

Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, Principal / Salesperson

FOR SALE
RETAIL / RESTAURANT
MARKETING FLYER



130 N. RALEIGH STREET
MARTINSBURG, WV 25404

TARGET

BEST BUY

CRUMBL

PETSMART

SHEETZ

CHICK-FIL-A

EXIT 12

LOWE'S

STARBUCKS

MARTIN'S

HOBBY LOBBY

DAIRY QUEEN



WALMART



THE GARAGE ON KING

7-ELEVEN

◆ 130 N. RALEIGH STREET

MARTINSBURG FIRE STATION

EPTA TRANSIT STOP

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Interior Photos

Description, floor plan and interior photos of the property.

08

Exterior Photos

Exterior photos of the property from various angles.

12

Aerial Photos

Aerial photos of the property from various heights and angles.

14

304.901.7788
BlackDiamondRealty.net

Aaron Poling, Associate / Salesperson
apoling@blackdiamondrealty.net
M. 304.283.0214



RETAIL / RESTAURANT FOR SALE

130 N. RALEIGH STREET MARTINSBURG, WV 25404

SALE PRICE / \$450,000

GROSS BUILDING SIZE / 1,500 (+/-) SQ FT

GROSS LOT SIZE / 0.15 (+/-) ACRE

PROPERTY TYPE / RESTAURANT

CITY LIMITS / INSIDE

OFF-STREET PARKING / YES, 5 (+/-) SPACES

**PROPERTY FEATURES / EXCELLENT
VISIBILITY, SIGNAGE OPPORTUNITIES,
LOCATED AT AN INTERSECTION,
OFF-STREET PARKING LOT**

Located at a bustling intersection with an average daily traffic count of 11,924 vehicles, this property offers unparalleled visibility and accessibility. Previously home to a local restaurant, the 1,500 (+/-) square-foot building is versatile and suitable for a variety of uses, including retail, office, or mixed-use. The property features a large, paved parking lot, providing ample space for customers or clients—a rare find in such a prime location. Whether you're looking to establish a new business or expand an existing one, this property is a fantastic investment in the heart of Martinsburg.

The property is located inside the city limits of Martinsburg and is close to many amenities. The property is positioned only 2 miles from I-81, Exit 12. Along N. Raleigh Street, there is an average daily traffic count of 11,924 vehicles per day. (Provided by Esri and Data Axle, 2024).

FOR SALE

RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS / SIGNAGE

Built in 1975, the subject building is comprised of 1,500 (+/-) square feet. The building exterior and roof are metal. All equipment owned is included in the sale. Exterior vending machines are not included and have been ordered to be removed. The branded coolers inside and the ice cream freezer do not convey and are owned by others. There is excellent visibility for signage on the property.

INGRESS / EGRESS / PARKING / DIRECTIONS

The property currently offers one point of ingress and egress along W Martin Street. There are 5 (+/-) lined parking spaces available via the paved lot on the property for employees and customers. Parking is available on a first come first serve basis. Head south on I-81, take Exit 12 towards WV-9 E Winchester Ave/Charles Town, turn left onto WV-45 E/Apple Harvest Drive, turn left onto Winchester Avenue / Route 11. Travel 1.3 miles then turn right onto W. King Street. Turn left onto S. Raleigh St, then the destination will be on the left.

UTILITIES

This site offers all public utilities, which include the following:

| UTILITY | PROVIDER |
|----------------|-------------------------|
| Electric | Potomac Edison |
| Natural Gas | Mountaineer Gas Company |
| Water | City of Martinsburg |
| Sewer | City of Martinsburg |
| Trash | City of Martinsburg |
| Cable/Internet | Multiple Providers |

LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Martinsburg, this property is situated within the Martinsburg Corp District of Berkeley County. The property is located within a rectangular shaped parcel. The property is identified as Martinsburg Corp District, Map 10, Parcel 185. This can be referenced in Deed Book 259, Page 0247. See the parcel map on page 4 for details. This property is in an opportunity zone.



