



FOR SALE
RETAIL / INDUSTRIAL
MARKETING FLYER



144 RUNNYMEADE ROAD
BUNKER HILL, WV 25413

MCDONALD'S

FOOD LION

SHEETZ

EXIT 5

MUSSELMAN HIGH SCHOOL

TUDOR'S BISCUIT WORLD



58,673 VPD (2024)

9,238 VPD (2024)



 144 RUNNYMEADE ROAD

2,423 VPD (2024)

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RETAIL / INDUSTRIAL FOR SALE

144 RUNNYMEADE ROAD BUNKER HILL, WV 25413

SALE PRICE / \$1,875,000

GROSS BUILDING SIZE / 35,000 SQ FT

GROSS LOT SIZE / 3.06 ACRES

PROPERTY TYPE / RETAIL / INDUSTRIAL

**PROPERTY FEATURES / EXPANSIVE
SPACE, FREIGHT ELEVATOR, LOCATED
IN A GROWING AREA, CLOSE TO MAJOR
TRAFFIC ROUTES AND MANY AMENITIES**

Discover the endless potential of 144 Runnymede Road in Bunker Hill a 35,000 (+/-) square foot commercial property. Formerly home to the well-known Antique Mall, this two-story building offers expansive space, a convenient freight elevator, and sits on approximately 3.06 (+/-) acres. Built in 1925, the structure blends historical character with practical utility, making it ideal for a variety of commercial, retail, or industrial uses. Located in a rural area with quick access to I-81 and direct access Route 11, the property offers convenient connectivity. It's well-suited for a storage facility, manufacturing operation, or light industrial use, as well as a wholesale showroom, antique co-op, indoor marketplace, or creative workspace hub. Whether you're expanding your operations or launching a new concept, this flexible property provides a rare opportunity to shape something truly unique.

The subject property is located in a growing area of Berkeley County. The property is positioned less than 0.2 mile from U.S. Highway 11 and 3 miles from I-81, Exit 5. Along U.S. Highway 11, there is a daily traffic count of 9,238 vehicles. Directly in front of this property, along Runnymede road there is a daily traffic count of 2,423 vehicles. Source: ©2024 Kalibrate Technologies (Q4 2024). Inwood is located in Shenandoah Valley, near the Virginia and Maryland borders. Major cities like Philadelphia, Pittsburgh, Baltimore, and Washington D.C. are all within a three hour drive of Bunker Hill.

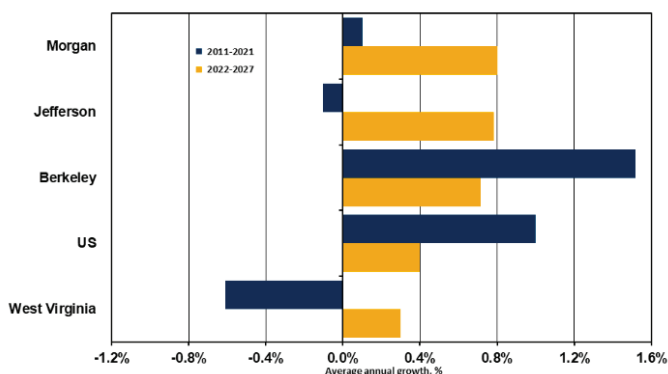
PROPERTY SPECIFICATIONS

ECONOMIC OUTLOOK

West Virginia's Eastern Panhandle (EPH) has been the state's strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle's manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle's proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

Figure 11: Employment Growth Forecast by Area



(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

LEGAL DESCRIPTION

Located just outside city limits of Bunker Hill, this property is positioned in the Mill Creek District of Berkeley County. The site is comprised of one parcel of land consisting of 3.06 (+/-) acres. The property is identified as Mill Creek District, Tax Map 9, Parcel 68. This can be referenced in Deed Book 672, Page 243. Uniquely situated on the Mill Creek waterfront, the property is adjacent to an additional approximate 2-acre "park setting" area, which offers access to Opequon Creek and enhances the site's overall appeal and potential.

INGRESS / EGRESS / PARKING

There is one point of ingress/egress available to this property along Runnymede Road. Property to the rear has a right of way to the ingress/egress. This property offers a large paved parking lot with approximately 82 (+/-) spaces total, 2 (+/-) being ideal for truck/trailer parking, 80 (+/-) being for cars.

