

**FOR LEASE**  
**OFFICE SUITES**  
**MARKETING FLYER**



**127 E. KING 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

127 E. KING STREET

MARTINSBURG FIRE STATION

EPTA TRANSIT STOP

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## OFFICE SUITES FOR LEASE

## 127 E. KING STREET MARTINSBURG, WV 25404

LEASE RATE / \$16.00-\$20.00 SQ FT / YEAR

LEASE TYPE / NNN

GROSS BUILDING SIZE / 5,400 (+/-) SQ FT

PROPERTY TYPE / OFFICE

CITY LIMITS / INSIDE

PROPERTY FEATURES / EXCELLENT  
VISIBILITY, LOCATED DOWNTOWN,  
METERED PARKING AVAILABLE  
AROUND BUILDING

127 E. King Street offers a prime opportunity to elevate your business in the heart of downtown Martinsburg. This beautifully renovated 5,400 (+/-) square foot office building is designed for flexibility, with the ability to be separated into two to three suites. With its prominent corner location and direct access from King Street, this property ensures excellent visibility and convenience. Whether you're launching a new venture or expanding your footprint, this thoughtfully designed office is ready to support your success.

The property is located inside the city limits of Martinsburg and is close to many amenities. The property is positioned only 1.8 miles from I-81, Exit 13. Approximately 0.3 mile from the property, along W. King Street, there is an average daily traffic count of 18,696 vehicles per day. (Provided by Esri and Data Axle, 2024).

**FOR LEASE**  
**OFFICE SUITES - LOCATED DOWNTOWN**  
**127 E. KING STREET · MARTINSBURG, WV 25404 · 5,400 (+/-) SQ FT**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

Built in 1910, the subject building is comprised of a total of 5,400 (+/-) square feet. The building offers flexibility to separate the office suites into either two or three office suites, depending on the user needs. The King Street-facing portion of the first floor and the entire second floor can function as an independent space, providing a prestigious and highly visible presence in this vibrant downtown district. Additionally, the building features a separate entrance from the Burke Street parking lot, allowing for another distinct office space with its own access and identity. The space could also be separated into two suites on the first floor and another suite on the second floor. The property features a durable brick exterior and offers excellent visibility in a high-traffic area, making it well-suited for professional or commercial use.

## INGRESS / EGRESS / PARKING / DIRECTIONS

The property currently offers one point of ingress and egress along E. Burke Street. Though this property does not provide parking itself there is street and metered parking surrounding the property. Entrance for the metered parking lot is along E. Burke Street. Shown in the photo to the right is an overhead view. Directions to the property are as described; Head north on I-81, take Exit 13, then at the light turn right onto W. King Street/Tuscarora Pike. Continue to follow W. King Street, that will then turn into E. King Street. Turn left onto S. Spring 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 14, Parcel 485. This can be referenced in Deed Book 1402, Page 575. See the parcel map on page 4 for details.



# LOCATION ANALYSIS

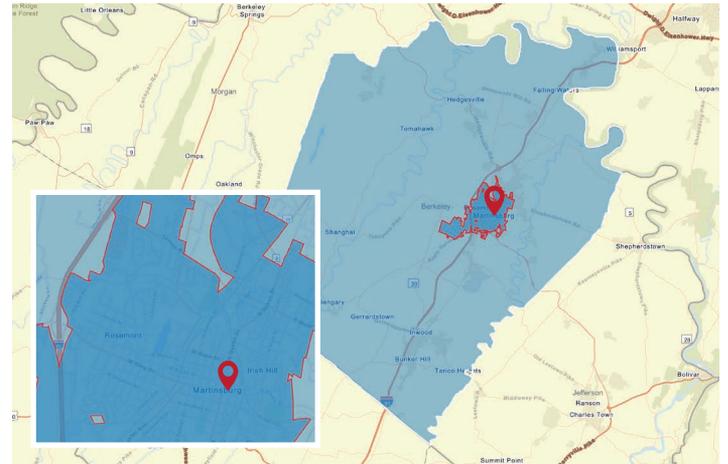
Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, 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 132,864 and a median household income of \$82,088. Total number of businesses is 2,713.

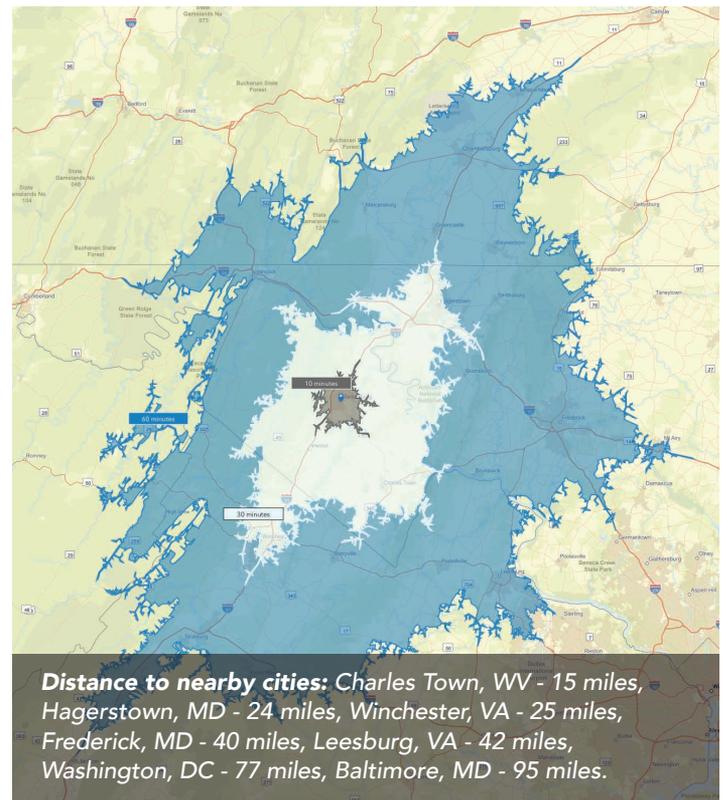
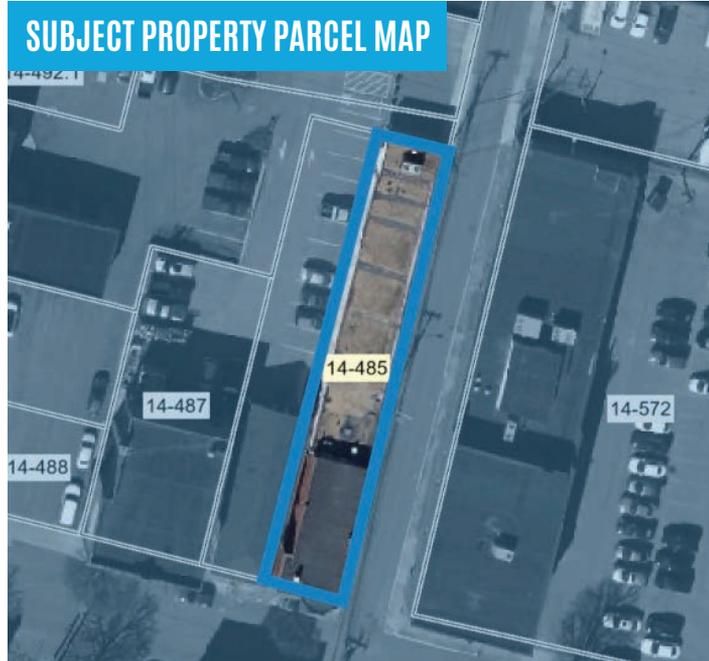
The **City of Martinsburg** has a total population of 18,928 and a median household income of \$58,655. Total number of businesses is 966.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*