LOCATION ANALYSIS

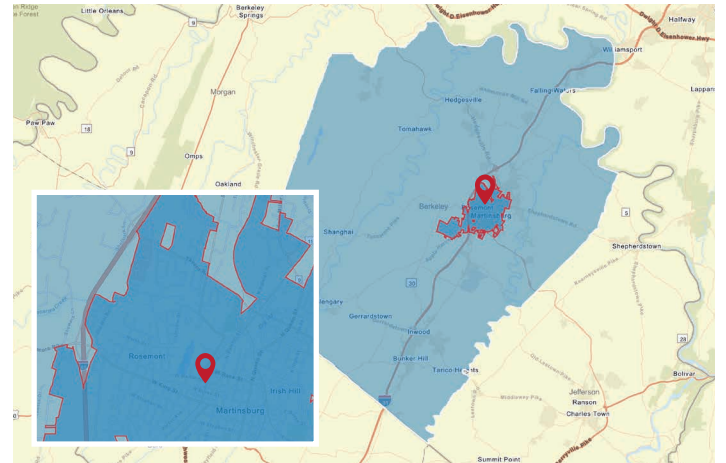
Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, 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 enhancing quality of life with the "small town" character and sense of community.

Berkeley County has a total population of 122,076 and a median household income of \$75,667. Total number of businesses is 2,769.

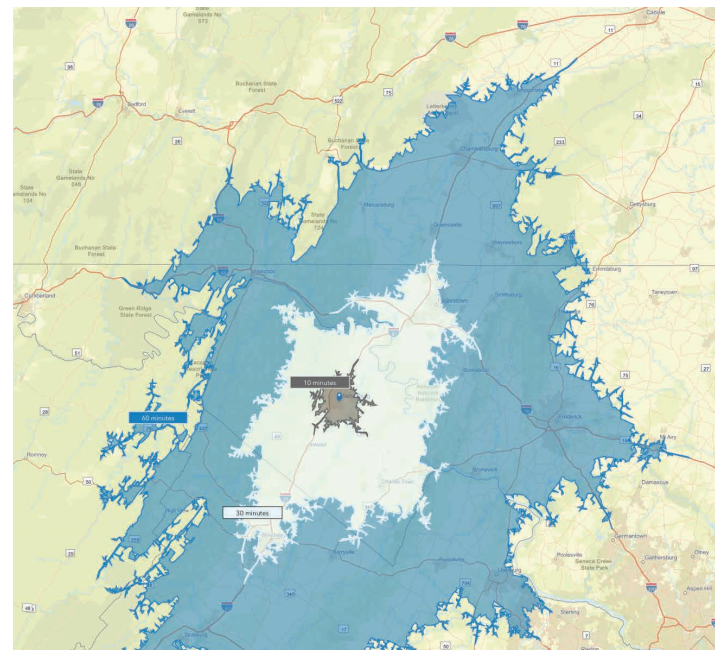
The **City of Martinsburg** has a total population of 19,054 and a median household income of \$51,765. Total number of businesses is 981.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.