UTILITIES

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

UTILITY	PROVIDER
Electric	Potomac Edison WV - FirstEnergy
Propane	Leased tank from Roach Oil
Water	Berkeley County Public Service Water District
Sewer	Berkeley County Public Service Water District
Trash	Public
Cable/Internet	Multiple Providers

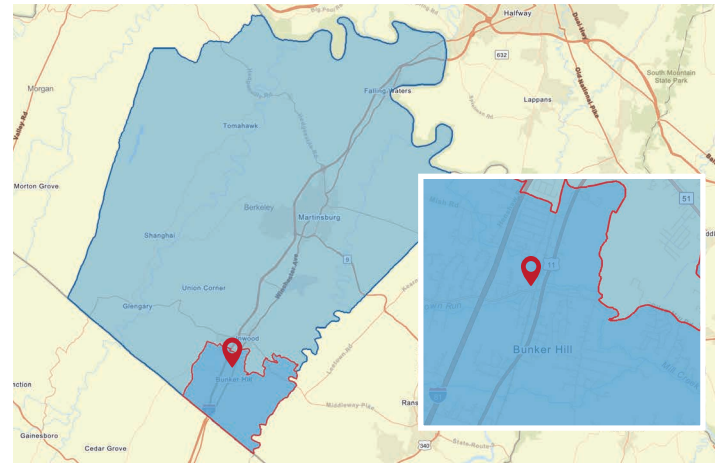
LOCATION ANALYSIS

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 of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

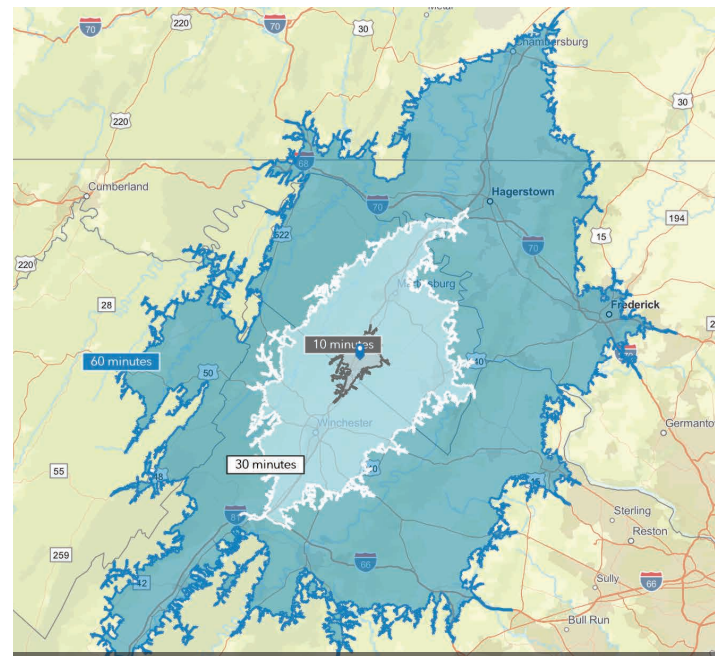
Berkeley County has a total population of 132,729 and a median household income of \$75,667. Total number of businesses is 2,769.

The **City of Bunker Hill** has a total population of 11,879 and a median household income of \$78,943. Total number of businesses is 105.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.
Text provided by <https://www.berkeleywv.org>