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



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



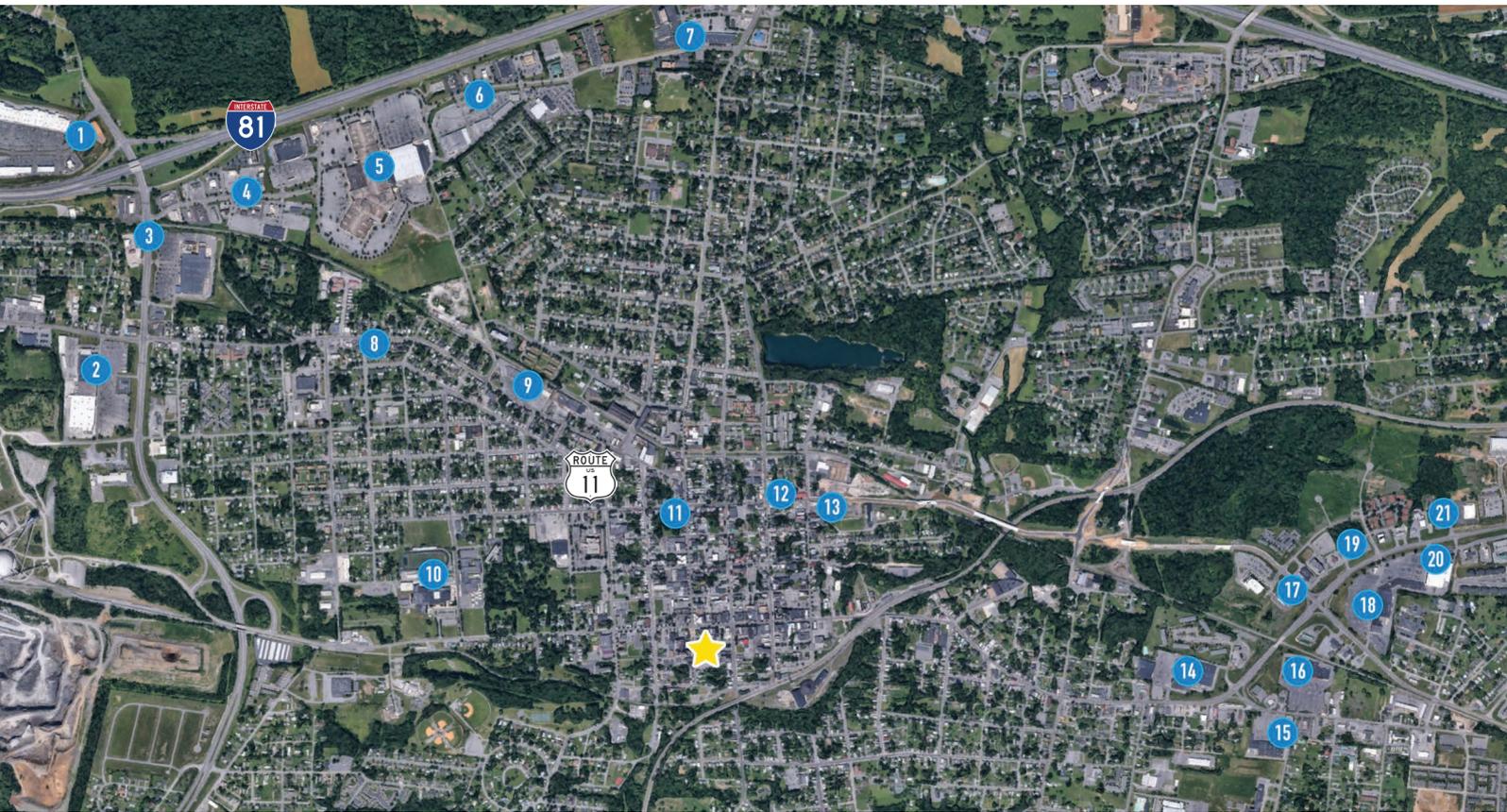
**Distance to nearby cities:** Charles Town, WV - 15 miles, Hagerstown, MD - 24 miles, Winchester, VA - 25 miles, Frederick, MD - 40 miles, Leesburg, VA - 42 miles, Washington, DC - 77 miles, Baltimore, MD - 95 miles.

# FOR LEASE

## OFFICE SUITES - LOCATED DOWNTOWN

127 E. KING STREET · MARTINSBURG, WV 25404 · 5,400 (+/-) 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, 127 E. King 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

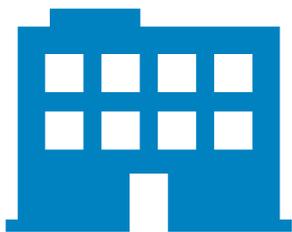
# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