Text provided by <https://www.berkeleywv.org>

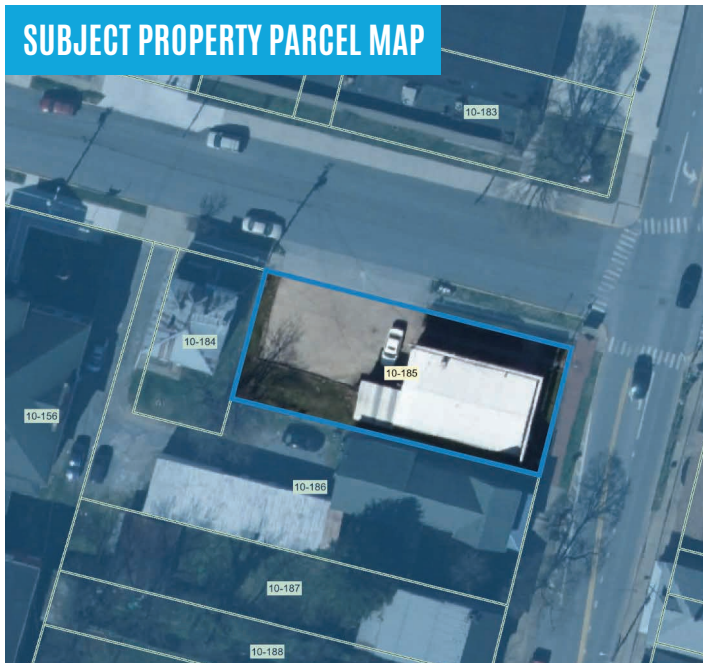


■ Berkeley County, WV ■ Martinsburg City Limits 📍 Subject Location



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.

