

**FOR SALE or LEASE** Available Q3 2024



# Spring Mills Towne Center North

Hammonds Mill Road, Martinsburg, WV 25404

## Overview

Two retail bays are available in a multi-tenant building 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

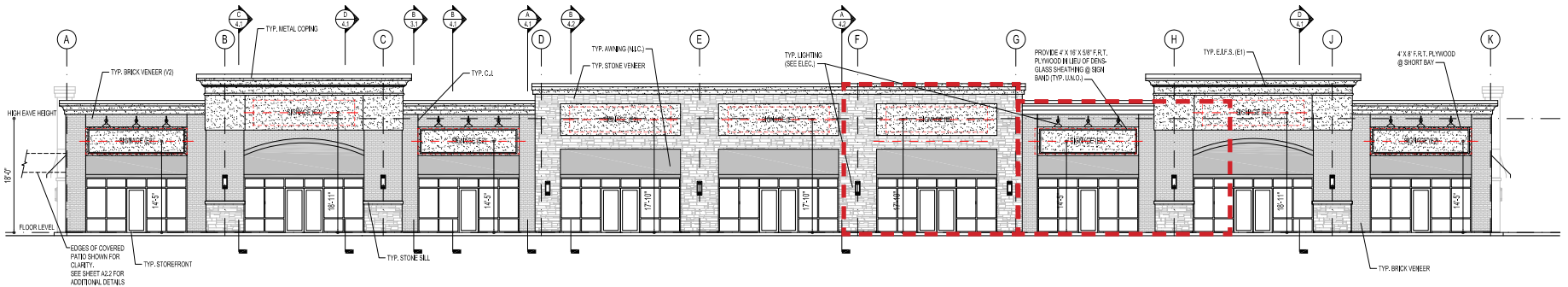
- Availability** Q3 2024
- Size** 1,788 - 3,844 square feet; Up to ±3.44 Ac pad sites
- Rental Rate** \$30.00 per square foot
- Net Charges** \$2.75 per square foot, NNN
- Nearby Tenants** Dollar Tree, Advance Auto, Sheetz, Taco Bell, Popeyes, Jersey Mike's, and McDonald's. Three County schools and two medical centers (Valley Health and WV University Medical System) are within a few blocks of the property.



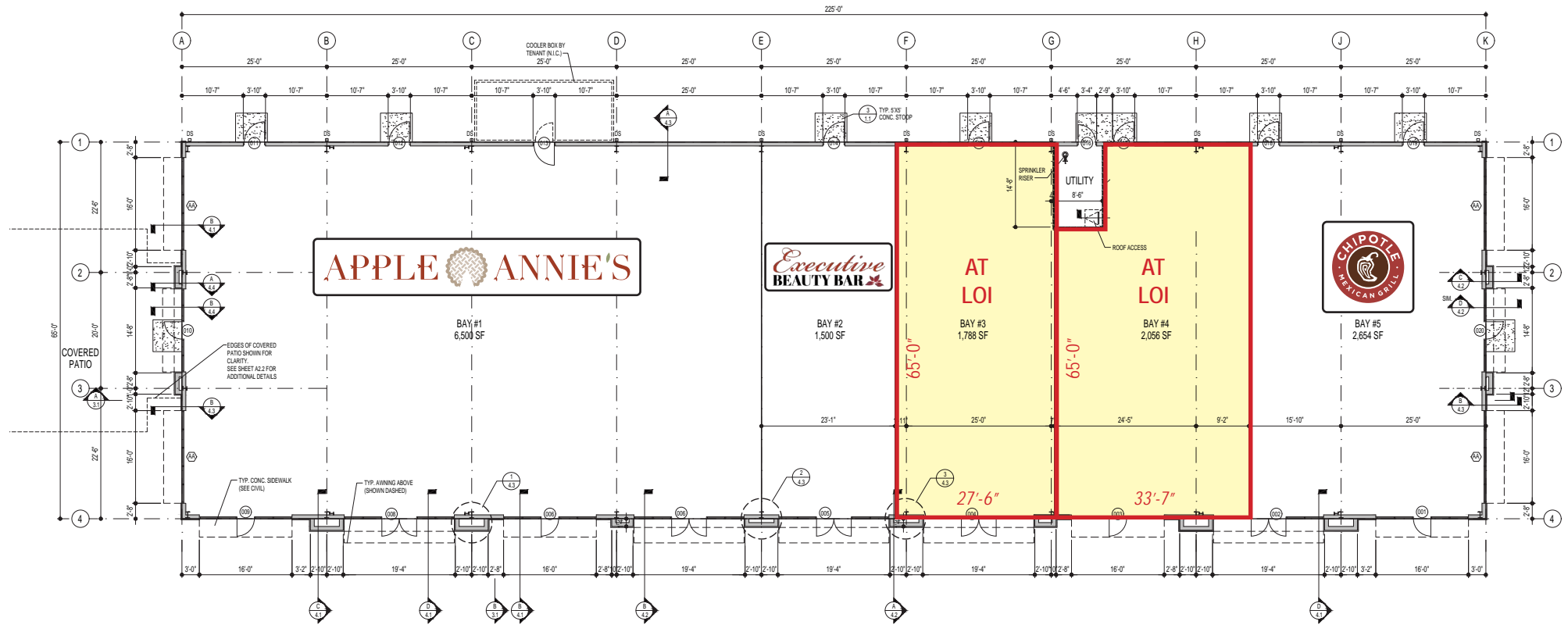
2023 Demographics	3 miles	5 miles	7 miles
POPULATION	16,782	40,174	70,766
HOUSEHOLDS	6,337	15,339	27,607
AVG. HH INCOME	\$108,831	\$100,351	\$91,688
DAYTIME POPULATION	12,065	28,045	56,200
TRAFFIC COUNT	11,200 AADT (Hammonds Mill Road)	41,300 AADT (I-81)	



