



**440, 442 WILLIAMSPORT PIKE**  
**MARTINSBURG, WV 25404**

**CAR WASH IN PRIME LOCATION**

**440, 442 WILLIAMSPORT PIKE**  
SUBJECT LOCATION

WEIS

PLANET FITNESS

WALGREENS

CVS

DUNKIN'

ADVANCE AUTO PARTS

ALDI

MCDONALD'S

TACO BELL

9

MARTIN'S

SUPER SHOES

ARBY'S

ROUTE 11

UPS

AUTOZONE AUTO PARTS

SHEETZ

WAFFLE HOUSE

KFC

SAVE A LOT

EXXON

BIG LOTS

DOMINO'S

DOLLAR TREE



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# PROPERTY OVERVIEW

## 440, 442 WILLIAMSPORT PIKE

MARTINSBURG, WV 25404

**SALE PRICE / \$2,150,000**

**AS-IS CAP RATE / 9.61 %**

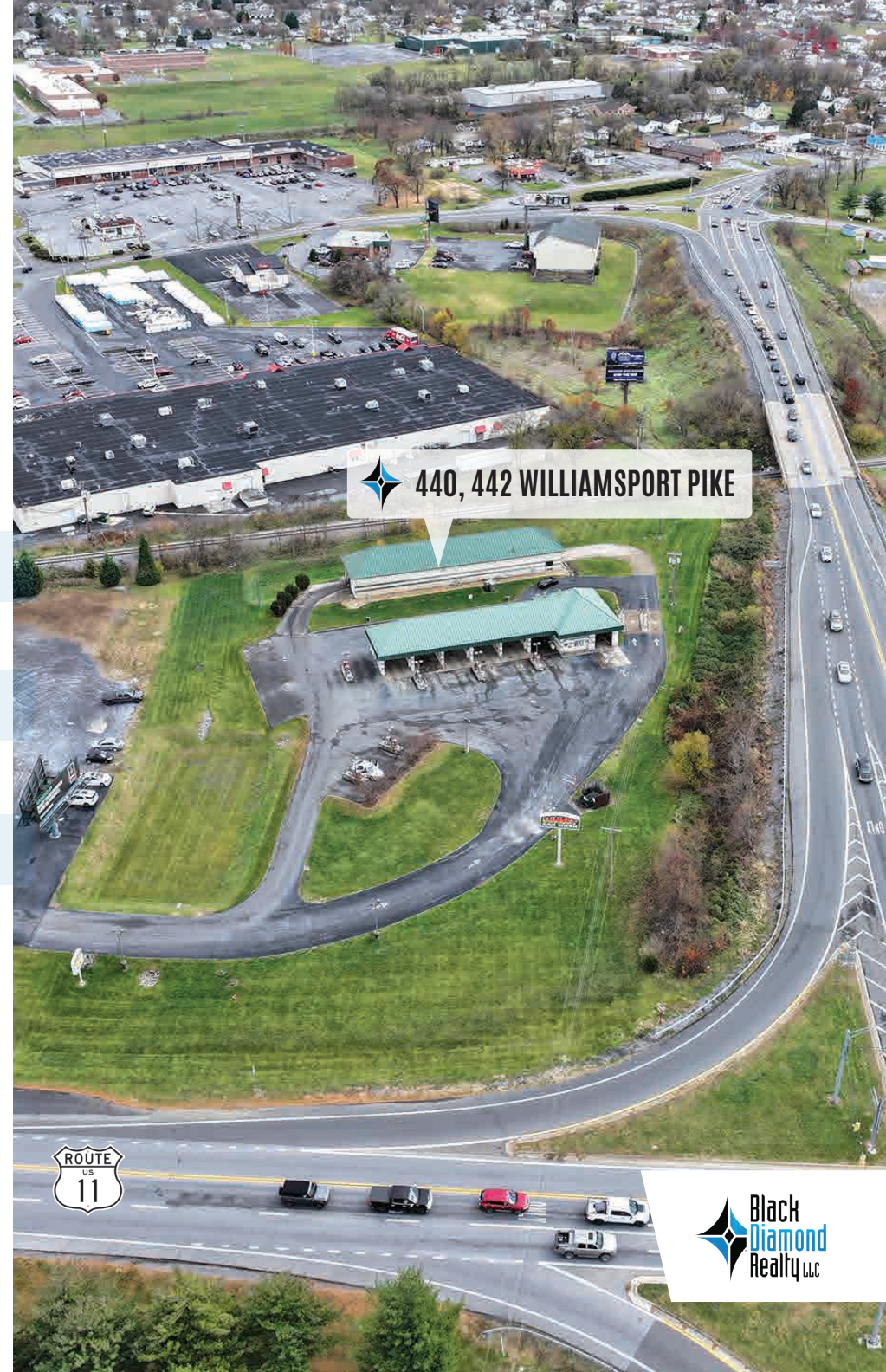
**GROSS LOT SIZE / 2.21 ACRES**

**TOTAL CAR WASH BAYS / 8 (TWO AUTOMATIC, SIX SELF SERVICE)**

**CITY LIMITS, ZONING / INSIDE, MIXED USE COMMERCIAL**

**FEATURES / EXCELLENT VISIBILITY, HARD CORNER, HIGH TRAFFIC COUNT, TURN-KEY CAR WASH, PROMINENT SIGNAGE**

Located in a prime location along Route 11, 440, 442 Williamsport Pike is a turn-key car wash offering 7,667 (+/-) square feet of space. The subject property has excellent visibility at the intersection of Route 11 and Route 9. This is a generational investment and/or redevelopment opportunity at a high trafficked hard corner in rapidly growing Martinsburg.





