

FOR SALE

5268 Williamsport Pike

Martinsburg, WV 25404

Overview

Join Patriot Federal Credit Union at new signalized intersection in a fast-growing area of north Martinsburg, WV. Proximity to Walmart, I-81, three schools (Potomack Intermediate, Spring Mills Middle and Spring Mills Primary, and two medical facilities (Valley Health and WVU Medicine). Site will be delivered rough graded with utilities and signal improvements and entrances in place.

Quick Facts

Availability: Immediate
 Size: 1.59 Acres
 Sale Price: \$1,300,000.00
 Nearby Tenants:



MARTINSBURG LOGISTICS CENTER
830,000 SF

WILLIAMSPORT PIKE

AVAILABLE
1.59 ACRES

FUTURE BERKELEY
COUNTY FIRE
STATION

PEPSICO

11

BROWN RD

2023 Demographics	3 miles	5 miles	7 miles
POPULATION	15,883	42,051	75,228
HOUSEHOLDS	6,006	16,141	29,412
AVG. HH INCOME	\$108,415	\$98,400	\$90,622
DAYTIME POPULATION	12,065	31,642	62,829
TRAFFIC COUNT	13,993 AADT (Williamsport Pike)	61,849 AADT (I-81)	

segALL GROUP

COMMERCIAL REAL ESTATE



POTOMACK INTERMEDIATE SCHOOL

11

WILLIAMSPORT PIKE

AVAILABLE
1.59 ACRES

210'-2"

325'-5"

205'-9"

339'-8"

