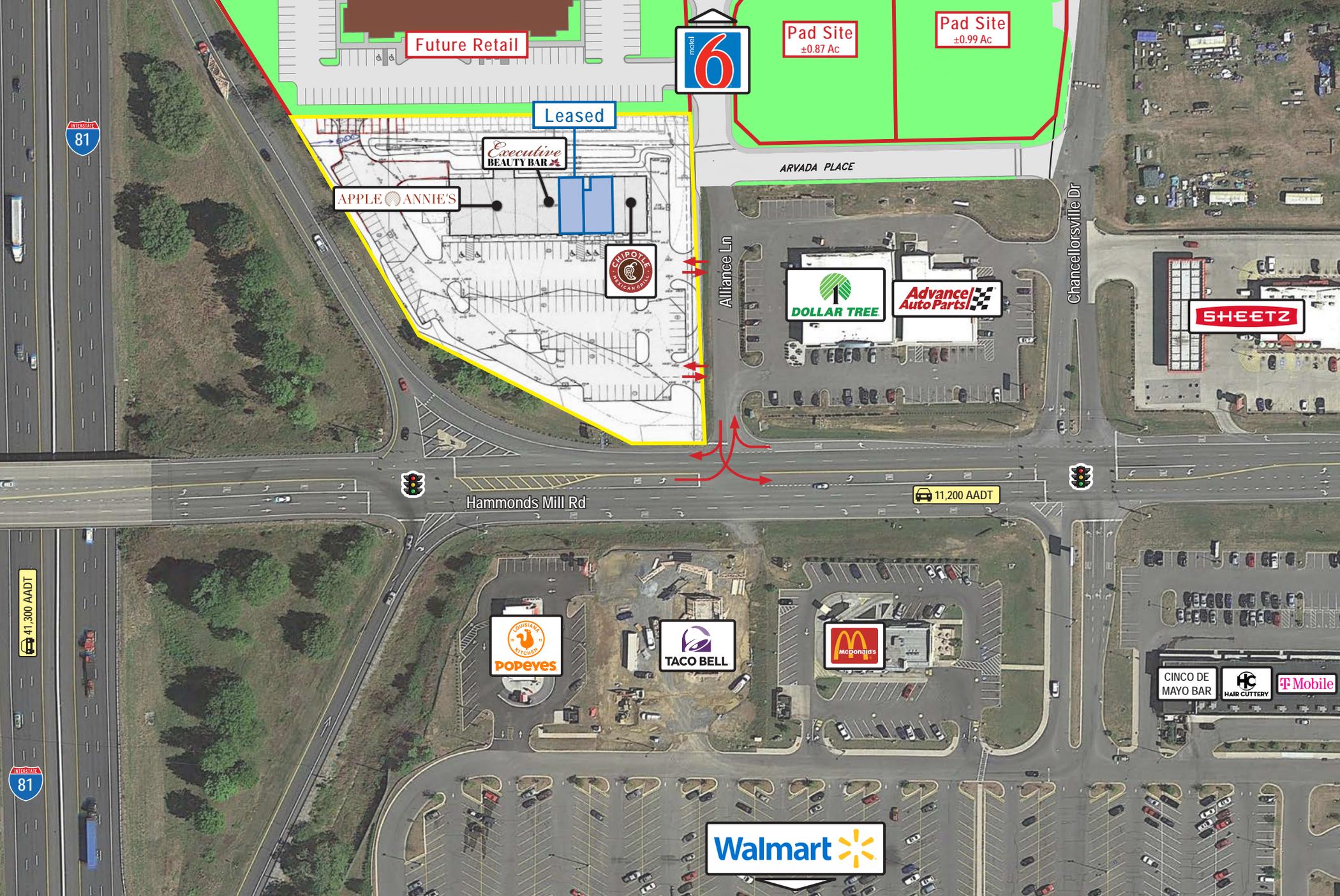




1 SOUTH ELEVATION
2.1 1/8" = 1'-0"



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