## LOCATION SPECIFICATIONS

The subject property is located in a populated area of Berkeley County and is positioned 1.6 miles from I-81, Exit 16E, and is directly in front of Route 11, Williamsport Pike. Along Route 11, Williamsport Pike, there is an average daily traffic count of 21,107 (+/-) vehicles and over 20,717 (+/-) vehicles per day along Edwin Miller Blvd. (Source ©2023 Esri)

## INGRESS / EGRESS / SIGNAGE / PARKING

Ingress/Egress to this property is located immediately off Route 11. This property shares access, via easement, with the mixed-use building in which UPS Store is a tenant. There is prominent signage visible at the traffic light and at the front entrance to the subject property. The paved parking lot has 10 (+/-) lined parking spaces on the side of the property.

## LEGAL DESCRIPTION / ZONING

Located inside the city limits of Martinsburg, this property is positioned in the Martinsburg Corp District of Berkeley County. The site is comprised of one irregular parcel consisting of 2.21 (+/-) acres. The property is identified as Martinsburg Corp District, Tax Map 26, Parcel 2. This can be referenced in Deed Book 739, Page 211. This property is zoned within Mixed Use Commercial. This District blends residential, commercial, cultural, institutional, or entertainment uses into one space, where those functions are to some degree physically and functionally integrated, and that provides pedestrian connections.

## UTILITIES

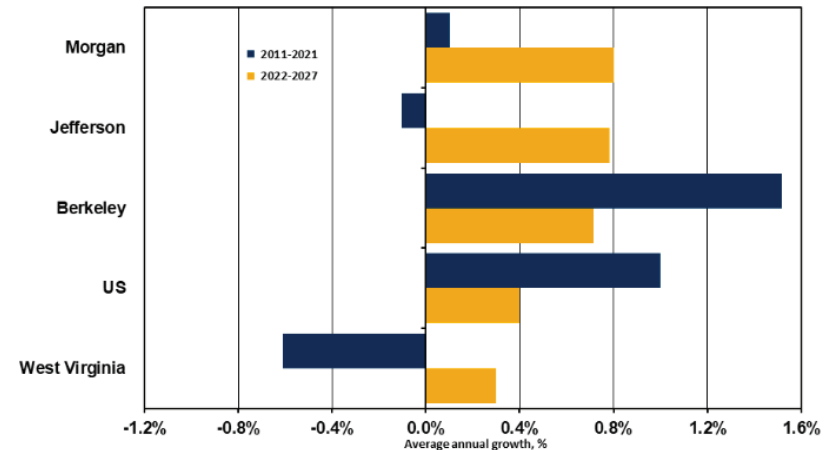
All public utilities are available at the site.