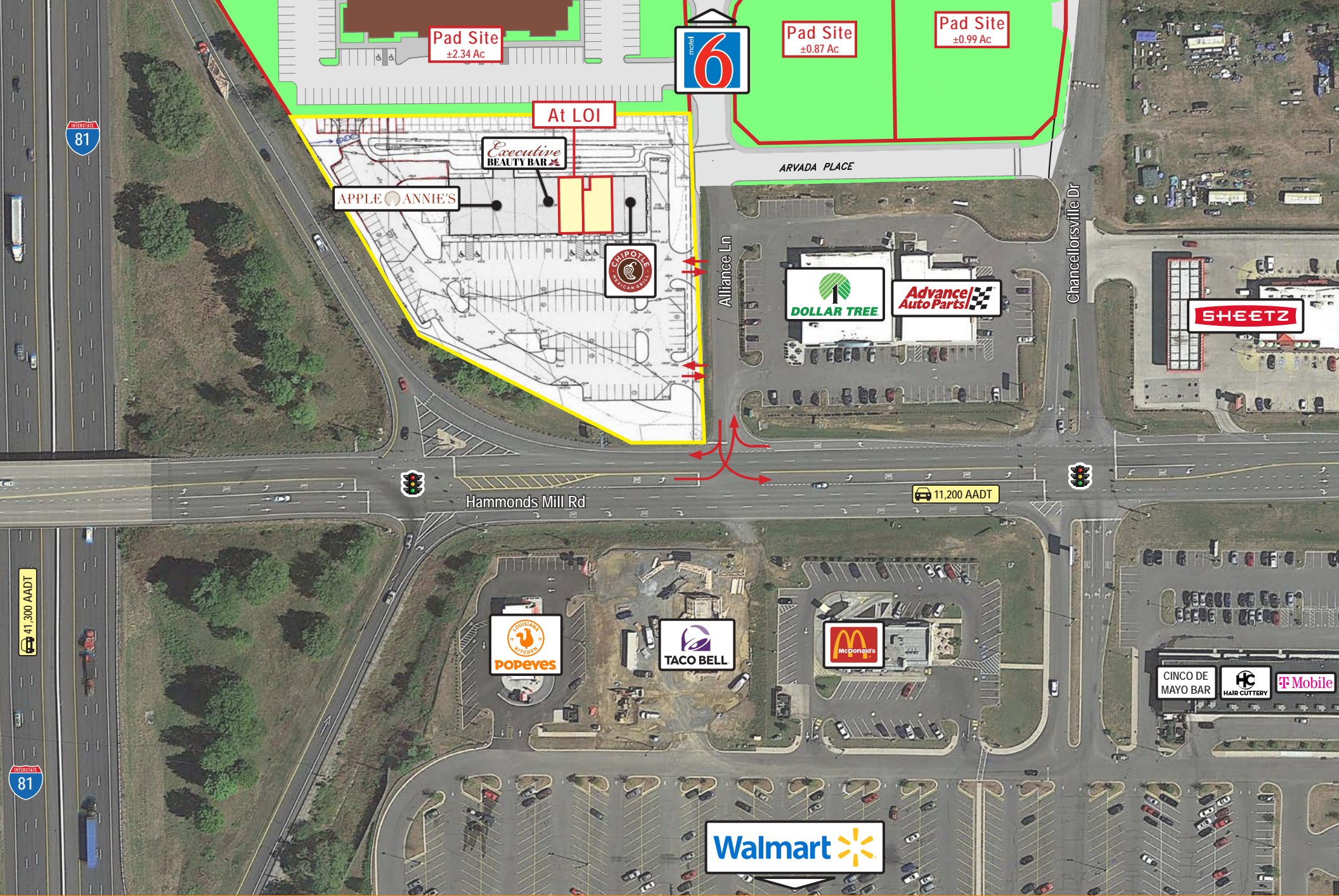




1 SOUTH ELEVATION  
2.1 1/8" = 1'-0"



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