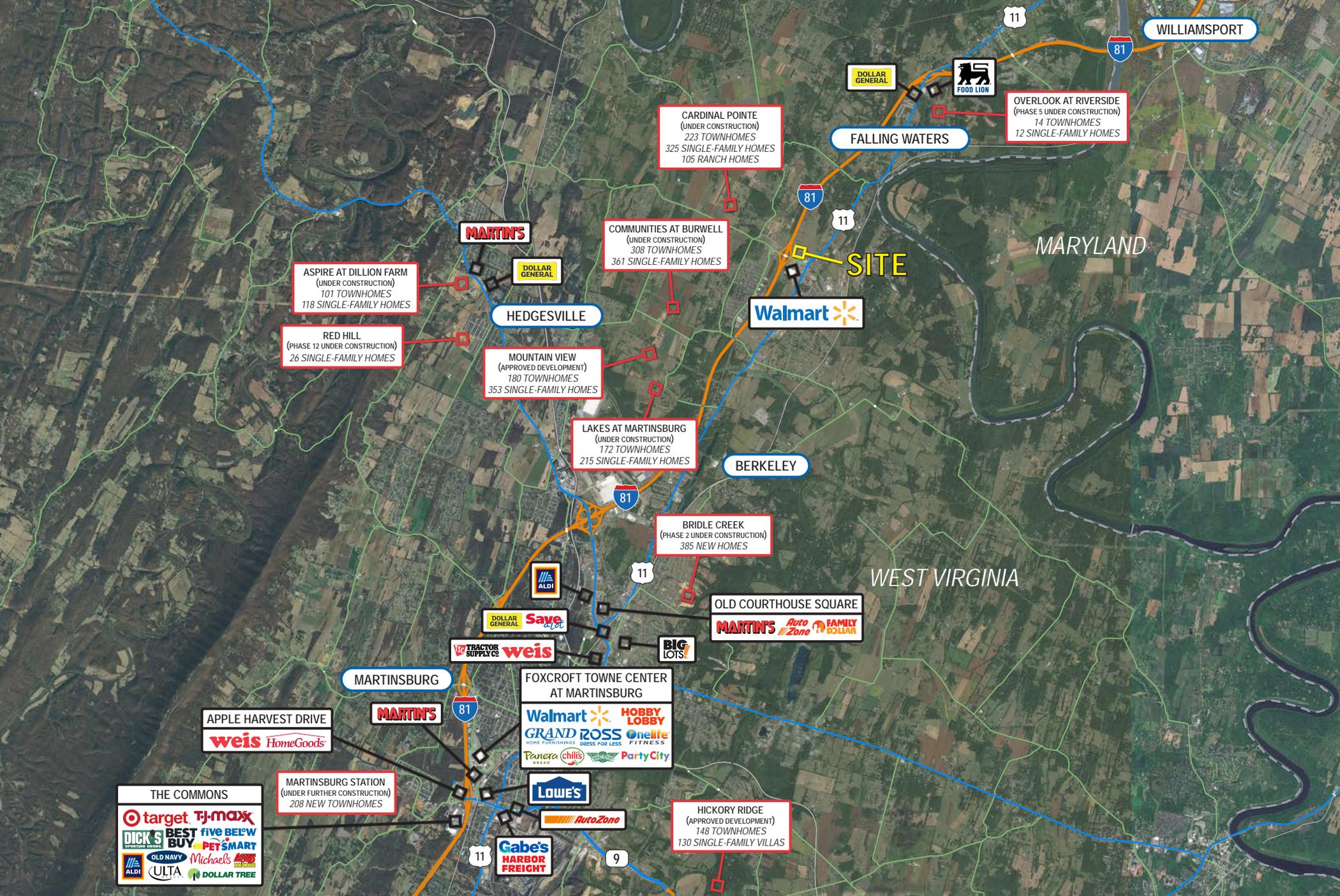


September 2024



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Interested? Contact:

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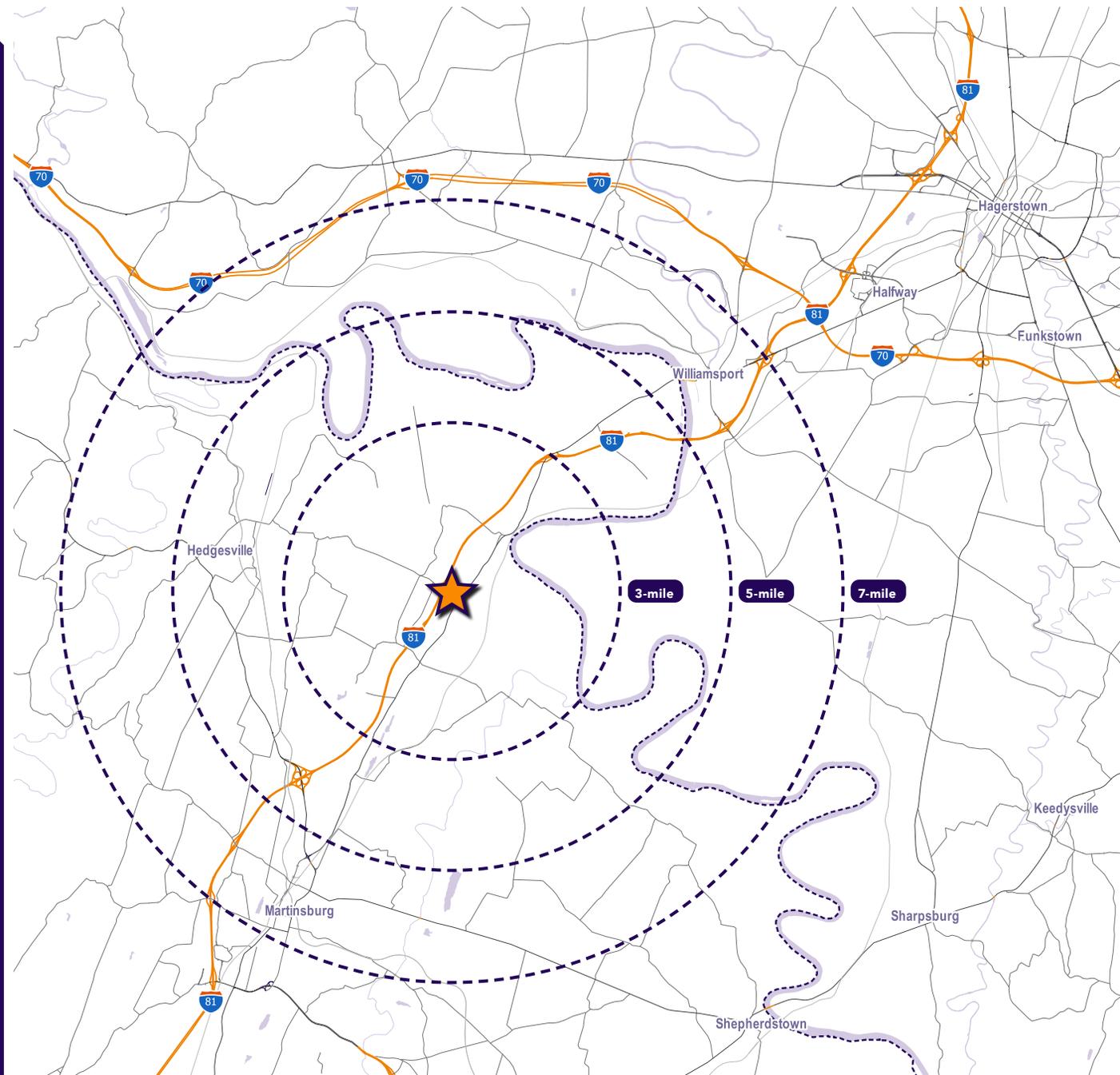
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