39,989

Total Population



1,546

Businesses



47,343

Daytime Population



\$264,225

Median Home Value



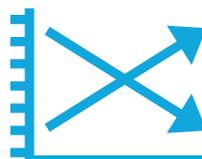
\$33,456

Per Capita Income



\$59,634

Median Household Income



0.65%

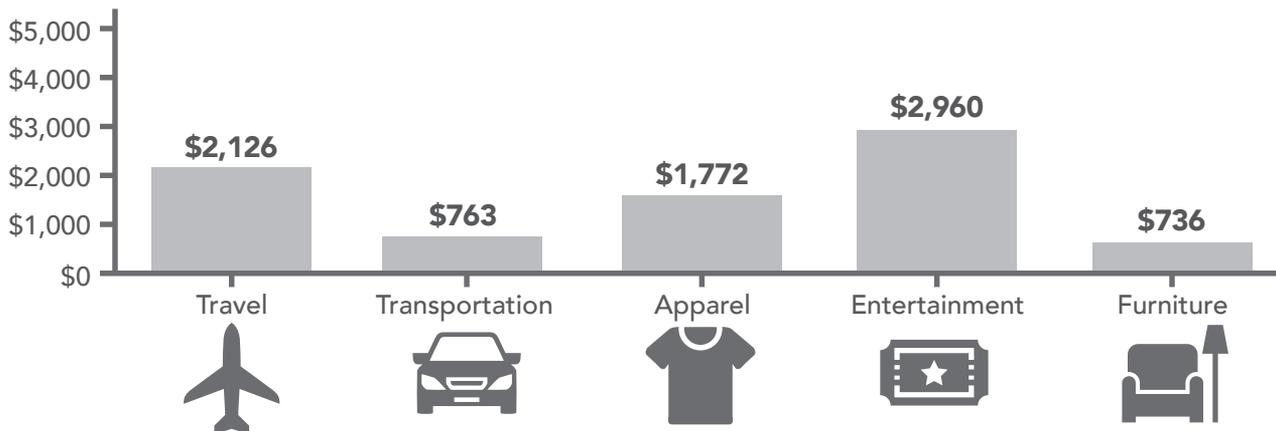
2024-2029 Pop Growth Rate



16,943

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



**62,711**

Total Population



**1,855**

Businesses



**67,647**

Daytime Population



**\$284,283**

Median Home Value



**\$35,249**

Per Capita Income



**\$67,647**

Median Household Income



**1.65%**

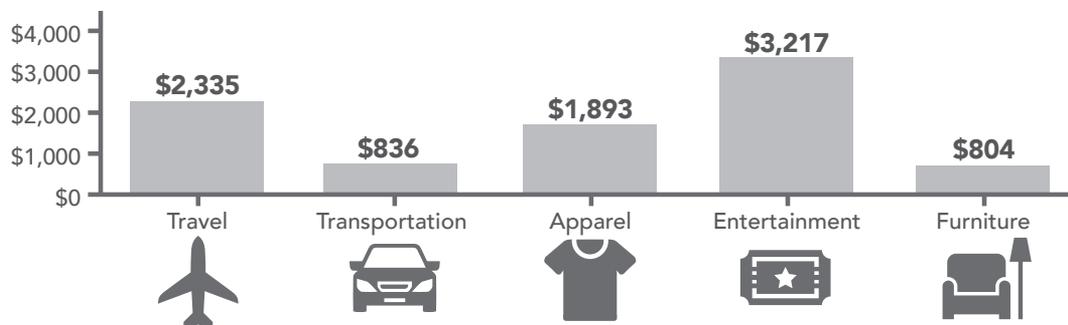
2024-2029 Pop Growth Rate



**24,859**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**131,233**

Total Population



**3,033**

Businesses



**116,824**

Daytime Population



**\$293,653**

Median Home Value



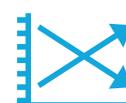
**\$38,010**

Per Capita Income



**\$76,815**

Median Household Income



**1.80%**

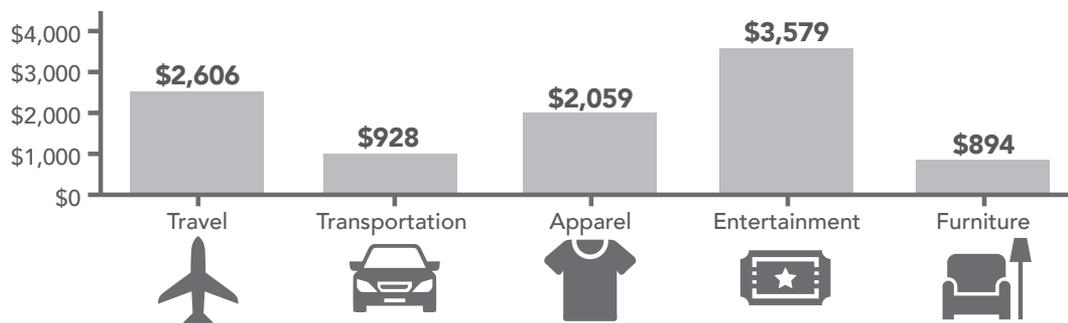
2024-2029 Pop Growth Rate



**50,150**

Housing Units (2020)

### KEY SPENDING FACTS



# FLOOR PLAN

## 4,296 (+/-) SQUARE FEET

Located on the first floor of the building, there is approximately 4,296 (+/-) square feet of space. The first floor can be separated into two suites if desired. There are stairs in the front entry that lead to the second floor which is another office suite available. The King Street-facing portion of the first floor and the entire second floor can function as an independent space, providing a prestigious and highly visible presence in this vibrant downtown district. Additionally, the building features a separate entrance from the Burke Street parking lot, allowing for another distinct office space with its

own access and identity. This building has been expertly renovated with an intelligent layout suitable for various purposes.

The current floor plan of the first floor includes, two large open spaces, a break room, two restrooms, a closet for storage and a utility room.

Finishes to the building include drywall walls, vinyl flooring throughout with tile in the upstairs restroom. There is recessed lighting throughout. The building has multiple entrances/exits.

*\*The floor plan may not be exact.*

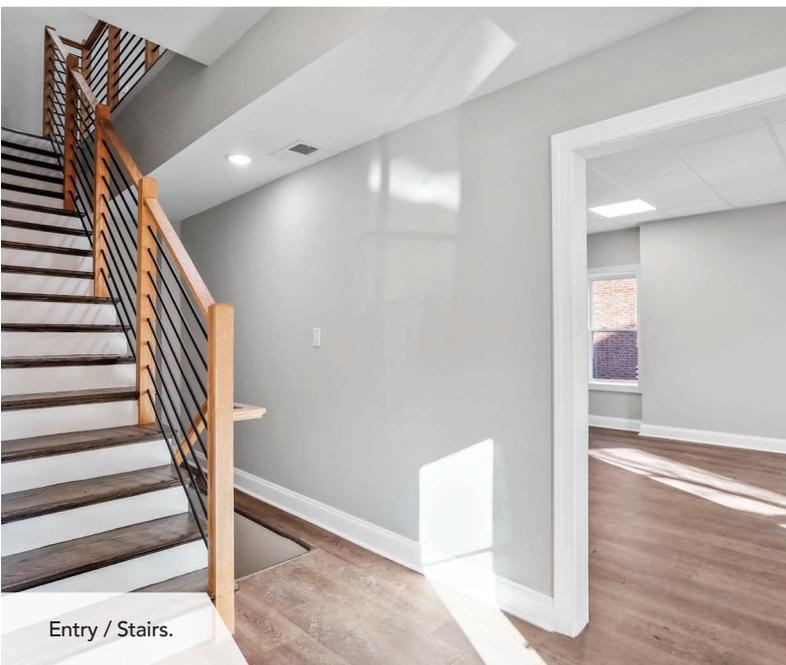


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127 E. KING STREET · MARTINSBURG, WV 25404 · 5,400 (+/-) SQ FT