MARTINSBURG LOGISTICS CENTER
830,000 SF

FUTURE BERKELEY
COUNTY FIRE
STATION



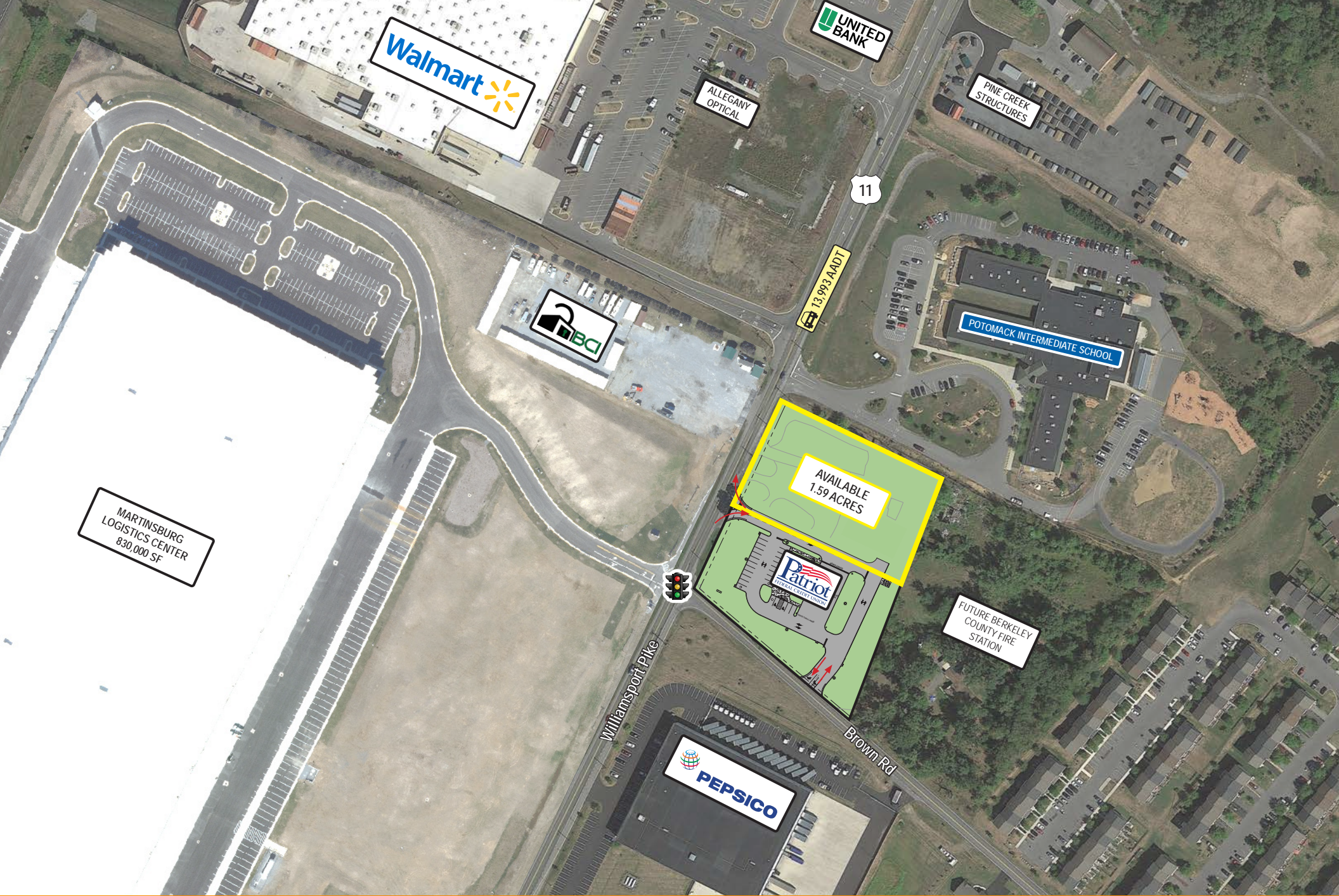
DO NOT ENTER

BYPASS LANE

DRIVE THRU LANES

BROWN RD





MARTINSBURG
LOGISTICS CENTER
830,000 SF

Walmart

UNITED
BANK

ALLEGANY
OPTICAL

PINE CREEK
STRUCTURES

11

13,993 AADT

BCA

POTOMACK INTERMEDIATE SCHOOL

AVAILABLE
1.59 ACRES

Patriot
FINANCIAL SERVICES

FUTURE BERKELEY
COUNTY FIRE
STATION

Williamsport Pike

Brown Rd

PEPSICO



FORMER DUPONT FACILITY TO BE REDEVELOPED INTO 100-MEGAWATT SOLAR ENERGY FACILITY \$135 MILLION, 200 JOBS