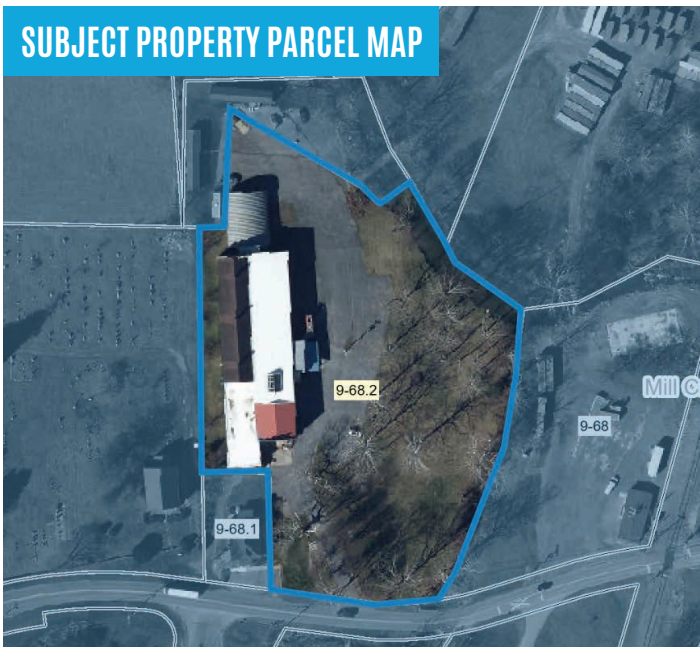


■ Berkeley County, WV ■ Bunker Hill City Limits 📍 Subject Location



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



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SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject building, 144 Runnymede Road, has been referenced with a yellow star.

Along I-81 there is a daily traffic count of over 58,673 vehicles and over 2,423 vehicles daily along Runnymede Road. (Source ©2024 Esri)

Located 3.8 miles south of the property, just across the Virginia state border at Exit 323, is the Amazon Distribution Center.

- 1 BP
- 2 McDonald's, Dunkin' Donuts
- 3 Hampton Inn
- 4 Waffle House, Burger King, Subway, Whale of a Car Wash, Liberty Petroleum
- 5 Taco Bell
- 6 The Cider Press
- 7 Family Dollar
- 8 Auto Zone, Urgent Care, Advance Auto Parts
- 9 Dairy Queen
- 10 Arby's
- 11 U.S. Post Office, First United Bank & Trust
- 12 Walgreens
- 13 Domino's Pizza
- 14 Sheetz
- 15 CVS
- 16 Newly Developed Area; Inwood Roundabout, Food Lion, Starbucks, WaWa, Tractor Supply, Manhattan Pizza, Great Clips, Patriot Federal Credit Union, Popeyes, Jersey Mike's, Five Guys
- 17 Musselman High School
- 18 Tudor's Biscuit World
- 19 Musselman Middle School
- 20 Ridgeway Self Storage