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	Mountaineer Gas Company
Water/Sewer	Martinsburg Water Department
Trash	City of Martinsburg
Phone/Cable/Internet	Multiple Providers

## ECONOMIC OUTLOOK

West Virginia's Eastern Panhandle (EPH) has been the state's strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The three-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle's manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. Eastern Panhandle's proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector. (Source: ©2022 by WVU Research Corporation / [business.wvu.edu/bber](http://business.wvu.edu/bber))

Figure 11: Employment Growth Forecast by Area



Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit

(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

Berkeley County is regarded as the Eastern Panhandle's economic center. In addition, Berkeley County has established itself as the leading county in the state in terms of absolute job growth over the past decade, with employment increasing by 8,300 since the beginning of 2010. Most of the county's job growth can be linked to major new openings such as the Macy's fulfillment center and Procter & Gamble. Several other sectors have recorded healthy gains over the long term as well.

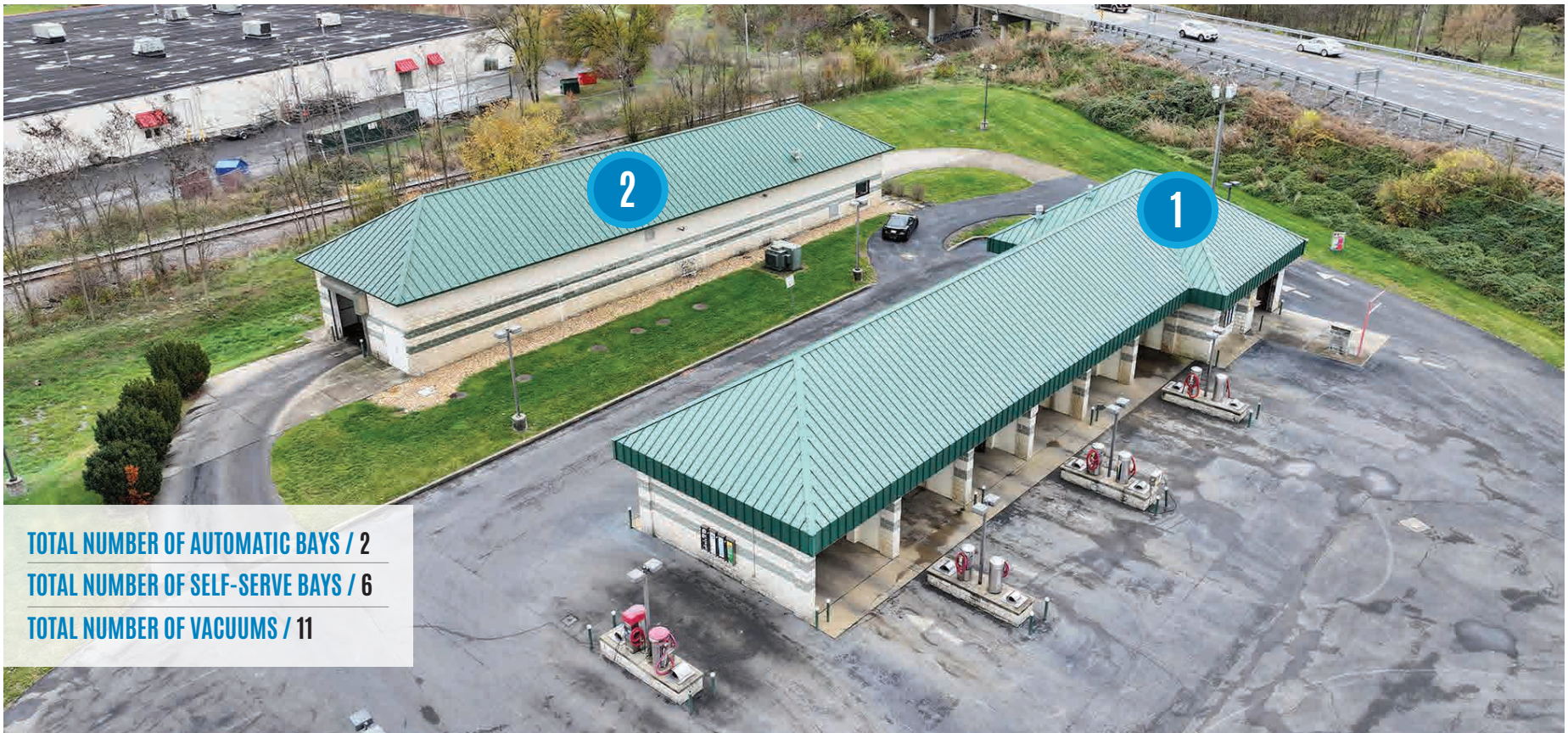
# PARCEL MAP



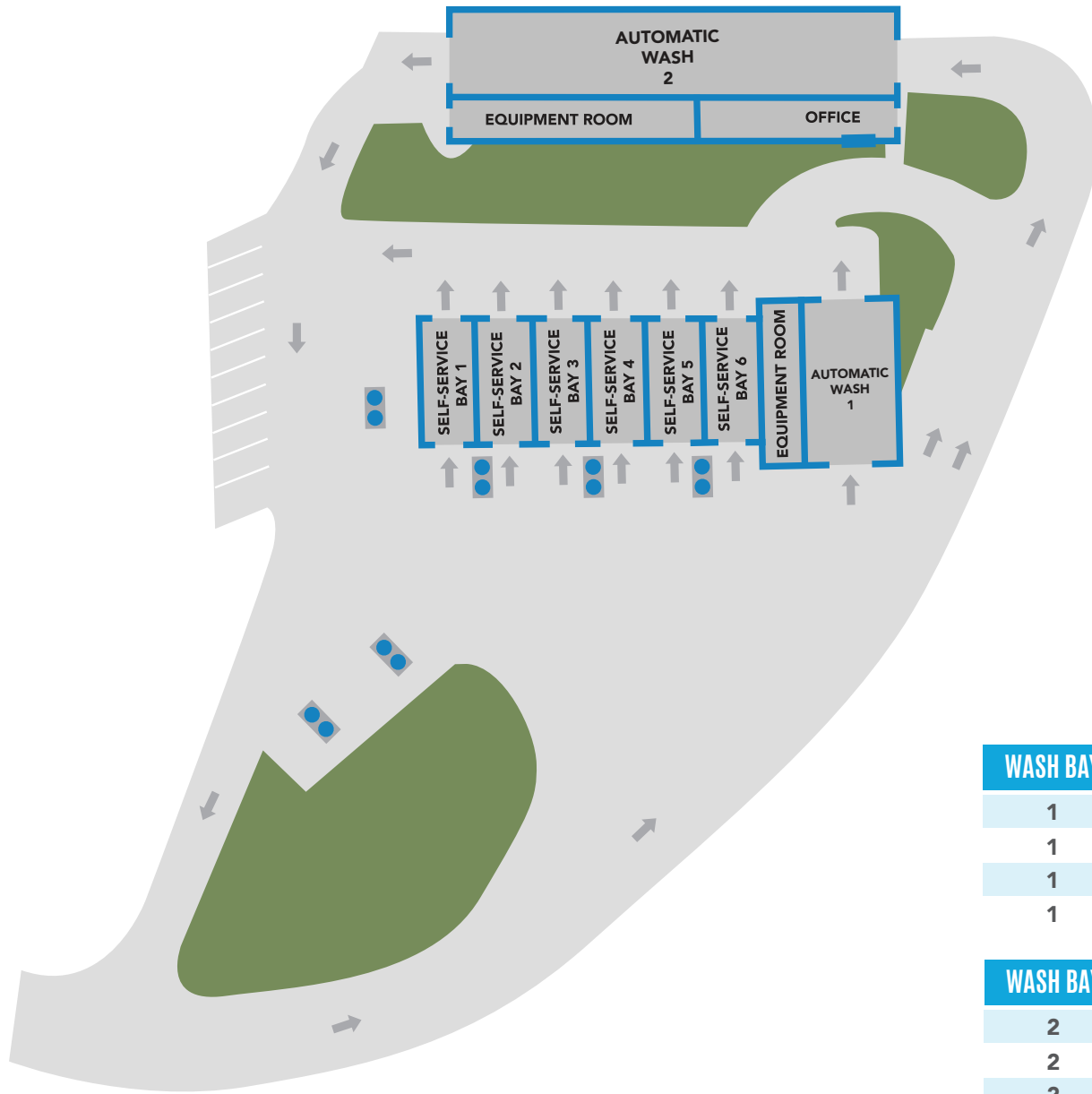
## 7,667 (+/-) SQUARE FEET

The subject property offers 7,667 (+/-) square feet of improved space spread across two buildings. The front building offers one (1) touchless, automatic car wash bay, and six (6) self-service car wash bays. There are also (3) vacuum stations with two vacuums per station in front of the self-service bays. The back building offers one (1) soft-cloth, automatic car wash bay, office space, and access to the storage/equipment room. The automatic car wash bays offer options including: Express Wash, Wheel Brite, Undercarriage Rinse, Triple Foam Wax, Clearcoat Sealer, Tire Shine, High Speed Air Dry, Undercarriage Wash, Tire Cleaner, Pre-Soak, Soap, Side Blasters, Tri-Foam, Rinse, Wax, Spot Free Rinse, and Dry.