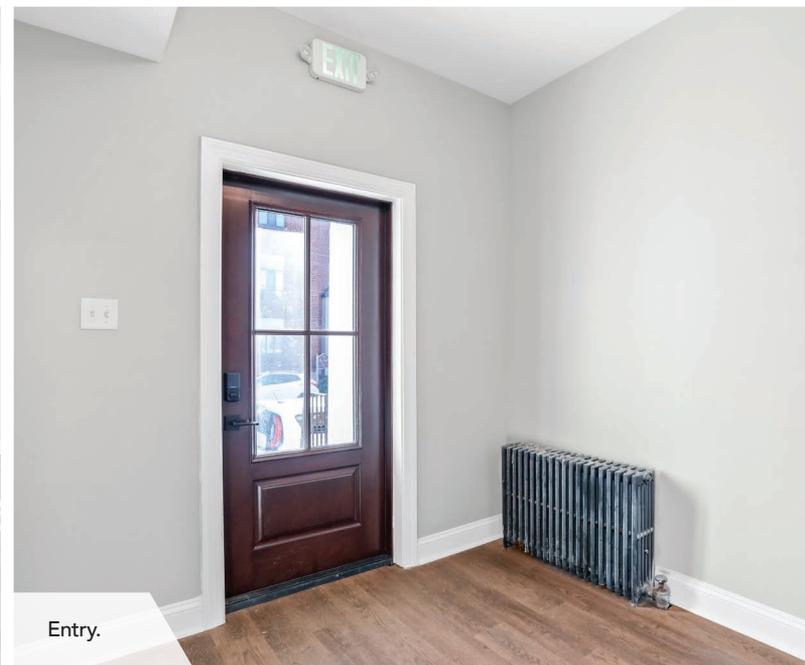
# INTERIOR PHOTOS



Front Office.



Entry / Stairs.



Entry.

# INTERIOR PHOTOS



Breakroom.



Restroom.

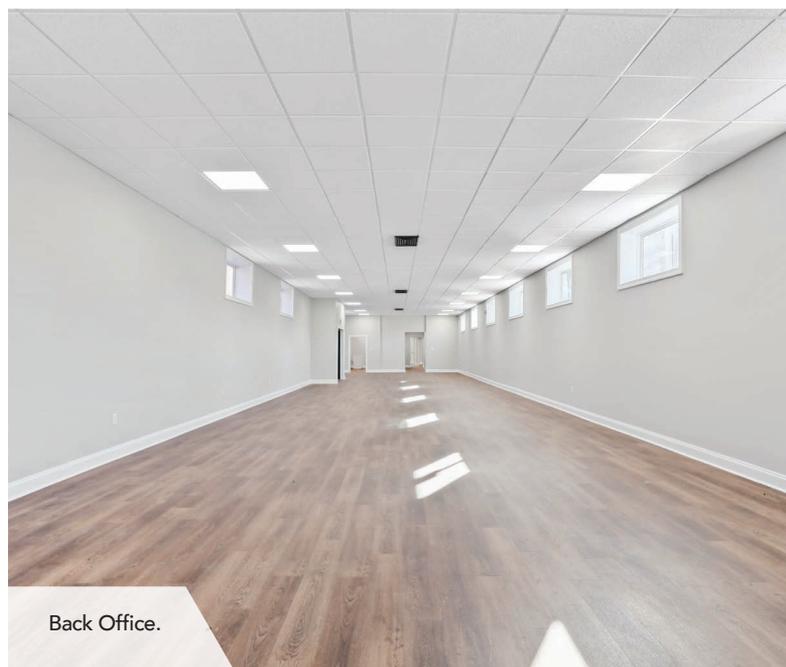


Front Office.

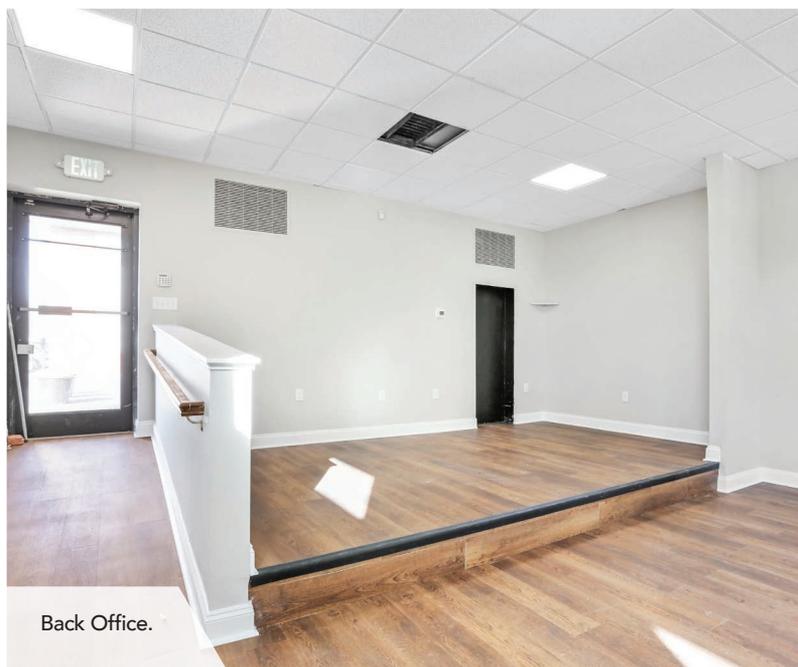
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Back Office.



Back Office.



Back Office.

# FLOOR PLAN

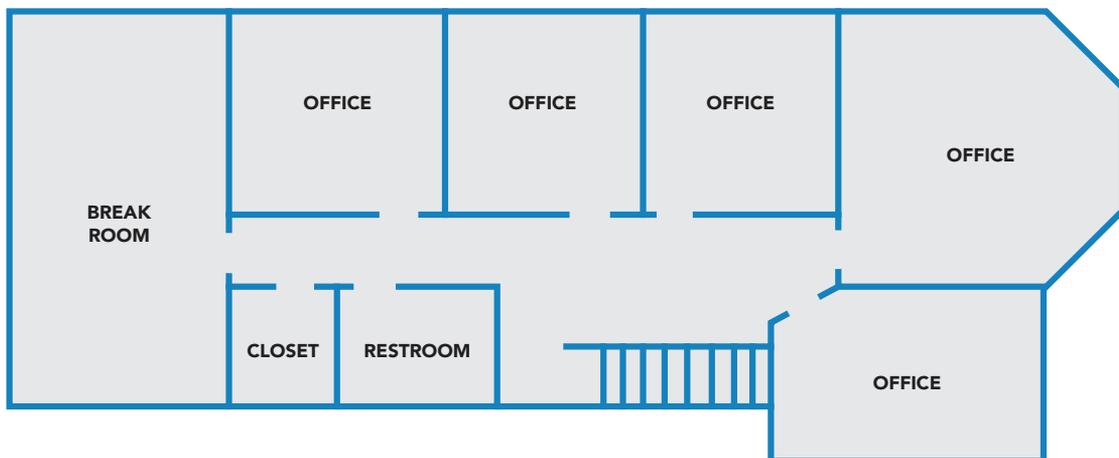
## 1,104 (+/-) SQUARE FEET

Located on the second floor of the building, there is approximately 1,104 (+/-) square feet of office space. There are stairs in the front first level entry that lead to this suite on the second floor. This building has been expertly renovated with an intelligent layout suitable for various purposes.

The current floor plan includes, five offices, a break room, a restroom, and a closet for storage.