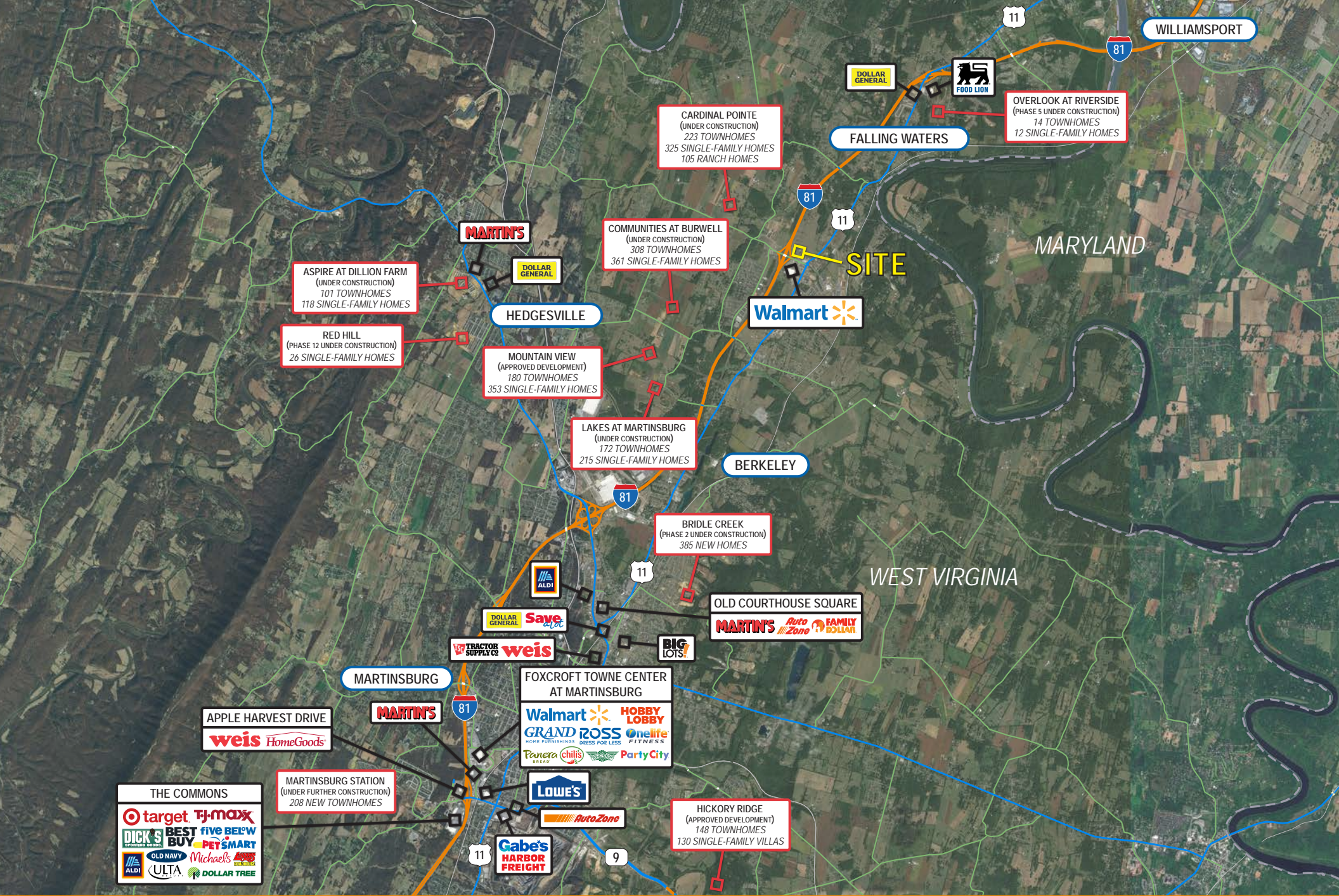
September 2024



September 2024









# Interested? Contact:

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