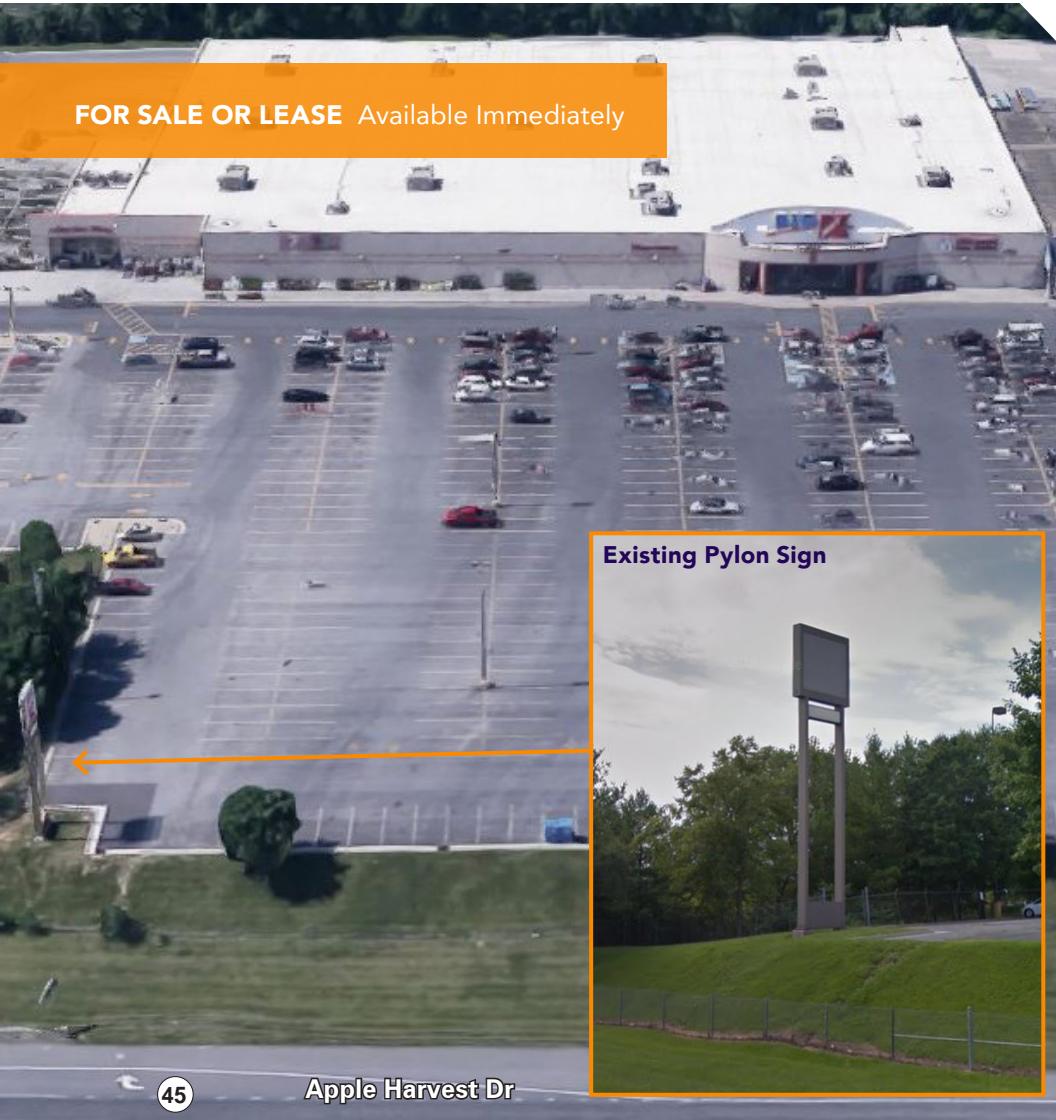


FOR SALE OR LEASE Available Immediately



Existing Pylon Sign

45

Apple Harvest Dr

Kmart Redevelopment

1287 Winchester Avenue, Martinsburg, WV 25405

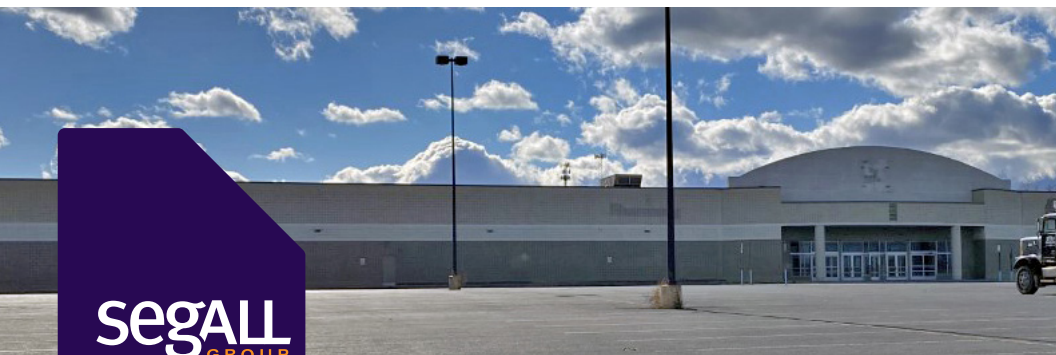
Overview

Former K Mart property consisting of 114,587 square feet, with excellent visibility and access from WV Route 45 (Apple Harvest Drive) in Martinsburg, WV. The building can be demised in a variety of configurations to suit an end user and/or tenant(s).