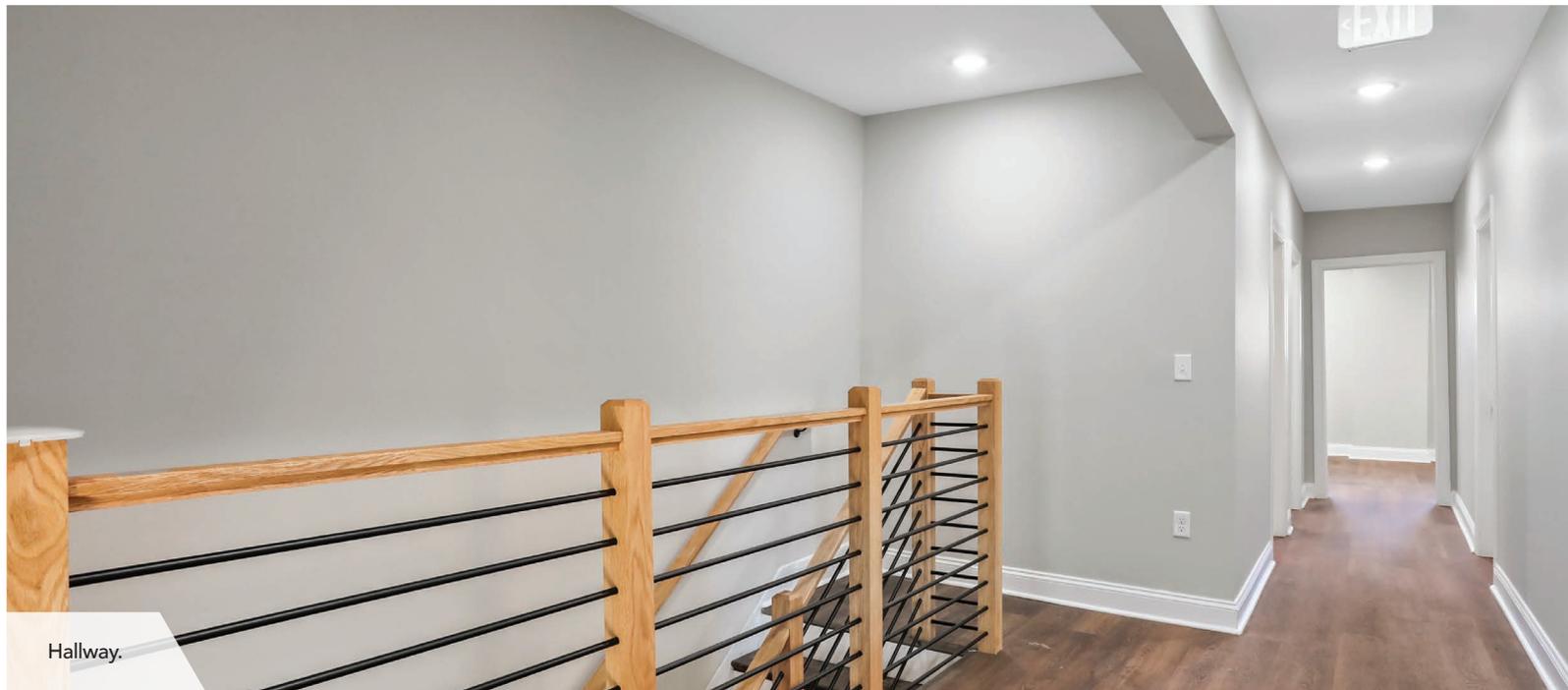
Finishes to the building include drywall walls, vinyl flooring throughout with tile in the restroom. There is recessed lighting throughout. The building has multiple entrances/exits.

*\*The floor plan may not be exact.*

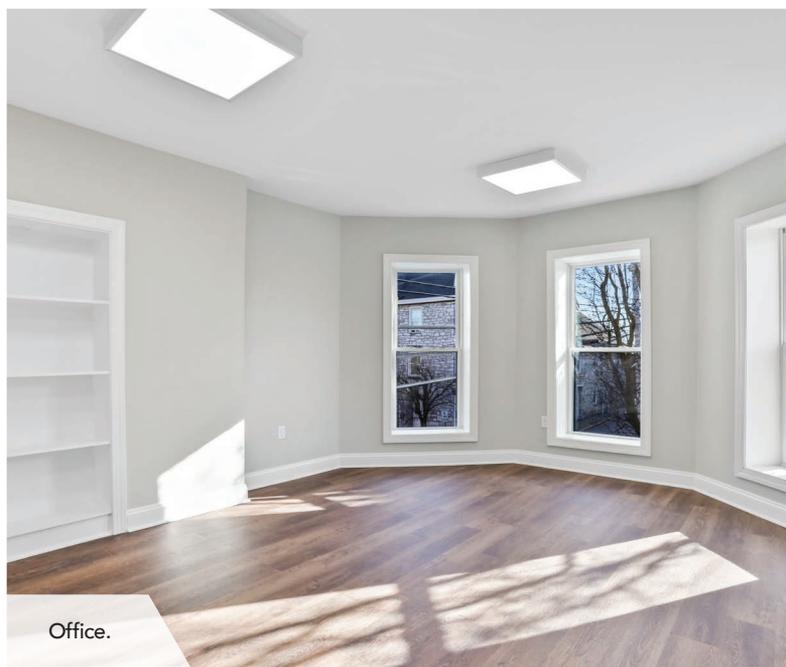


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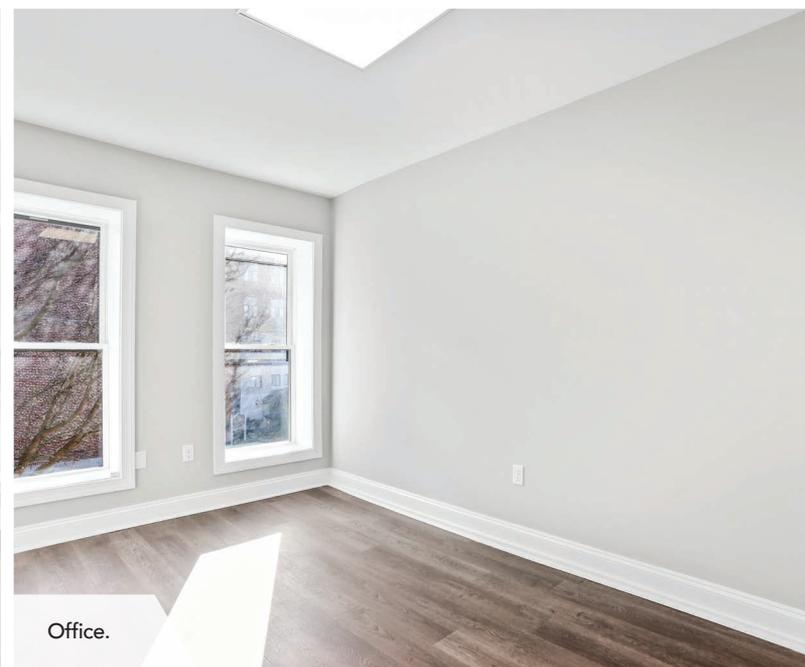
# INTERIOR PHOTOS



Hallway.

