

# 3,300 - 6,600 SF AVAILABLE

## Battleground Crossing Retail Center

194 Pocahontas Trail, White Sulphur Springs, WV 24985



### Description

Position your business in one of White Sulphur Springs' premier Class A retail destinations. This high-visibility, 8-tenant center is anchored by Food Lion, delivering strong daily traffic and built-in customer flow. Located just 2 miles from The Greenbrier Resort, the property benefits from a steady stream of locals, visitors, and resort-driven demand.

Nestled in the charming town of White Sulphur Springs, the area surrounding the property radiates a welcoming and vibrant atmosphere, perfect for any prospective retail tenant. Nearby restaurants, shops, and cultural attractions contribute to the area's undeniable appeal, creating an inviting environment for businesses and their employees. Enjoy the perfect blend of small-town charm and modern conveniences in this delightful location.

### Highlights

#### Suite 1 - 3,300 SF

- Ability to expand by an **additional 3,300 SF**
- Ideal for concepts needing scale or flexibility
- Offers drive-through window capability, creating a stand-out opportunity for QSR, beverage, pharmacy, or service retailers.

#### Suite 2 - 5,420 SF

- Open, efficient retail space ready for your layout.
- **Both suites offer Build-to-Suit options**, allowing tenants to tailor the space to their operational needs.
- With ample parking, strong co-tenancy, and modern construction, this center checks all the boxes for operators seeking visibility, accessibility, and long-term performance.

FOR MORE  
INFORMATION  
CONTACT:

**NICK SCALO**  
+1 412 721 7300  
[nscalo@naiburnsscalo.com](mailto:nscalo@naiburnsscalo.com)

**NAI Burns Scalo**

Brokerage Services  
Jim Scalo, Broker

# INTERIOR PHOTOGRAPHY

3,300 - 6,600 Retail Space Available | White Sulphur Springs, WV



FOR MORE  
INFORMATION  
CONTACT:

**NICK SCALO**  
+1 412 721 7300  
[nscalo@naiburnsscalo.com](mailto:nscalo@naiburnsscalo.com)

**NAIBurns Scalo**

Brokerage Services  
Jim Scalo, Broker

# EXTERIOR PHOTOGRAPHY

3,300 - 6,600 Retail Space Available | White Sulphur Springs, WV



FOR MORE  
INFORMATION  
CONTACT:

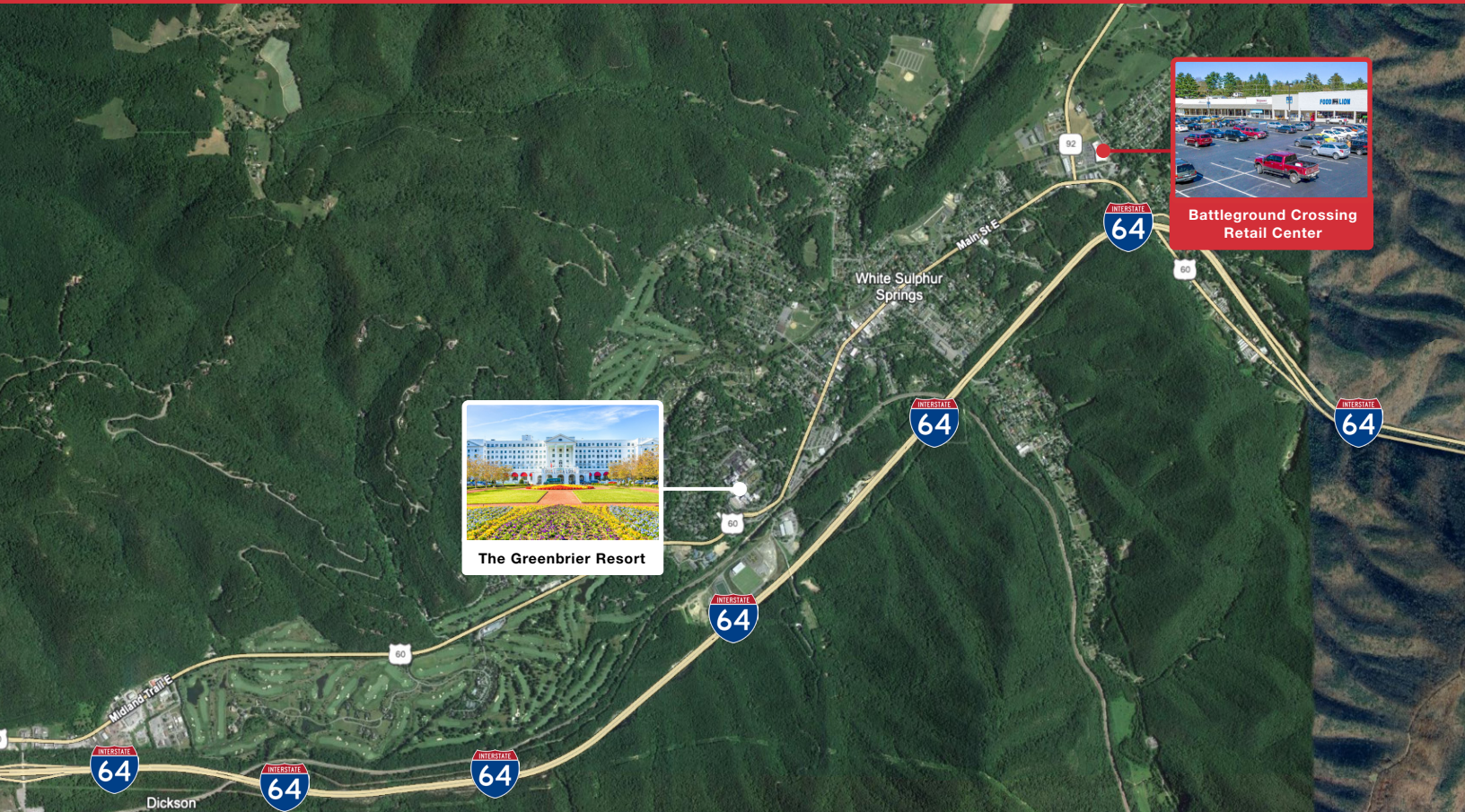
**NICK SCALO**  
+1 412 721 7300  
[nscal@naiburnsscalo.com](mailto:nscal@naiburnsscalo.com)

**NAI Burns Scalo**

Brokerage Services  
Jim Scalo, Broker

# SURROUNDING CONTEXT

3,300 - 6,600 Retail Space Available | White Sulphur Springs, WV



## Local Information

White Sulphur Springs, WV offers a strong environment for retail tenants, combining steady local demand with year-round visitor traffic driven by The Greenbrier Resort and surrounding outdoor recreation. The area benefits from consistent tourism, a growing residential base, and convenient access via Route 60 and I-64, making it an easy stop for both locals and travelers. With ongoing community revitalization efforts and increasing investment in the downtown corridor, retailers can tap into a market that values convenience, quality amenities, and new shopping and dining options.



FOR MORE  
INFORMATION  
CONTACT:

**NICK SCALO**  
+1 412 721 7300  
[nscalo@naiburnsscalo.com](mailto:nscalo@naiburnsscalo.com)

**NAI Burns Scalo**

Brokerage Services  
Jim Scalo, Broker