



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Walmart anchored 206,146 SF regional shopping center.
- Located at the signalized intersection of William L. Wilson Freeway (WV Rt. 340) & Patrick Henry Way.
- Pylon Signage Available.
- 4,860 SF (available with 6-month notice to recapture), 3,200 SF (coming available 4/1/27), and 1,600 SF (former bakery available)

OWNED BY:



JOE FLEISCHMANN, ASSOCIATE BROKER
joef@klnb.com | 703-268-2708

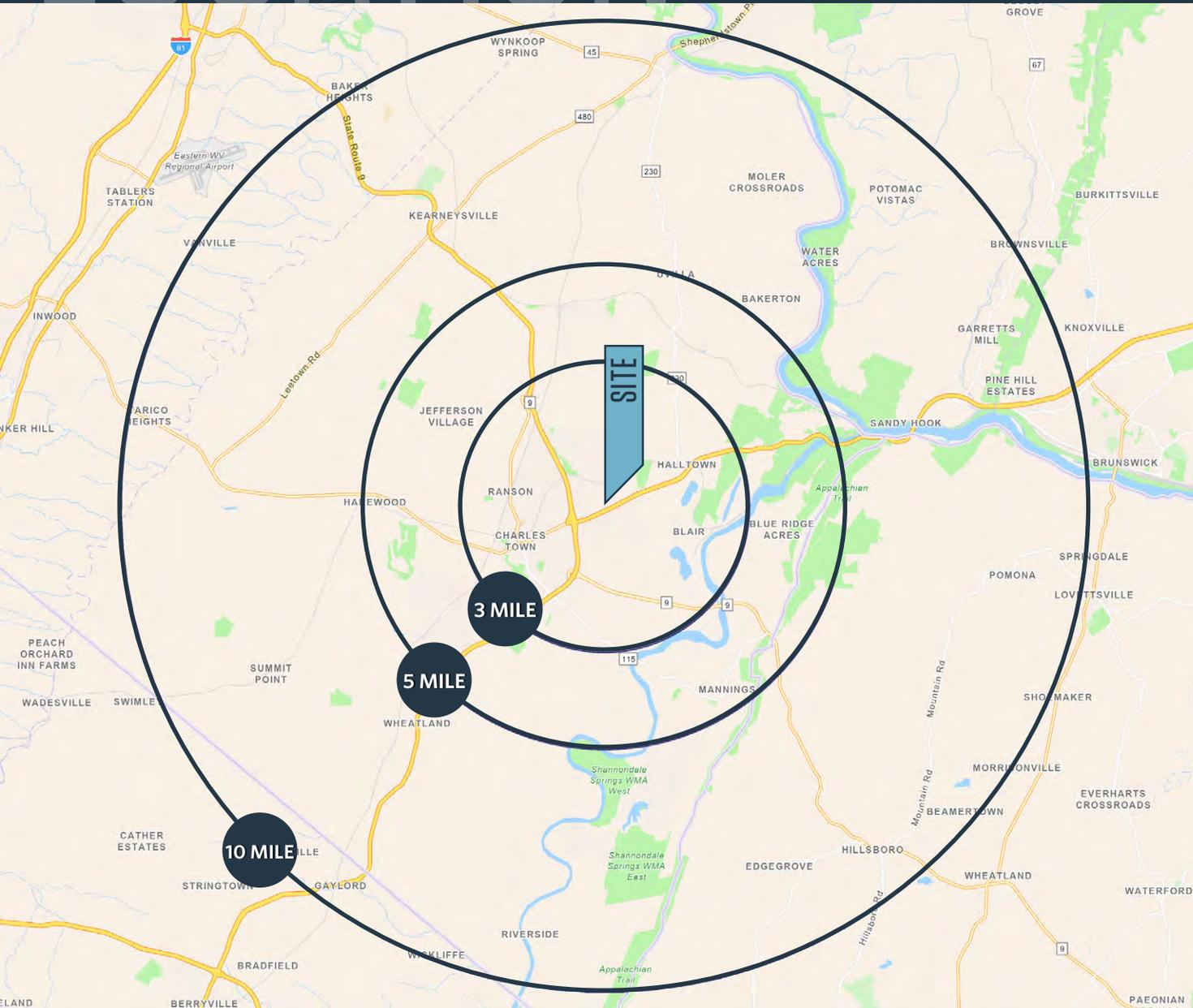
RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

LOCATION

CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414



DEMOGRAPHICS | 2024:

3-MILE	5-MILE	10-MILE
Population	36,119	79,742
Daytime Population	15,912	24,803
Households	13,923	30,046
Average HH Income	\$122,051	\$127,990

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

William L. Wilson Fwy (WV Rt. 340) 23,509 ADT

JOE FLEISCHMANN, ASSOCIATE BROKER
joef@klnb.com | 703-268-2708

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713



AERIAL

CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414

Charles Town - Ranson
Jefferson County | West Virginia

klnb

- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



JOE FLEISCHMANN, ASSOCIATE BROKER
joef@klnb.com | 703-268-2708

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

klnb

CLOSE-UP

CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414



JOE FLEISCHMANN, ASSOCIATE BROKER
joef@klnb.com | 703-268-2708

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713





UNIT	TENANT	SF
1	Goodwill	15,642
1A	Dollar Tree	8,296
2A	Rent-A-Center	4,550
2B	Charles Town Tobacco	3,900
3	T-Mobile	2,400
4	Diva Nails & Tanning	1,600
5/6	Anytime Fitness	6,000
8	Jimmy John's	1,600
9	Available (Former Bakery)	1,600
10	Laundry House	1,600
11	China Fortune	1,600
12	Hunt Brothers Pizza (Coming Available 4/1/27)	3,200
13	Adagio Dance Studio (Available w/ 6-month notice to recapture)	4,860
20	LEASED	5,000
21	Long John Silver's/A&W	Outparcel
A0	Wal-Mart #2566	144,298
TOTAL		206,146



CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414

FOR MORE INFORMATION, PLEASE CONTACT:

JOE FLEISCHMANN, ASSOCIATE BROKER

joef@klnb.com | 703-268-2708

RACHEL KLEIN, SALESPERSON

rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER

ehueter@klnb.com | 703-268-2713

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....
klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.