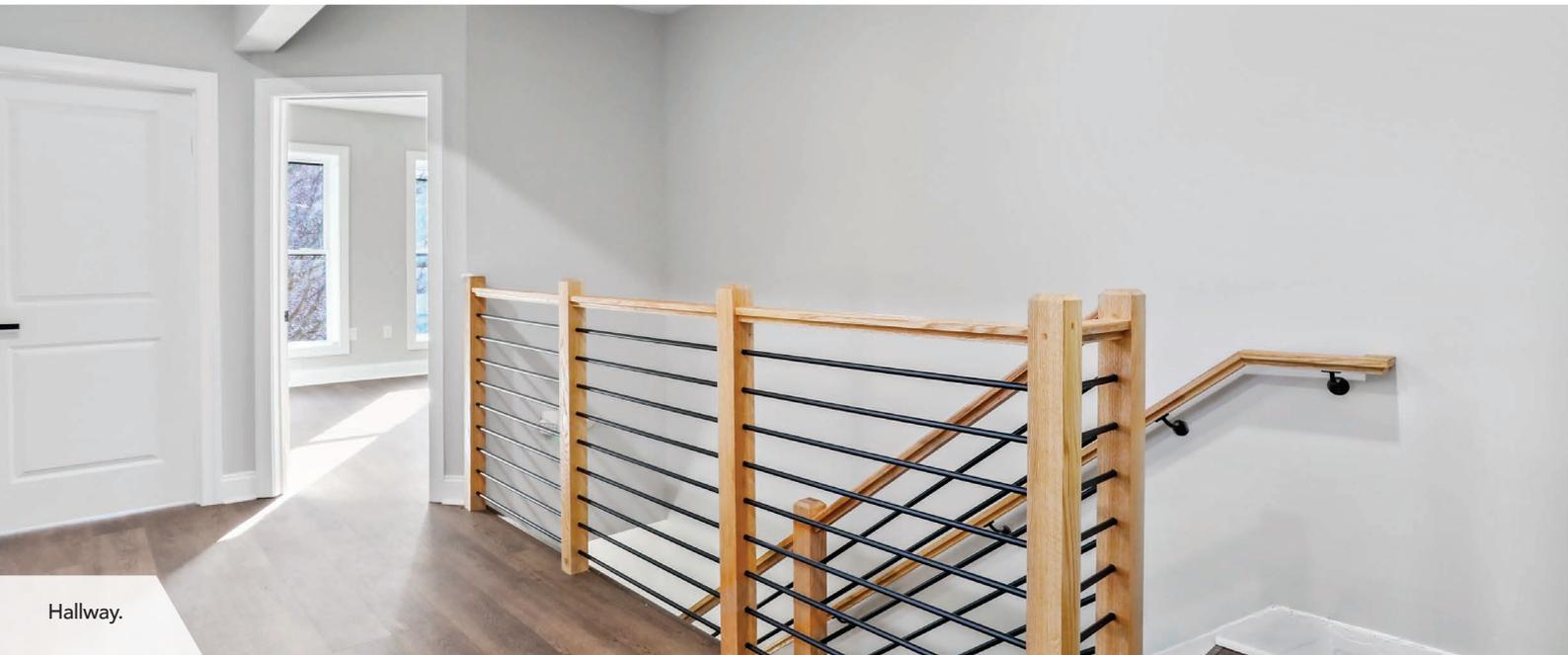


Office.

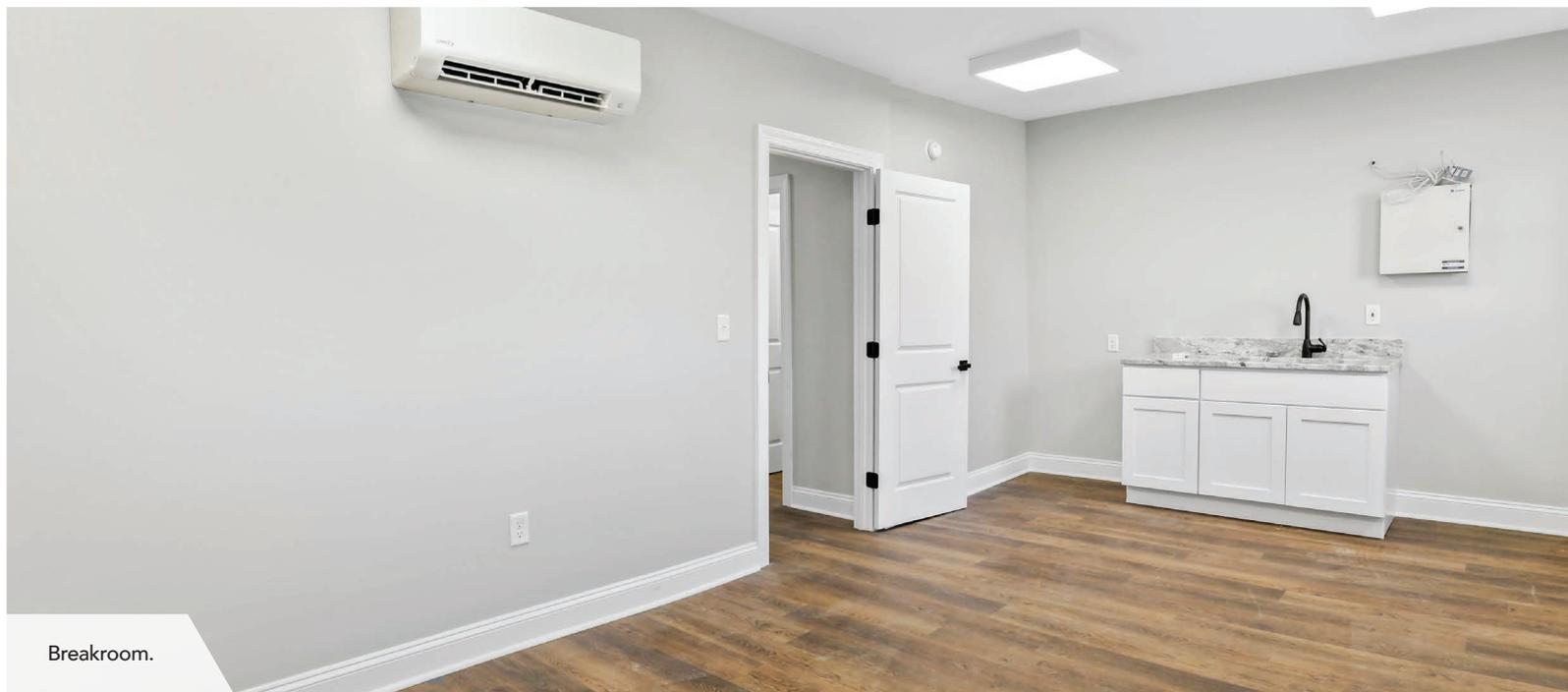


Office.