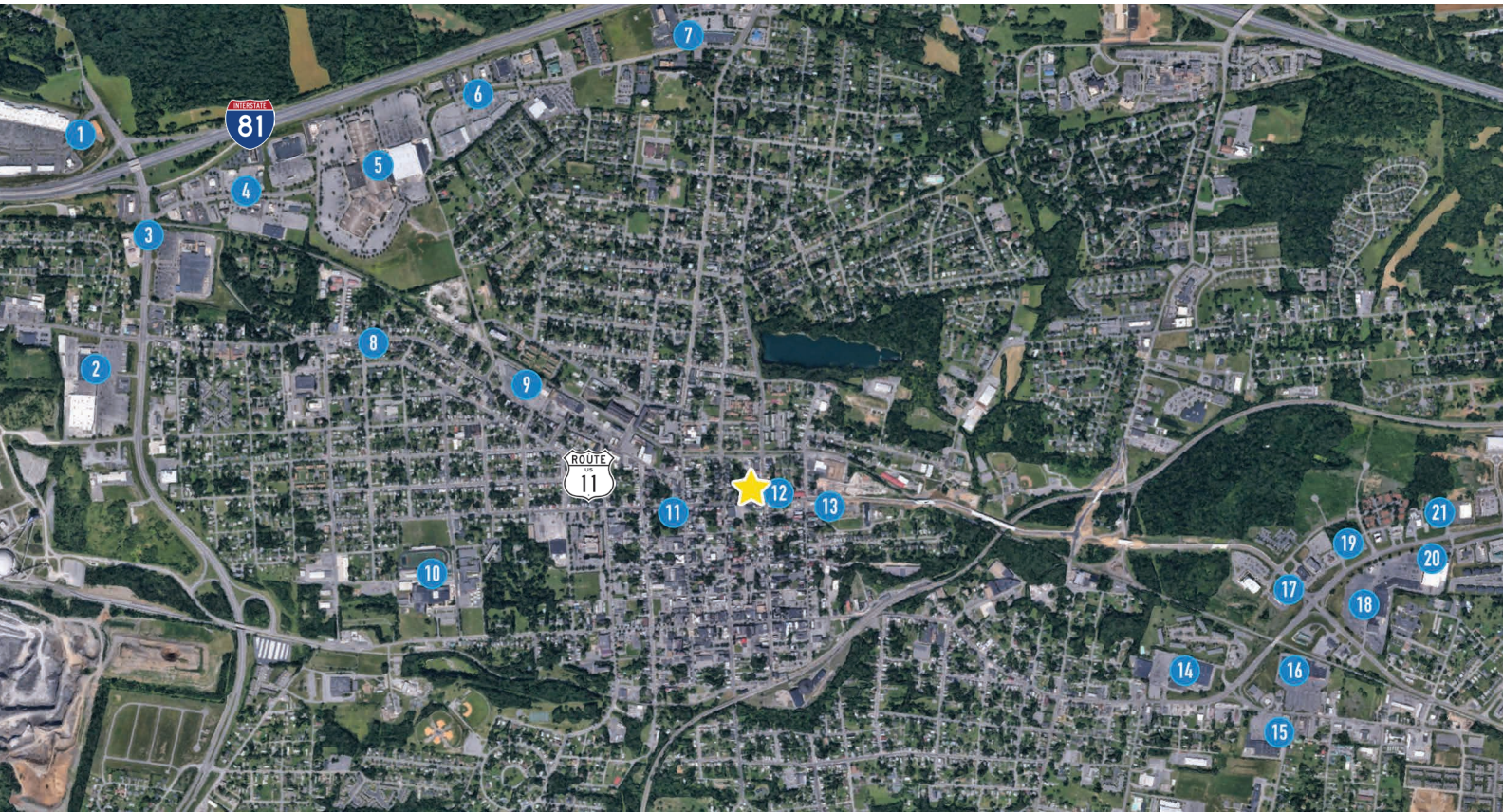
SUBJECT PROPERTY PARCEL MAP



FOR SALE

RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT

SURROUNDING AMENITIES



The Google aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 130 N. Raleigh Street.

- ① Retail Commons; Target, Pet Smart, T.J. Max, Best Buy, Crumbl, Jersey Mike's, Dick's Sporting Goods, Ulta, Books-A-Million
- ② Gabes
- ③ Lowe's, Sheetz, McDonald's
- ④ Foxcroft Ave; Chick-Fil-A, Arby's, Taco Bell, Dunkin', Chipotle, Panda Express, Starbucks
- ⑤ Hobby Lobby, Walmart, Olive Garden, Panera, Onelife Fitness, Tru Hilton
- ⑥ Outback, Buffalo Wild Wings, Wendy's, Office Depot, Cracker Barrel
- ⑦ Holiday Inn, Fairfield Inn, Rocs, Sheetz
- ⑧ Dairy Queen
- ⑨ Family Dollar
- ⑩ Martinsburg High and Middle School
- ⑪ Garage on King
- ⑫ Martinsburg Fire Station
- ⑬ Coming Soon; EPTA Transit Bus Stop
- ⑭ Tractor Supply, Weis, Planet Fitness
- ⑮ Big Lots, Dollar Tree
- ⑯ Save a Lot
- ⑰ Walgreens, CVS
- ⑱ Martin's, McDonald's, AutoZone Auto Parts, Subway
- ⑲ Dunkin'
- ⑳ Super Shoes, Taco Bell, Arby's
- ㉑ Advance Auto Parts, ALDI