MARTINSBURG LOGISTICS CENTER 230,000 SF

SITE

901

INTERSTATE 81

US 11

INTERSTATE 81

US 11

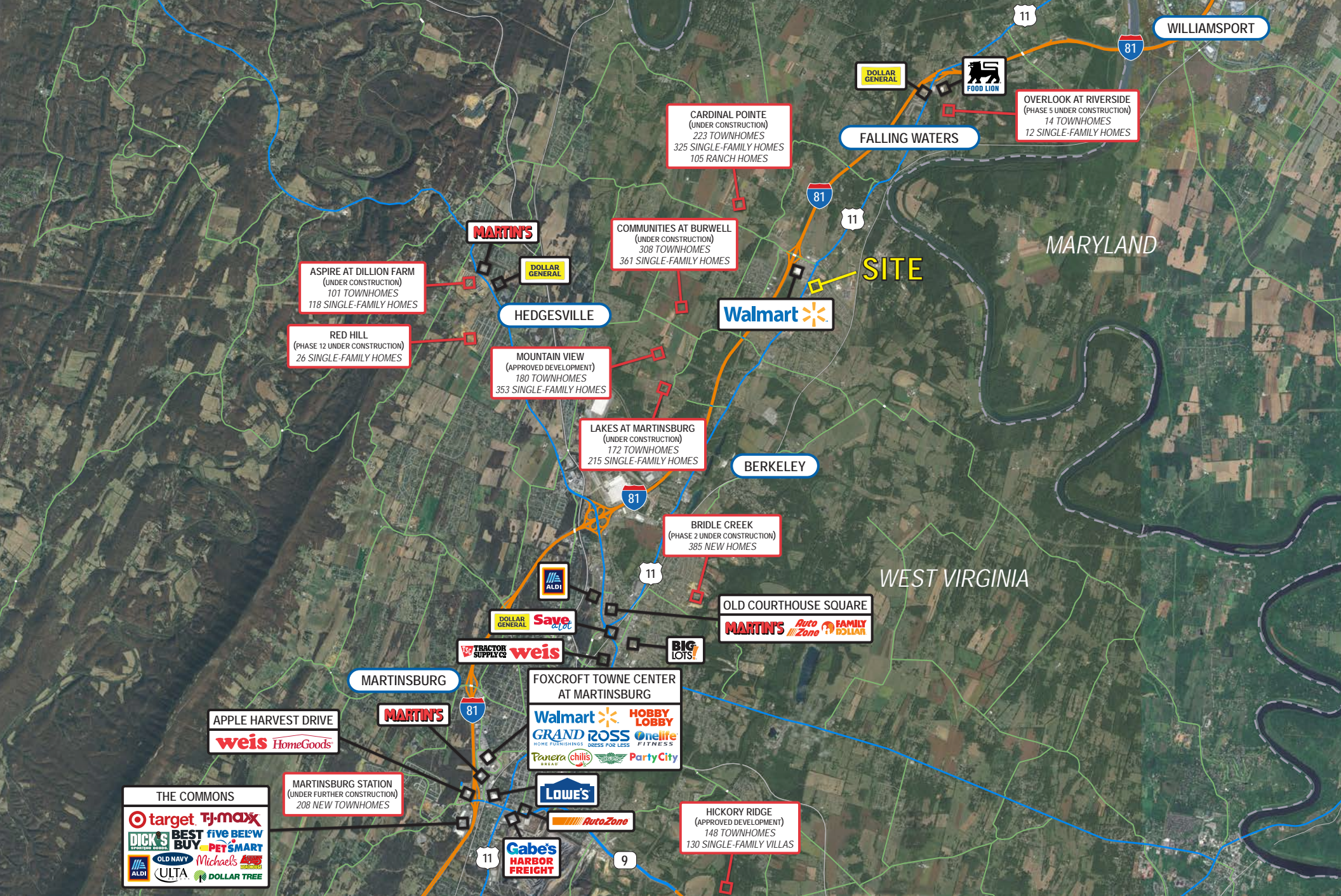
8,543 AADT

59,605 AADT

61,849 AADT

13,993 AADT


18,067 AADT



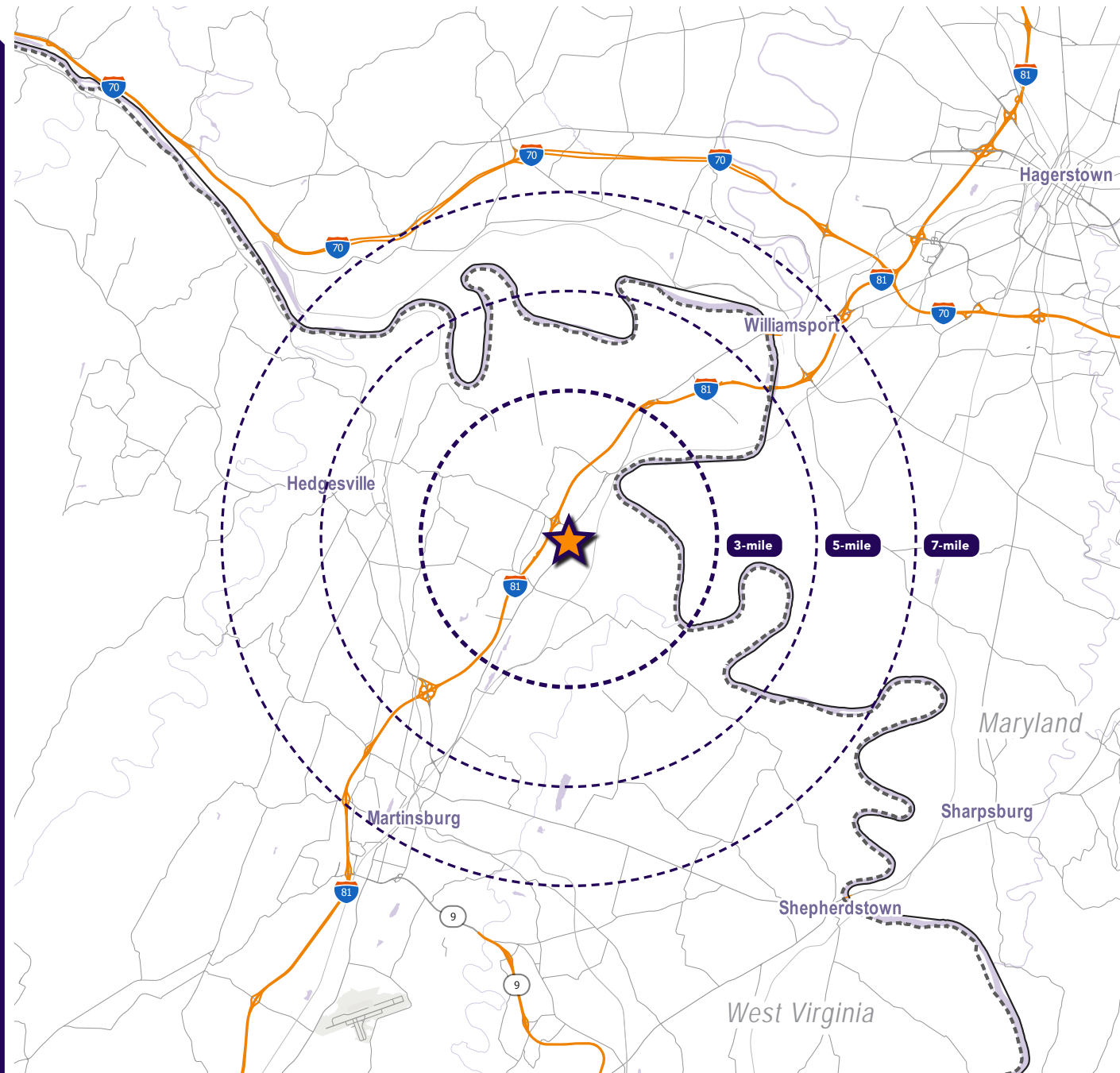
Interested? Contact:

Andrew Segall

 asegall@segallgroup.com

 410.753.3947

 443.960.0361



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

West Virginia

126 East Burke Street
Mail 11
Martinsburg, WV 25401
410.753.3000

Online

www.segallgroup.com

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