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



17,361

Total
Population



275

Businesses



11,648

Daytime
Population



\$269,432

Median Home
Value



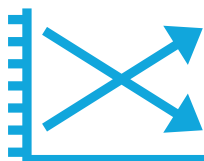
\$35,319

Per Capita
Income



\$78,135

Median Household
Income



2.74%

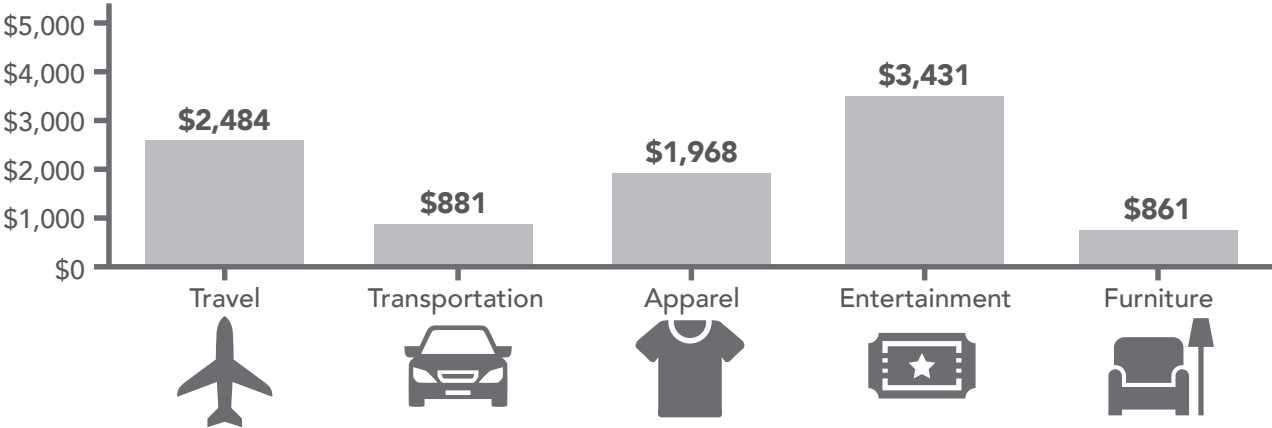
2024-2029
Pop Growth Rate



6,004

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



30,665

Total
Population



426

Businesses



21,227

Daytime
Population



\$275,908

Median Home
Value



\$37,608

Per Capita
Income



\$81,939

Median
Household
Income



2.17%

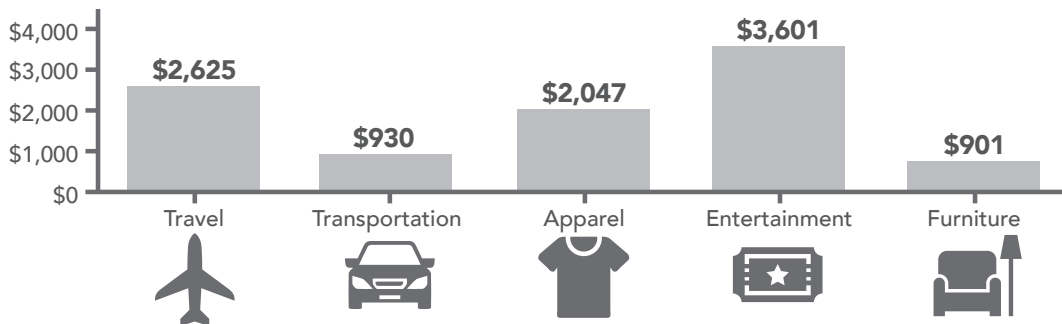
2024-2029
Pop Growth
Rate



11,036

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



89,912

Total
Population



2,030

Businesses



77,004

Daytime
Population



\$318,410

Median Home
Value



\$40,777

Per Capita
Income



\$83,254

Median
Household
Income



1.54%

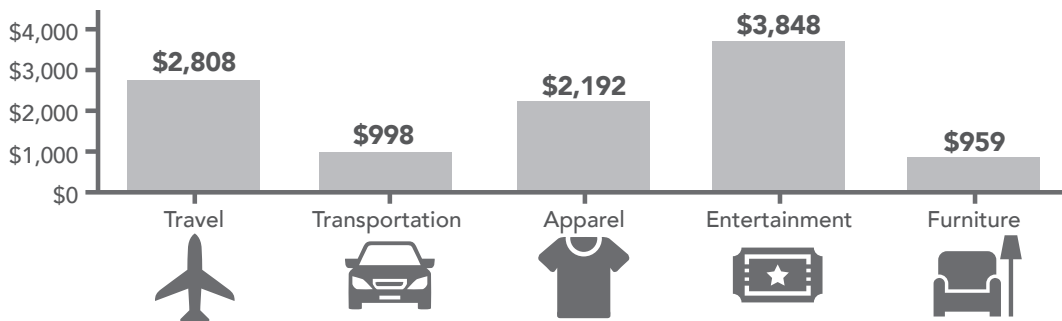
2024-2029
Pop Growth
Rate



34,308

Housing Units
(2020)

KEY SPENDING FACTS



FLOOR PLAN

35,000 (+/-) SQUARE FEET

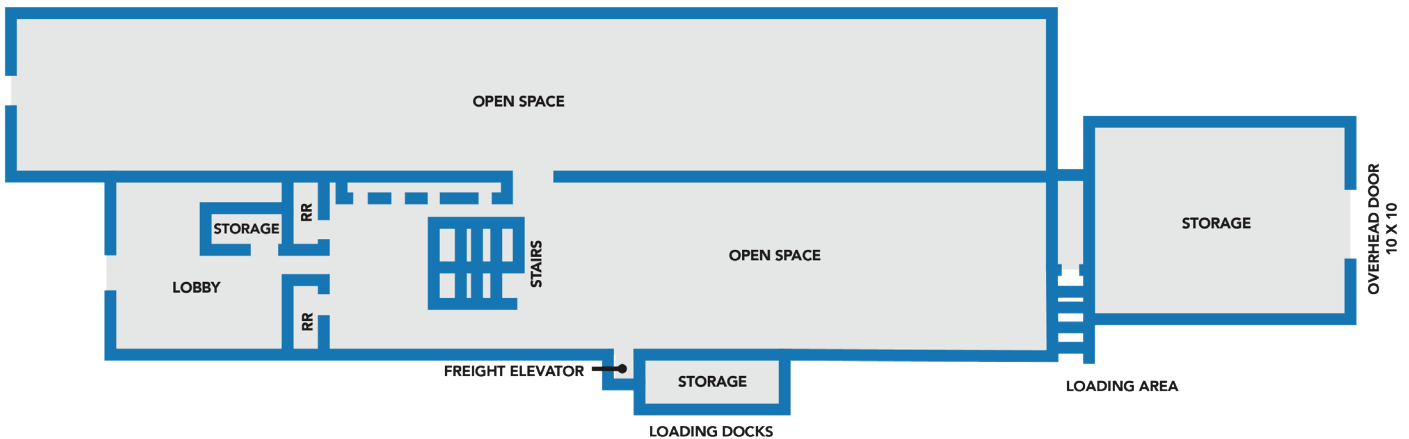
Formerly home to the well-known Antique Mall, this two-story building offers 35,000 (+/-) square feet of space and sits on approximately 3.06 (+/-) acres. The layout features expansive open areas on both floors, making it ideal for large-scale operations or multi-tenant set-ups. A centrally located freight elevator provides efficient access between levels, supporting easy movement of goods and inventory.