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



40,754

Total Population



1,573

Businesses



48,158

Daytime Population



\$265,852

Median Home Value



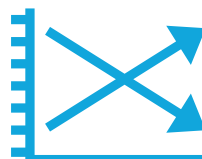
\$33,481

Per Capita Income



\$59,563

Median Household Income



0.68%

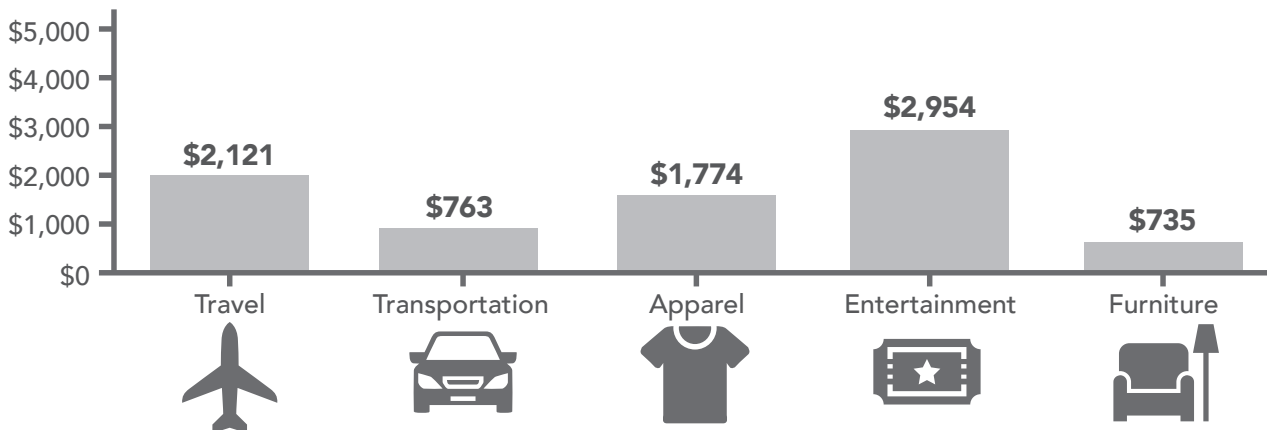
2024-2029 Pop Growth Rate



17,259

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



62,134

Total Population



1,838

Businesses



65,227

Daytime Population



\$282,231

Median Home Value



\$35,062

Per Capita Income



\$67,145

Median Household Income



1.70%

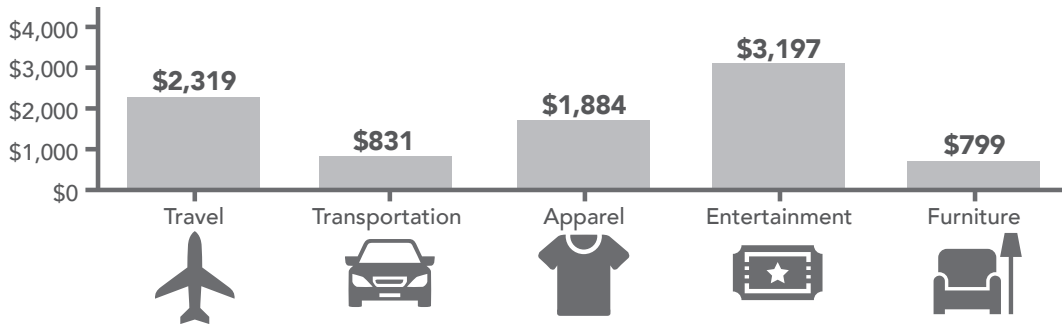
2024-2029 Pop Growth Rate



24,523

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



131,693

Total Population



3,042

Businesses



117,146

Daytime Population



\$293,932

Median Home Value



\$38,024

Per Capita Income



\$76,844

Median Household Income



1.79%

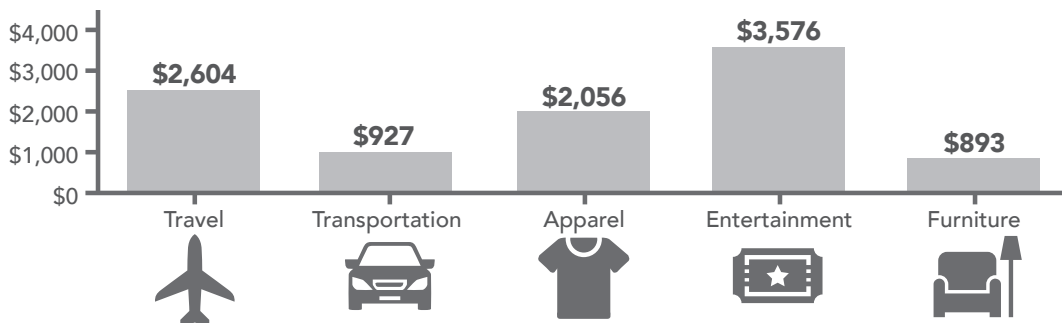
2024-2029 Pop Growth Rate



50,441

Housing Units (2020)