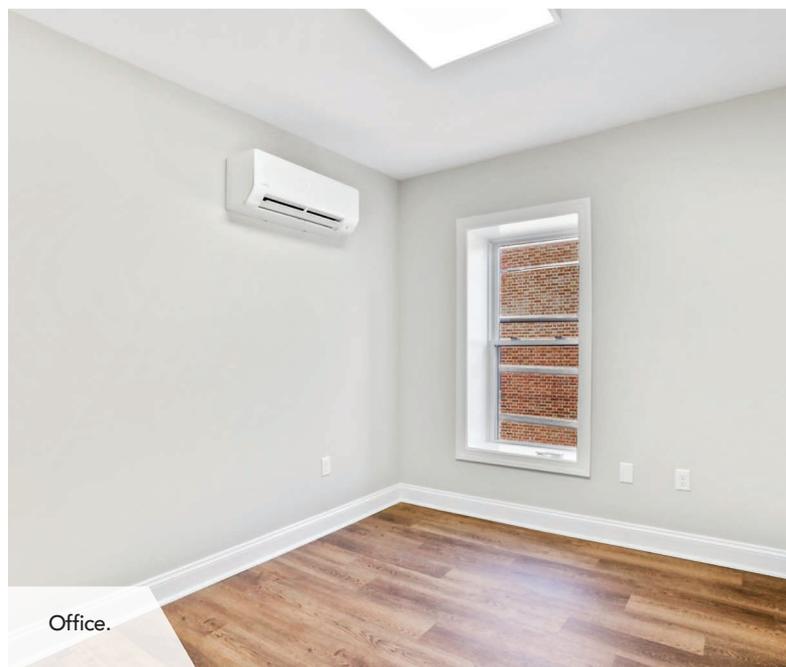
# INTERIOR PHOTOS



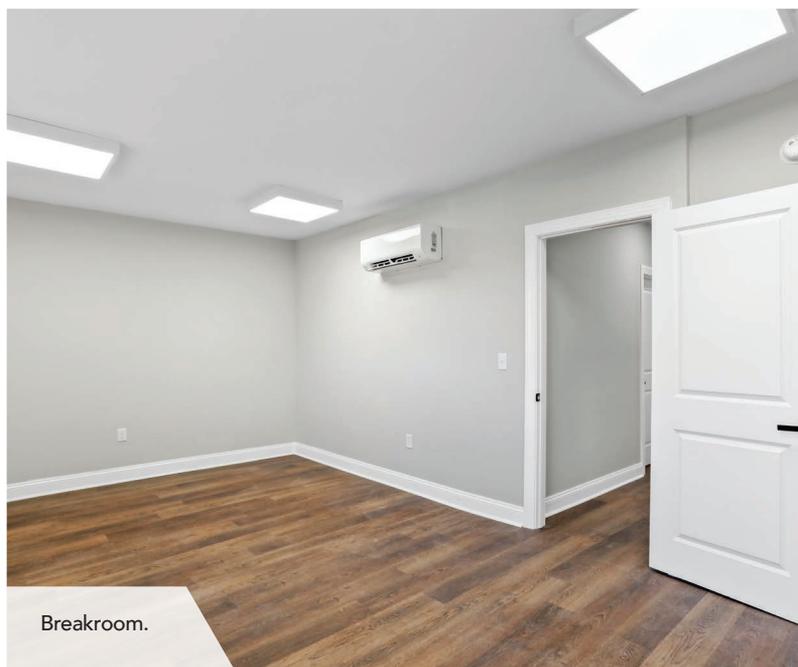
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Breakroom.



Office.

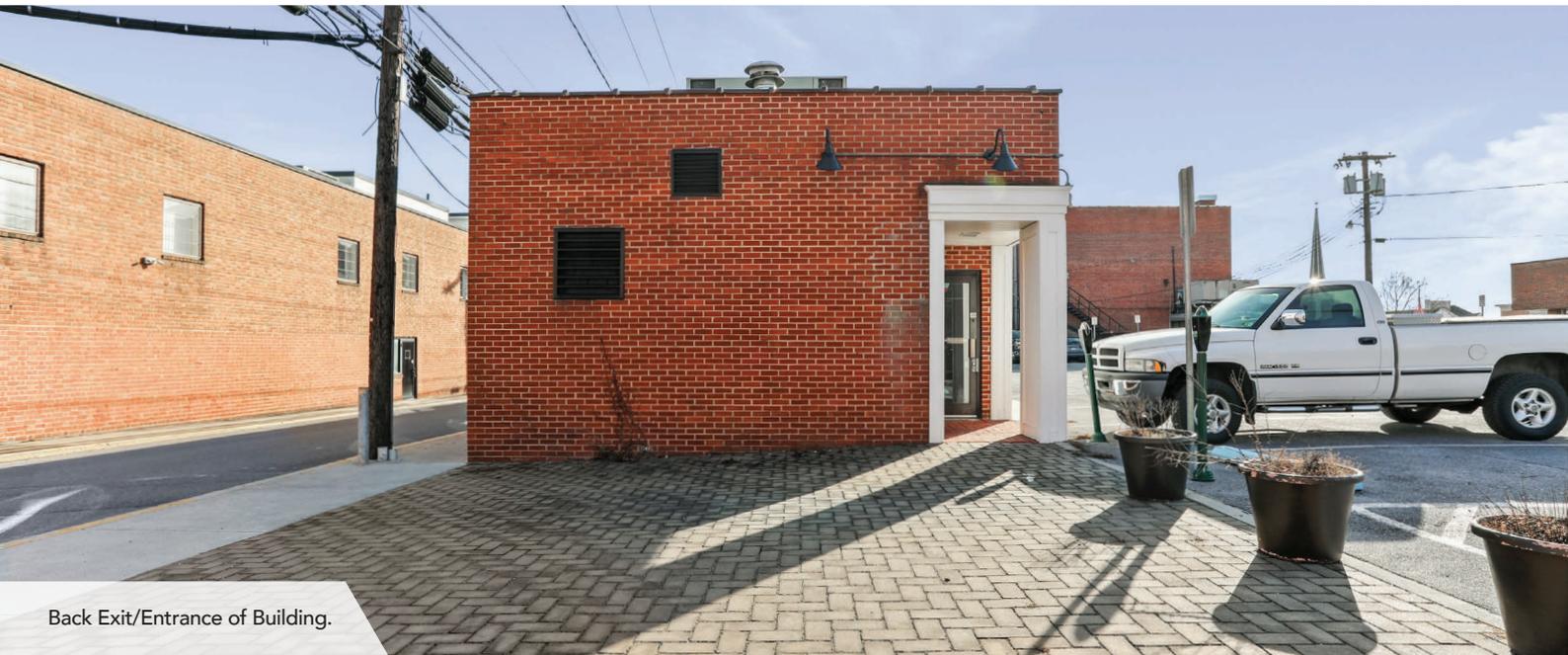


Breakroom.

# EXTERIOR PHOTOS



Parking Lot.



Back Exit/Entrance of Building.

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Front Entrance of Building.

# AERIALS



Aerial Facing North.