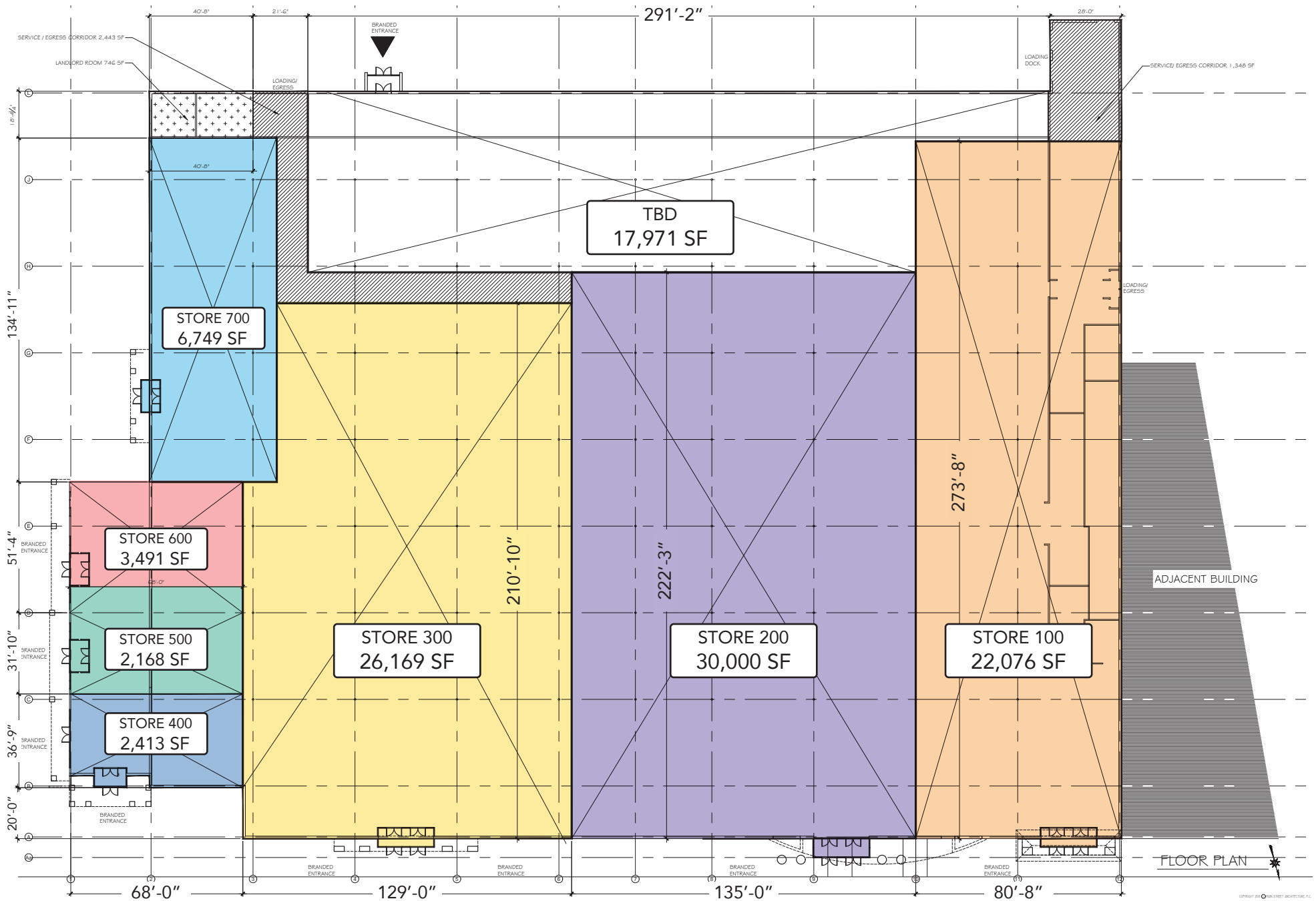
Quick Facts

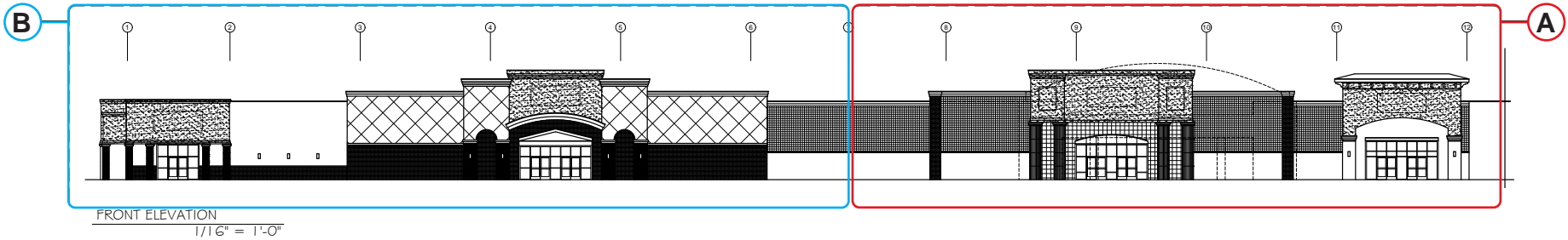
Availability	Immediate
Size	114,587 square feet (demisable)
Rent / Purchase Price	Negotiable
Net Charges	TBD

2023 Demographics	3 mile	5 miles	10 miles
POPULATION	35,219	63,002	130,700
HOUSEHOLDS	14,092	24,965	50,082
AVG. HH INCOME	\$74,383	\$83,143	\$92,719
DAYTIME POPULATION	40,166	59,442	111,803
TRAFFIC COUNTS	25,193 AADT (Apple Harvest Drive)	13,499 AADT (Winchester Avenue)	