KEY SPENDING FACTS



FLOOR PLAN

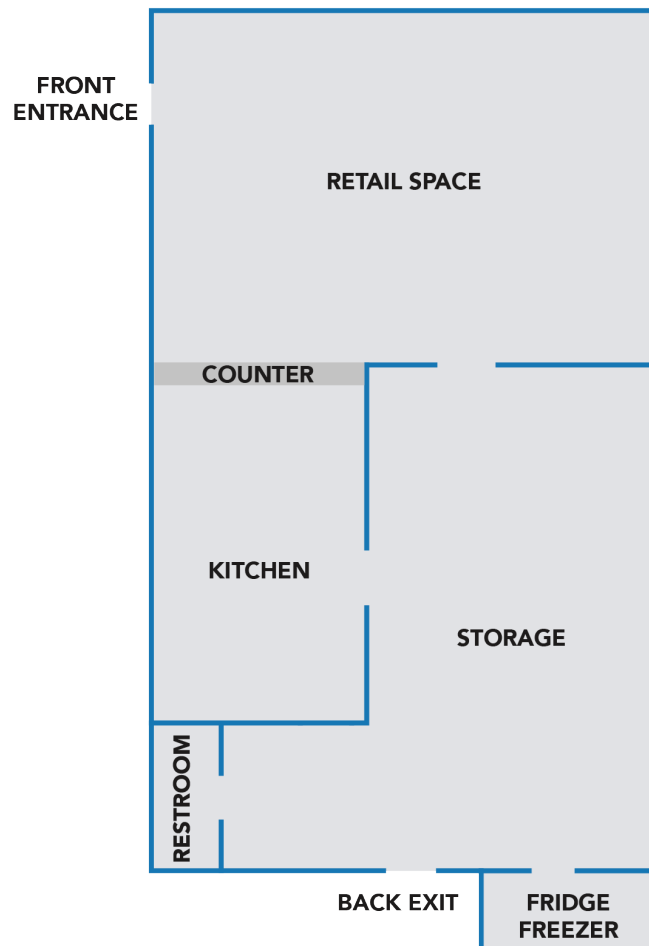
1,500 (+/-) SQUARE FEET

Previously home to a local restaurant, this 1,500 (+/-) square foot building is versatile and suitable for a variety of uses, including restaurant, retail, office, or mixed-use. All equipment owned is included in the sale. Exterior vending machines are not included and have been ordered to be removed. The branded coolers inside and the ice cream freezer do not convey and are owned by others.

The floorplan includes, a retail space in the front of the building, a kitchen area with checkout counter, a large storage space, fridge freezer and restroom.

Finishes to the building include drywall walls, a mixture of vinyl, tile and concrete flooring. There is recessed lighting throughout. The building has two entrances/exits.

**The floor plan may not be exact.*



FOR SALE
RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT

INTERIOR PHOTOS



Retail Front of Store.



Checkout Counter.

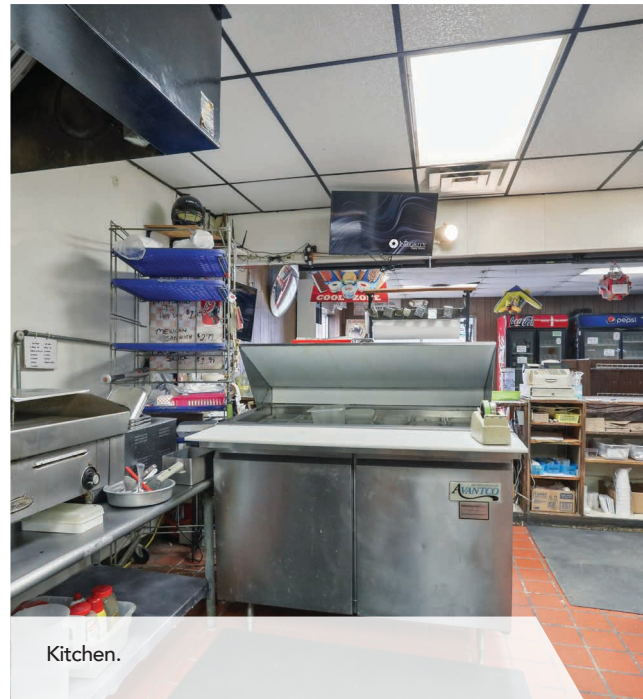


Retail Front of Store.

INTERIOR PHOTOS



Checkout Counter.



Kitchen.