The property offers eight (8) total car wash bays. There are 11 vacuums, two fragrance machines and a shampoo/vacuum machine. A high pressure spray hose and foam brush is available at each self-service bay. Each self-service bay also offers large clamps for hanging car mats. All bays have lighting for after hours use.







**EDWIN MILLER BLVD**

**WILLIAMSPORT PIKE**

WASH BAY	WASH NAME AND PRICE
1	The Works \$15.00
1	The Super Wash \$12.00
1	The Deluxe Wash \$10.00
1	The Econo Wash \$8.00

WASH BAY	WASH NAME AND PRICE
2	Total Appearance \$20.00
2	Total Protection \$15.00
2	The Express Wash \$12.00



Vacuum Stations



Self-Serve Bays



Automatic Wash (1) Tunnel



Exterior Photo of Automatic Wash (1)





Pay Station for Automatic Bay



Exterior Photo of Automatic Wash (2)



Exterior Photo of Automatic Wash (2)



Automatic Wash (2) Tunnel

# LOCATION OVERVIEW

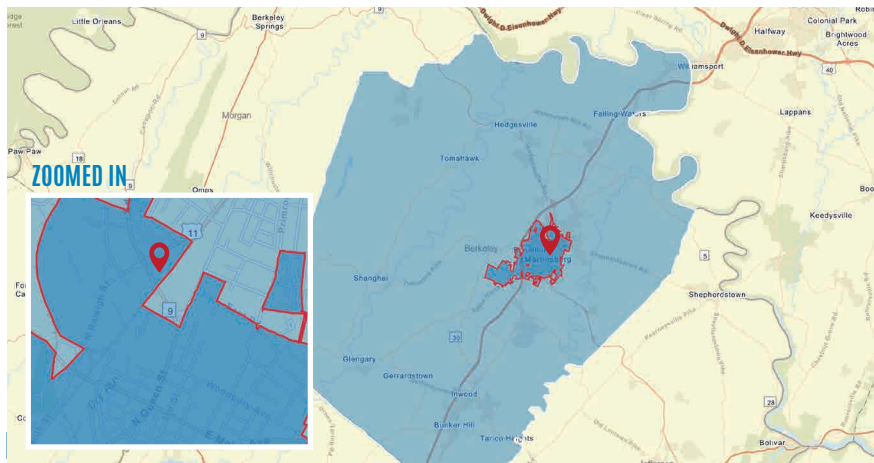
## BERKELEY COUNTY

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York City, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enriching quality of life with its "small town" character and sense of community.