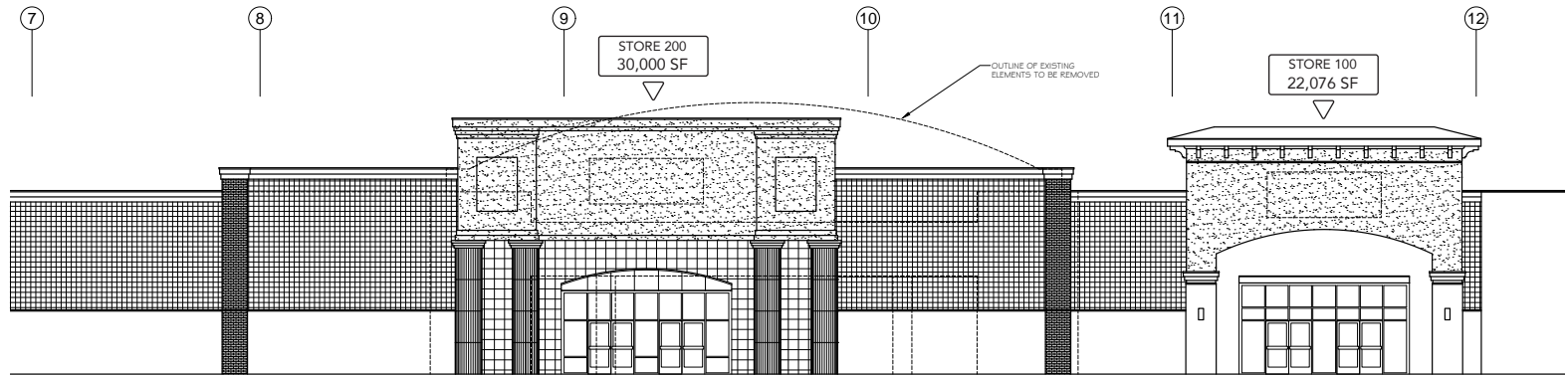




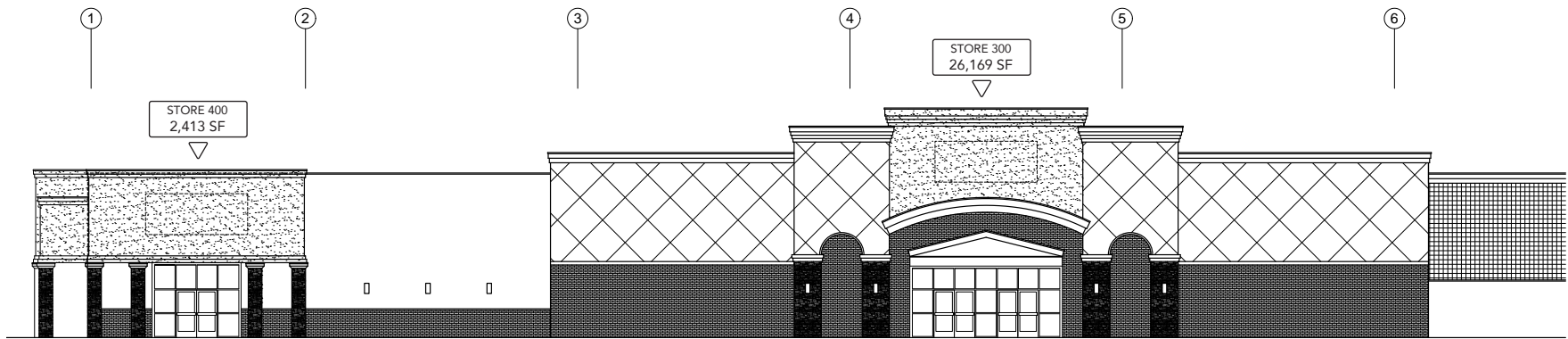




FRONT ELEVATION
1/16" = 1'-0"



A PARTIAL FRONT ELEVATION
1/8" = 1'-0"



B PARTIAL FRONT ELEVATION
1/8" = 1'-0"