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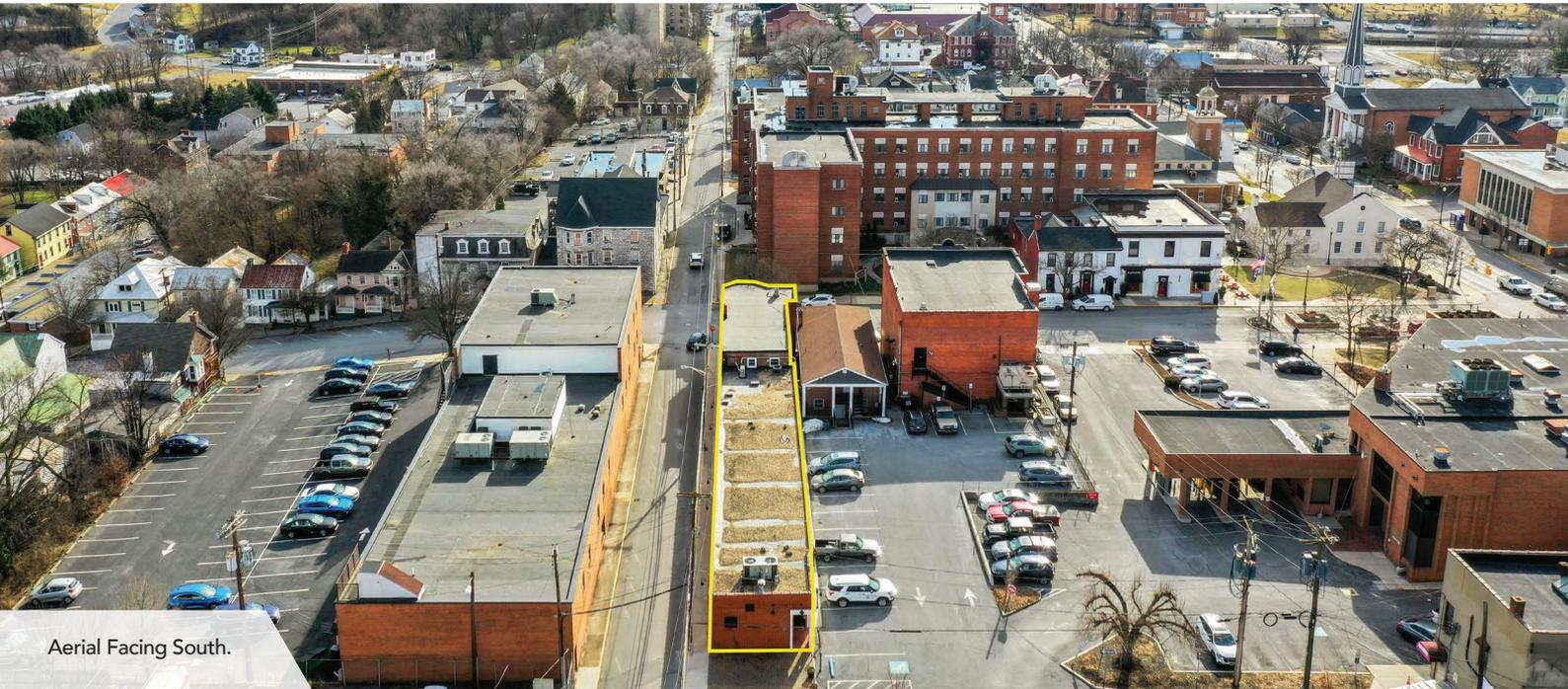


Aerial Overhead.

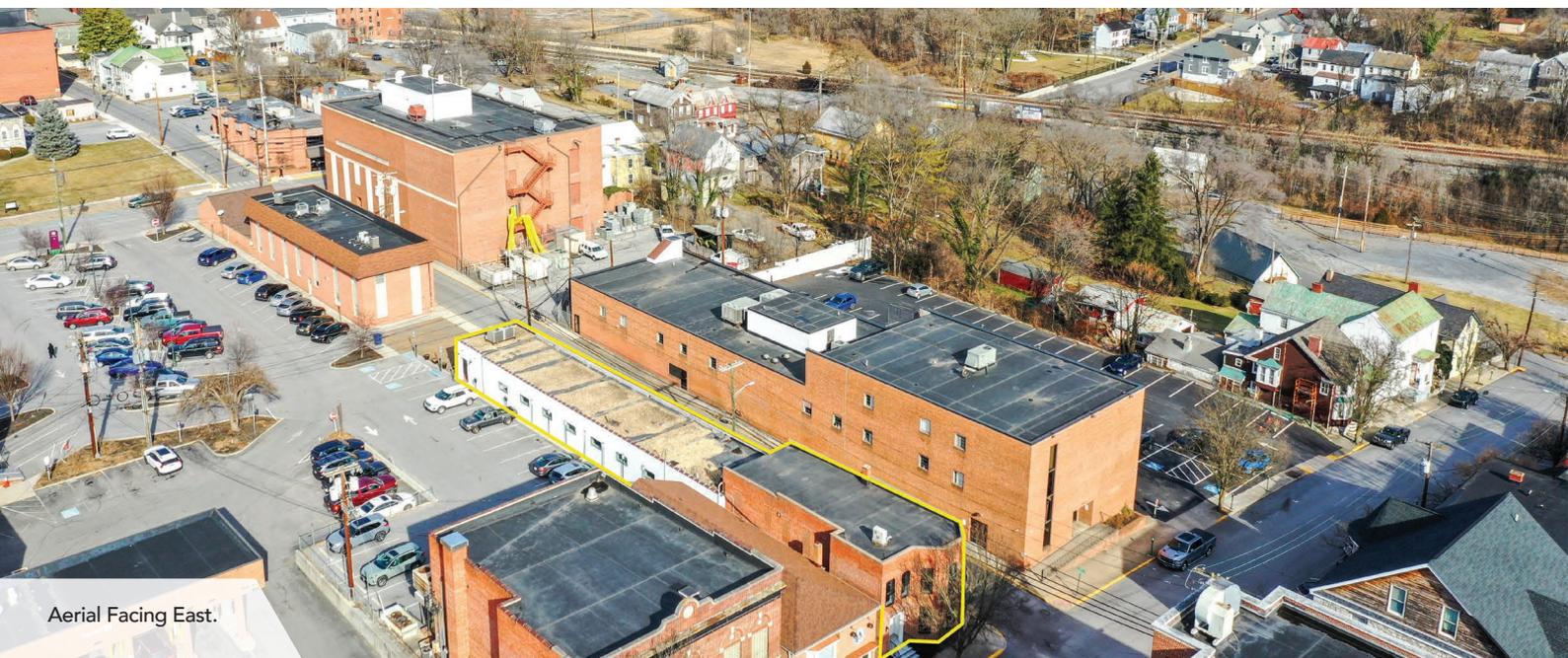


Aerial Facing Southeast.

# AERIALS



Aerial Facing South.



Aerial Facing East.

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Aerial Facing West.



# CONTACT

## BLACK DIAMOND REALTY

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