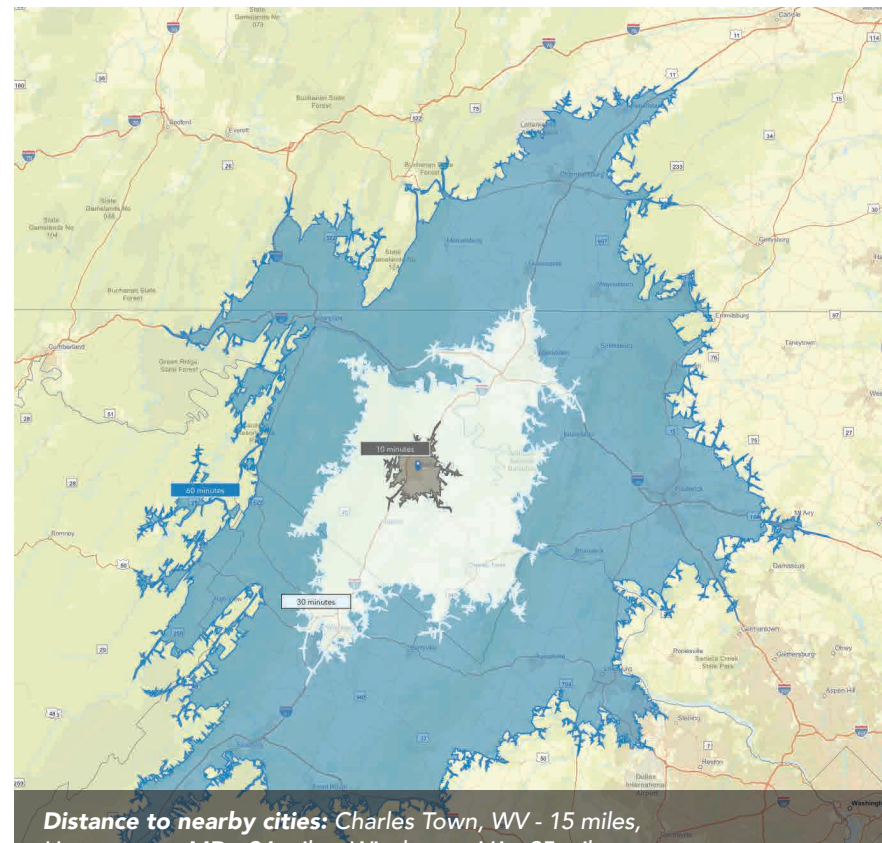
**Berkeley County** has a total population of 126,534 and a median household income of \$65,826. Total number of businesses is 2,635.

**The City of Martinsburg** has a total population of 18,777 and a median household income of \$48,189. Total number of businesses is 926.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2022.*



## DRIVE TIME



**Distance to nearby cities:** Charles Town, WV - 15 miles,  
Hagerstown, MD - 24 miles, Winchester, VA - 25 miles,  
Frederick, MD - 40 miles, Leesburg, VA - 42 miles,  
Washington, DC - 77 miles, Baltimore, MD - 95 miles.





The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 440, 442 Williamsport Pike.

- ① Tractor Supply Co, Planet Fitness
- ② Black Diamond Realty, Renzo Gracie
- ③ Big Lots, Goodwill
- ④ Dollar Tree
- ⑤ The Hardware Store, Save a Lot
- ⑥ Walgreens, CVS
- ⑦ Dunkin'
- ⑧ McDonald's
- ⑨ Martin's, AutoZone, Subway
- ⑩ USPS, Taco Bell, City National Bank, Arby's, United Bank
- ⑪ Aldi, Advance Autoparts, Professional Center, Firebox55
- ⑫ Boulevard Plaza Shopping Mall
- ⑬ Sheetz, Waffle House
- ⑭ Key Energy
- ⑮ Shepherd University Martinsburg Center
- ⑯ Exxon
- ⑰ Rustolium Paints Manufacturer
- ⑱ Berkeley Plaza

# MAJOR LOCAL EMPLOYERS

## FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's premier location for a new business or a development project. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

Source:  
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source:  
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source:  
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source:  
<https://corporate.walmart.com/about>

INTERNATIONAL



INTERNATIONAL



INTERNATIONAL



## EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has increased by 3.8%, giving businesses 26,000 new employees. With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

## EASTERN PANHANDLE ECONOMIC OUTLOOK

- The EPH has posted the largest population increase of any region in the state in recent decades by far. Over the past 20 years, the EPH has gained 61,000 residents and surpassed 200,000 residents in 2021.
- We expect employment to grow at an average annual rate of between 0.7 to 0.8 percent per year in the EPH through 2027.
- The EPH population is expected to grow at a rate of 1.1 to 1.2 percent annually in the coming years, led mostly by gains in Berkeley County's population.
- Unemployment in the region has fallen sharply over the past two years and set a new all-time low at just below 2 percent in spring 2022.
- Procter & Gamble's manufacturing plant added nearly 1,400 jobs and fostered the co-location of several hundred new jobs in packaging, logistics and other supporting businesses at the Tabler Station campus. More recently, the region received an additional boost in payrolls following the mid-2021 and fall-2022 openings of Rockwool and Clorox manufacturing facilities in Jefferson and Berkeley counties, respectively.
- Procter & Gamble's production facility has represented a major transformative shift in the Eastern Panhandle's industrial base. The \$500 million facility along the 1-81 corridor in Berkeley County produces a range of consumer