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25,342 AADT

45

Apple Harvest Dr

CNB Bank

New York Ave

Winchester Ave

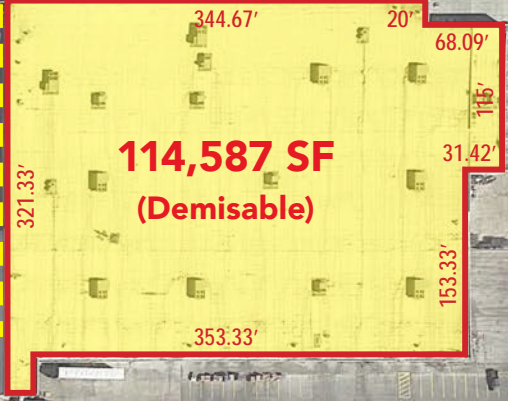
13,806 AADT

Gabe's

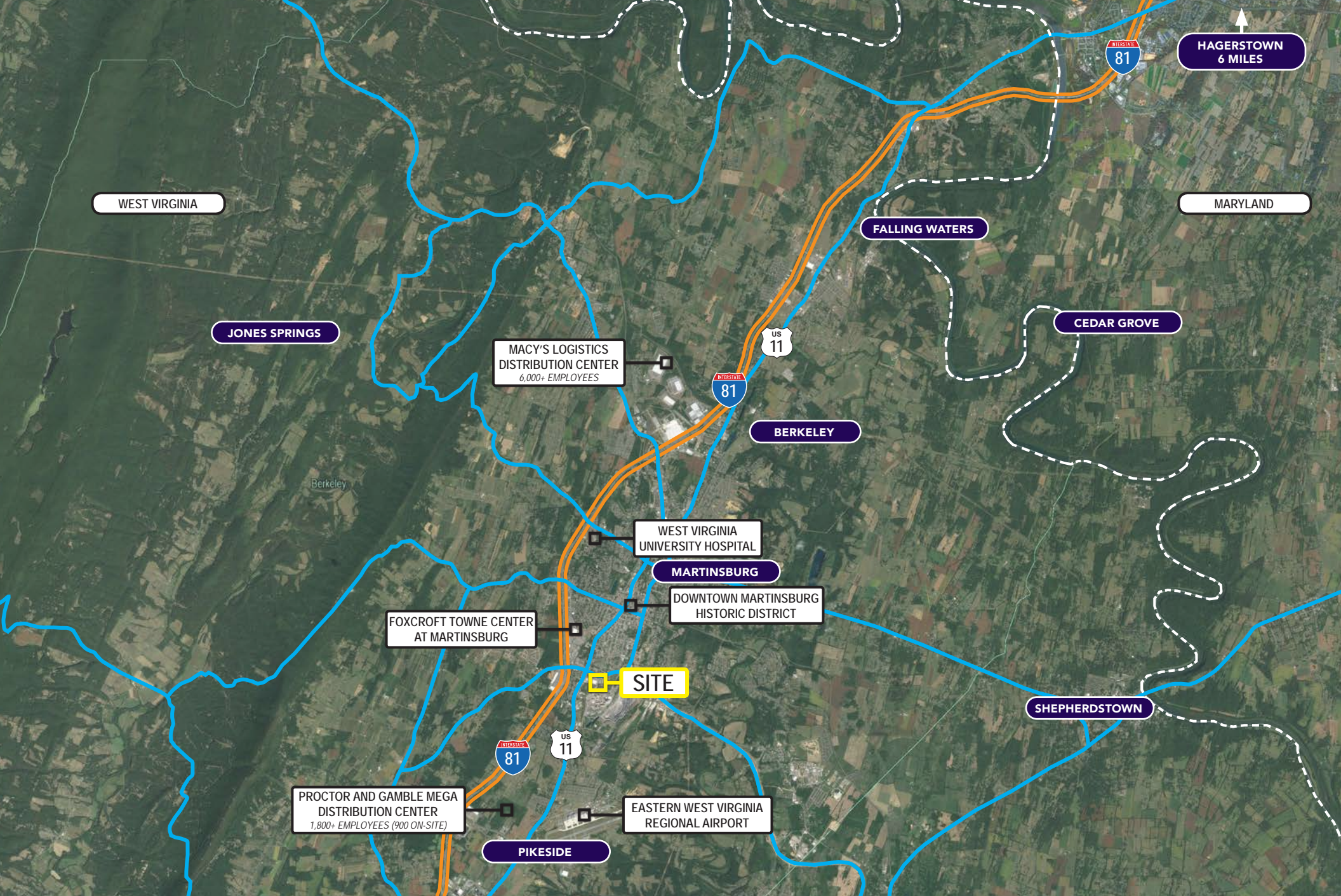
HARBOR FREIGHT
QUALITY TOOLS AT BUDGETARY LOW PRICES

