



745 Foxcroft Ave Martinsburg, WV 25401

MARTINSBURG, WV | RETAIL PROPERTY

FOR SALE | 23,620 SF

\$2,900,000.00
9.7% Cap Rate



PROPERTY DESCRIPTION

The property is a freestanding OfficeMax retail building located in a well-established commercial corridor. The building benefits from excellent visibility, strong access, and proximity to major national retailers and regional traffic drivers. The surrounding trade area is supported by dense retail, service, and residential uses, contributing to consistent consumer demand.

PROPERTY HIGHLIGHTS

- Located in a proven commercial corridor with consistent traffic
- Close Proximity to Interstate I-81, the regions primary north-south throughfare
- Surrounded by national, regional and local retailers

OFFERING SUMMARY

Available Size:	23,620 SF
Lot Size:	2.11 Acres
Tax Rate:	\$1.89 PSF
Cap Rate:	9.7%



BETH CALAY

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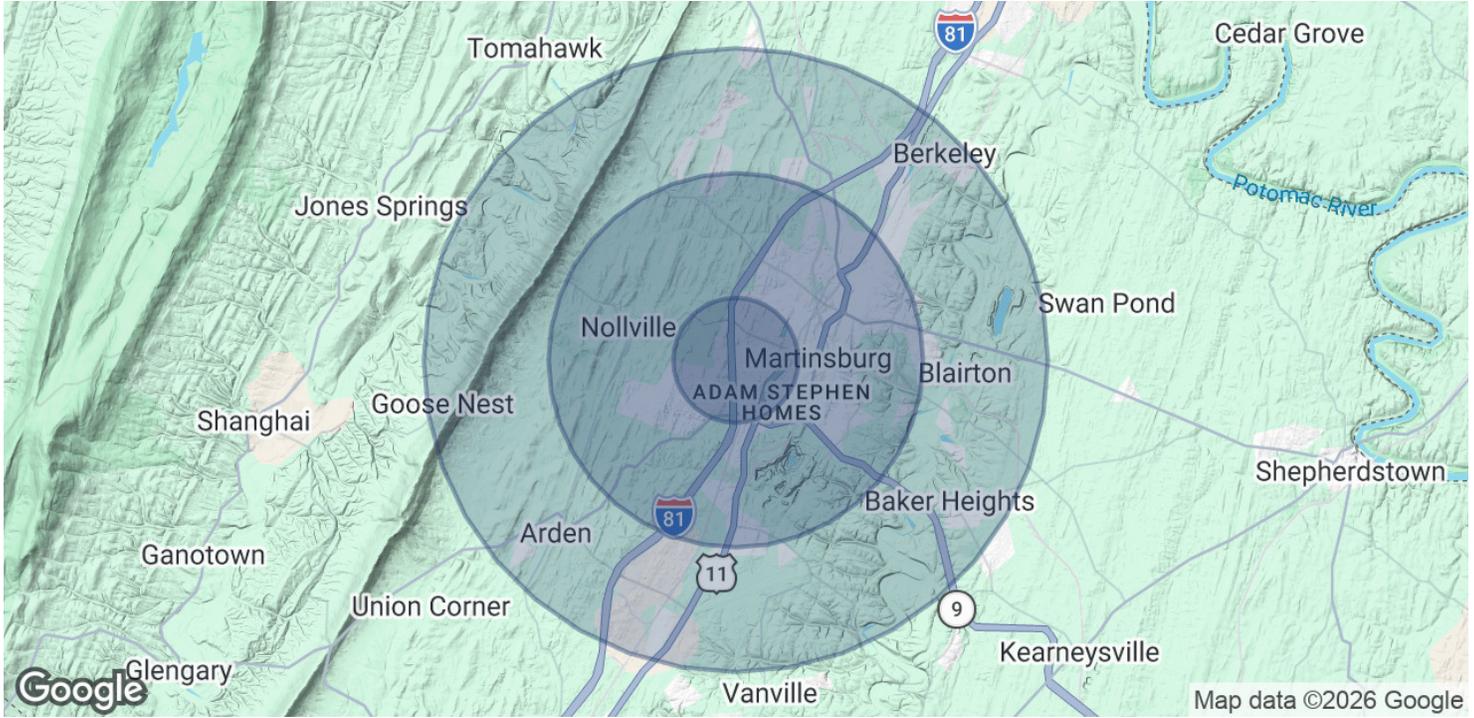
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,786	36,494	62,463
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,264	14,923	24,867
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$85,603	\$80,302	\$87,675
Average House Value	\$292,364	\$264,513	\$272,594

Demographics data derived from AlphaMap

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