cleaning and personal products, including Swiffer, Tide, and various soaps and deodorants. Overall, the facility now employs more than 1,600 workers and has spawned the addition of several hundred jobs at packaging and logistics operations in the area.

- Indeed, the region's labor force now totals more than 100,000 residents over the age of 16 and has increased by roughly 17,00 since early-2010. In terms of official workforce participation, the region has nearly two-thirds of its residents aged 16 years and older working or actively looking for work, surpassing both statewide and national averages.
- The Eastern Panhandle has consistently ranked as West Virginia's fastest-growing region for the past two decades. Between 2001 and 2021, Berkeley, Jefferson and Morgan counties combined to add nearly 64,000 residents.
- The local population also tends to possess higher levels of educational attainment. Twenty-five percent of the region's population aged 25 years and older held at least a bachelor's degree during 2020. Jefferson County contained the highest share of college graduates in the region, with nearly one in three of the county's residents aged 25 years and older possessing a bachelor's degree or higher.

### Sources:

<https://www.developmentauthority.com/pages/choose-berkeley-county/>  
<https://www.developmentauthority.com/2023/01/20/propelling-into-2023-berkeley-county-economic-growth-continues/>  
*The Eastern Panhandle Economic Outlook 2023-2027, 2022 by WVU Research Corporation*

## TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.



# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**38,859**

Total Population



**1,408**

Businesses



**45,039**

Daytime Population



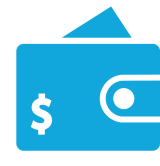
**\$213,090**

Median Home Value



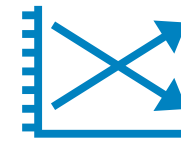
**\$32,321**

Per Capita Income



**\$58,960**

Median Household Income



**0.56%**

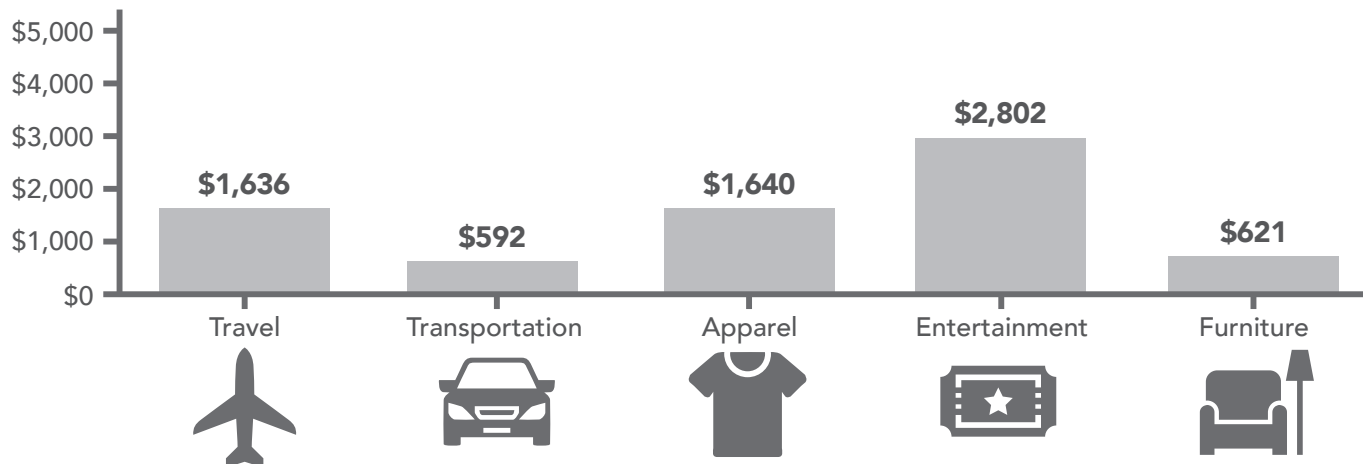
2020-2022 Pop Growth Rate



**38.7**

Median Age

### KEY SPENDING FACTS





## 5 MILE RADIUS



**64,553**

Total Population



**1,814**

Businesses



**65,355**

Daytime Population



**\$236,446**

Median Home Value



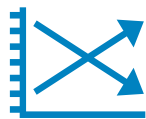
**\$34,804**

Per Capita Income



**\$69,119**

Median Household Income



**1.65%**

2020-2022 Pop Growth Rate



**39.0**

Median Age



**123,538**

Total Population



**2,796**

Businesses



**108,955**

Daytime Population



**\$250,409**

Median Home Value



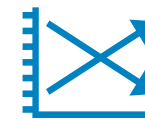
**\$37,027**

Per Capita Income



**\$76,755**

Median Household Income



**1.41%**

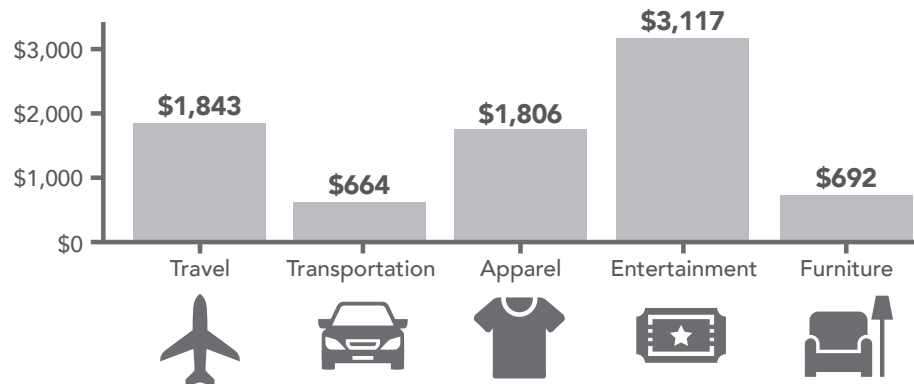
2020-2022 Pop Growth Rate



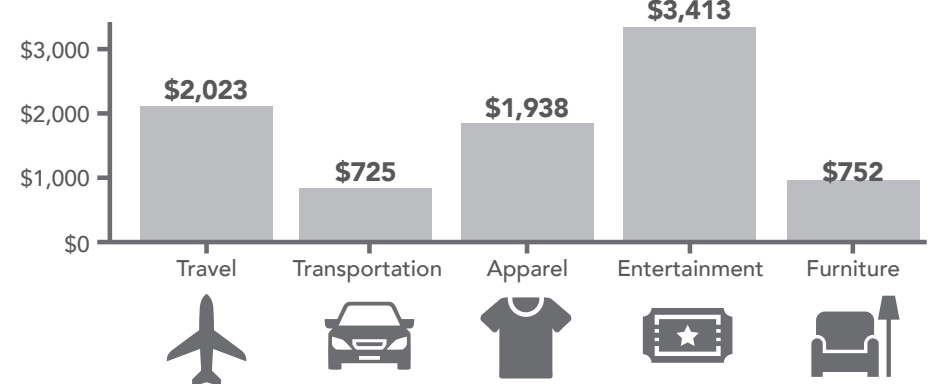
**39.8**

Median Age

### KEY SPENDING FACTS



### KEY SPENDING FACTS





Aerial Facing North



Aerial Facing South



Aerial Facing Northwest



Aerial Facing South




\*Boundaries are approximate

Aerial Facing Northeast

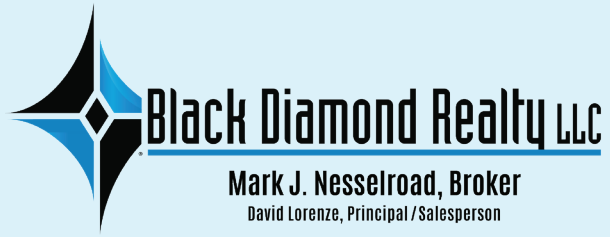


Aerial Facing North



440, 442 WILLIAMSPORT PIKE

Aerial View Facing Southwest



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