±15,000 SF
AVAILABLE

114,587 SF
(Demisable)









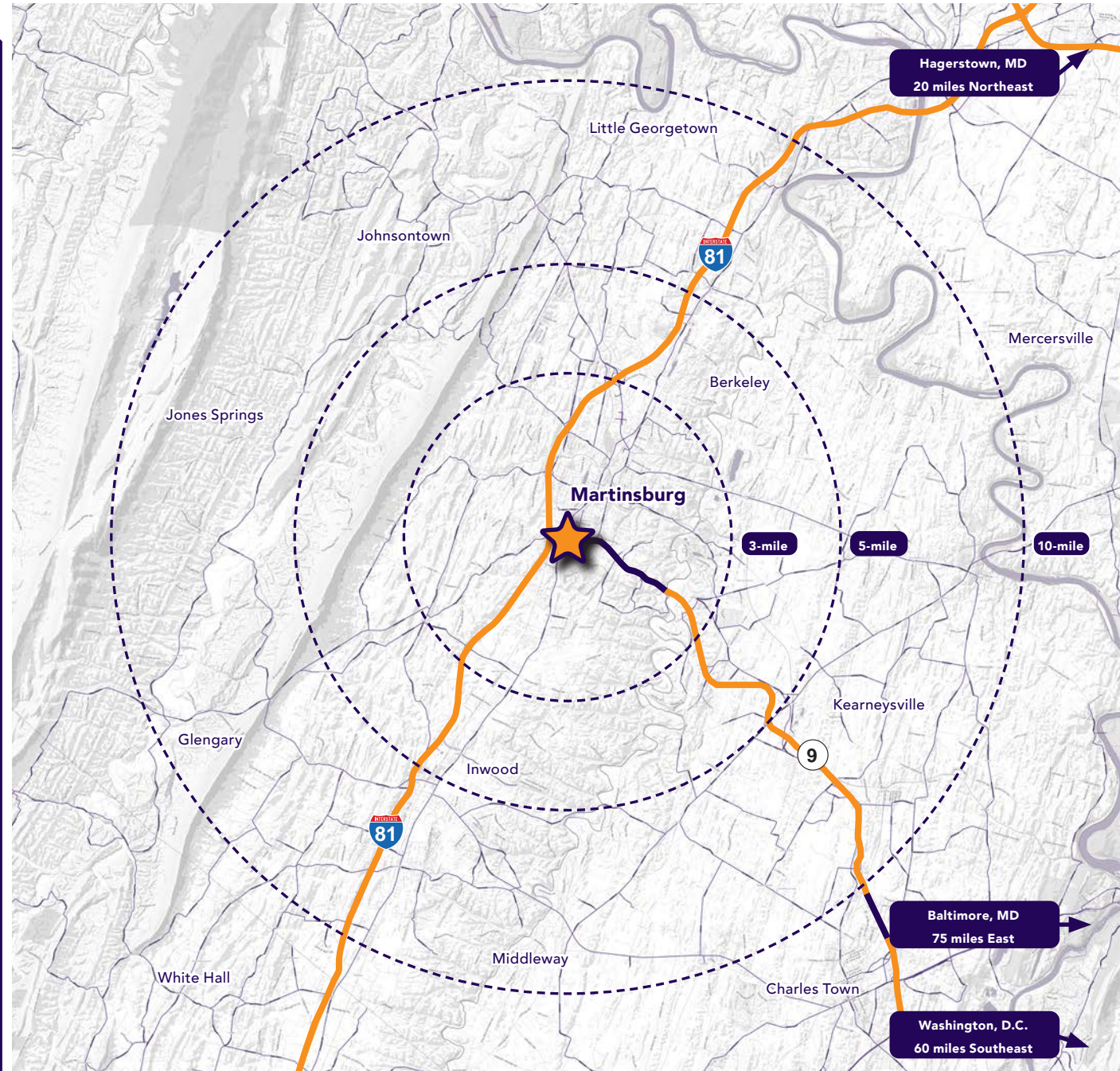
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