

Development Lot Available

0 Wiltshire Boulevard / Kearneysville, WV 25430



FOR SALE

- 5.44 Acres
- Exterior Lot with Direct Access to Wiltshire Rd.
- Has Been Engineered for 40,000 SF Flex Space
- Great Location for Flex Space, Retail or Warehousing
- MLS# WVJF2010898
- Asking \$399,000

Demographic Summary

	10 mile radius	20 mile radius
Population	68,937	216,675
Projected 5 year growth	2.36	2.34
Median Income	\$66,221	\$64,086
Median Age	38.7	40.0

For more information please contact:
OakCrest Commercial Real Estate

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126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

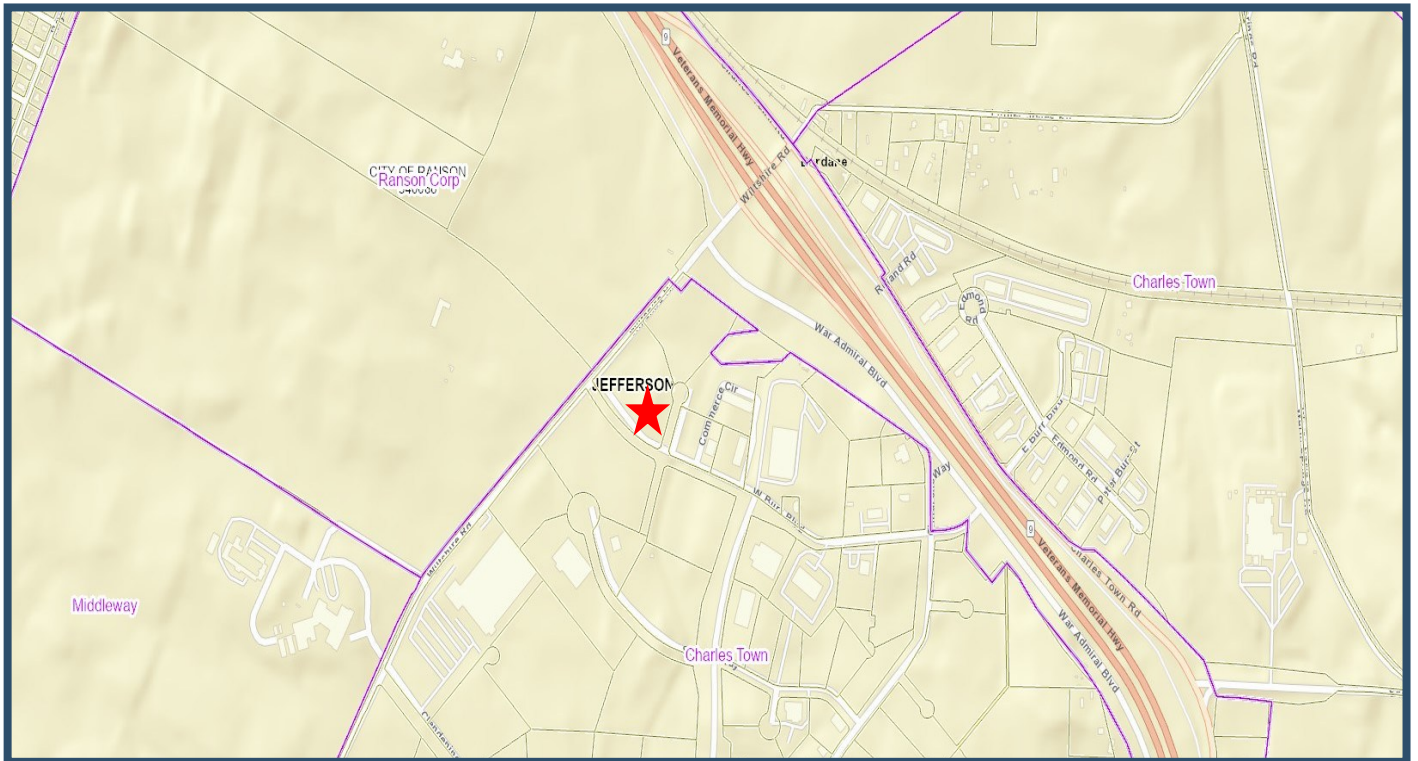
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

0 Wiltshire Boulevard



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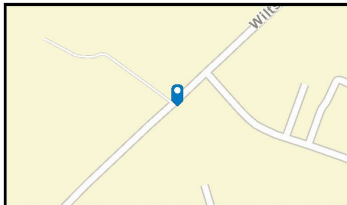
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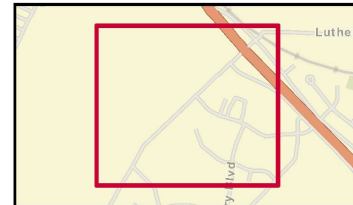
Traffic Count Map - Close Up

2400-2598 Wiltshire Rd, Kearneysville, West Virginia, 25430
Drive distance: 10, 15, 20 mile radii

Prepared by Esri
Latitude: 39.35850
Longitude: -77.87082



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 15, 2024