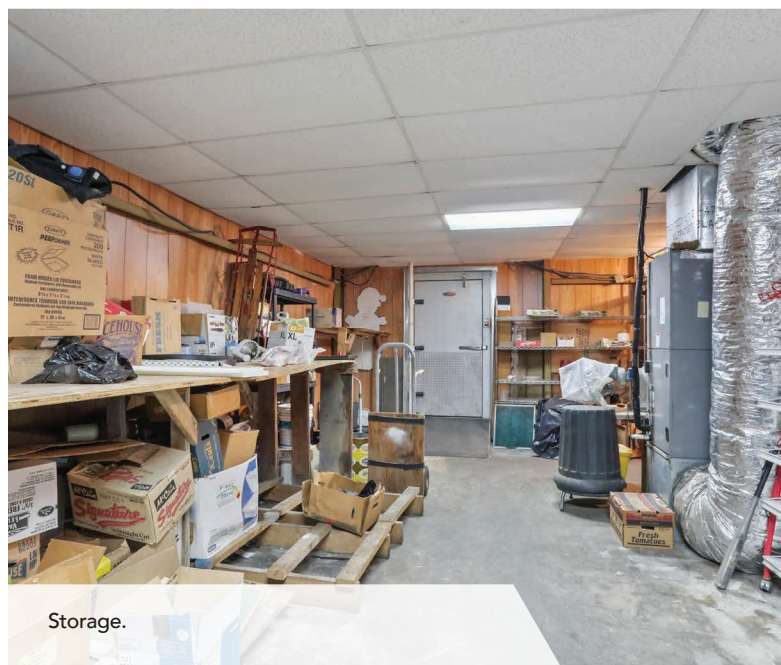


Kitchen.

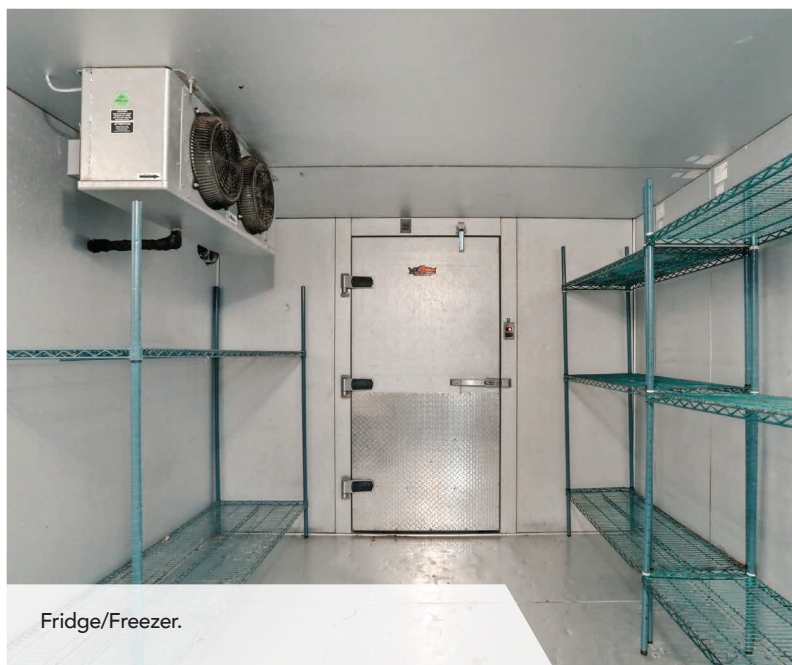
FOR SALE
RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT



Kitchen.



Storage.



Fridge/Freezer.

EXTERIOR PHOTOS



Front Entrance of Building.



Back Exit/Entrance of Building.

FOR SALE
RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT



Front Entrance of Building.

AERIALS

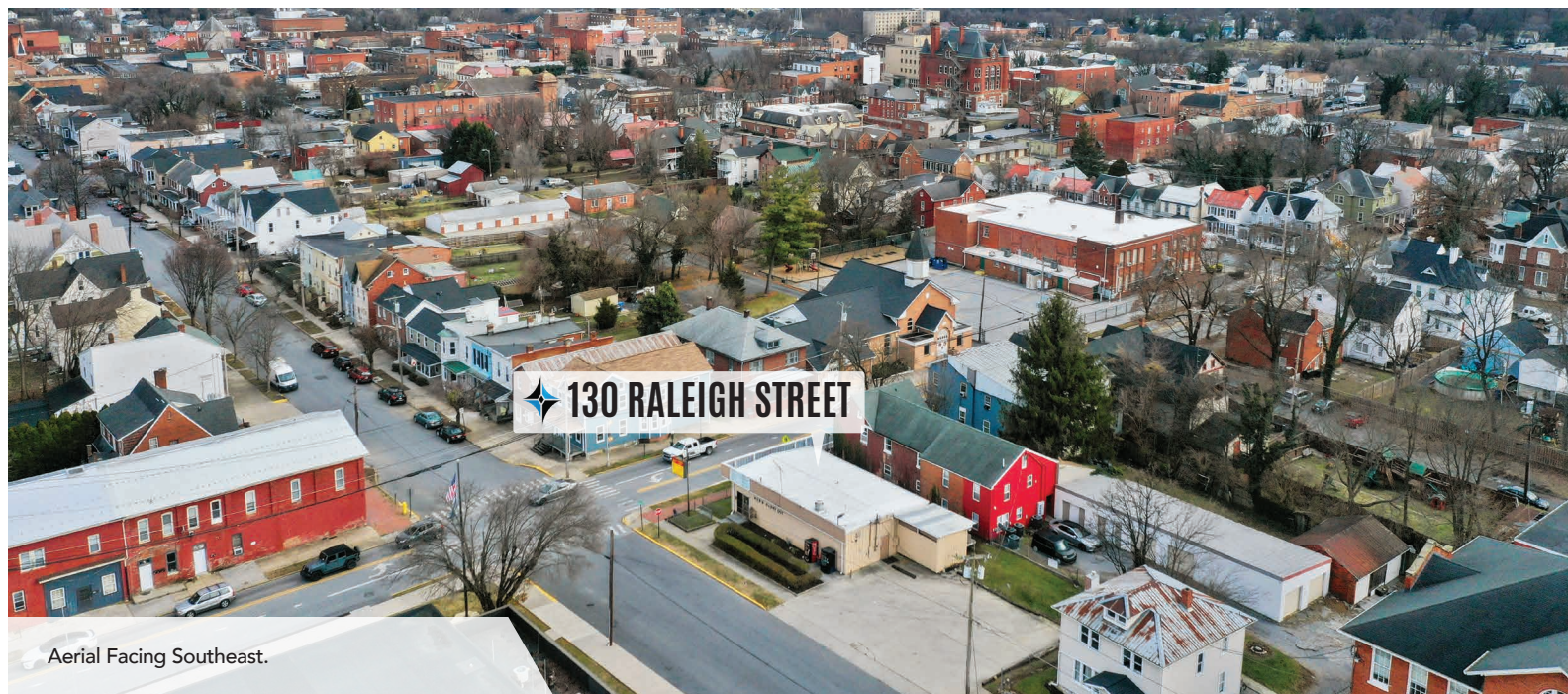


Aerial Facing West.

FOR SALE
RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT



Aerial Facing Southwest.



Aerial Facing Southeast.

AERIALS



Aerial Facing South.



Aerial Overhead.

FOR SALE
RETAIL / RESTAURANT - LOCATED 2 MILES FROM I-81, EXIT 12
130 N. RALEIGH STREET · MARTINSBURG, WV 25404 · 1,500 (+/-) SQ FT



Aerial Facing Northwest.



CONTACT

BLACK DIAMOND REALTY

1209 N Queen Street
Martinsburg, WV 25404
P. 304.901.7788 | F. 304.599.3285
BlackDiamondRealty.net

PRIMARY CONTACT

Aaron Poling, Associate / Salesperson
M. 304.283.0214
apoling@blackdiamondrealty.net