The open-space construction allows for customization of the interior to suit a variety of needs, whether for storage, light manufacturing, or display space.

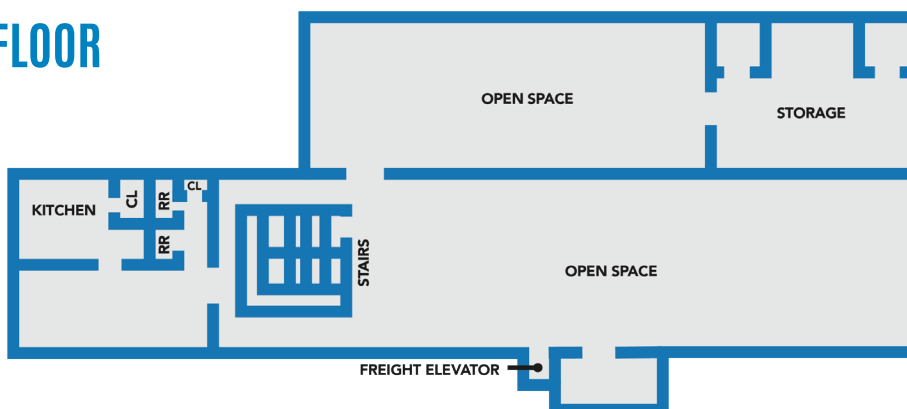
Finishes include a mixture of flooring throughout such as: tile, concrete, carpet, and wood, there are LED lights installed in areas of the building. The property is equipped with a security system.

Floor plans not drawn to be exact.

GROUND FLOOR



SECOND FLOOR



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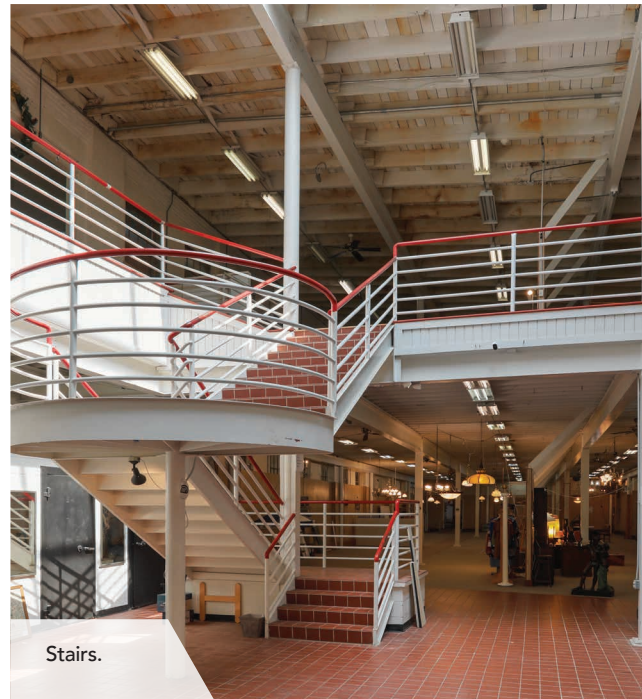
INTERIOR PHOTOS



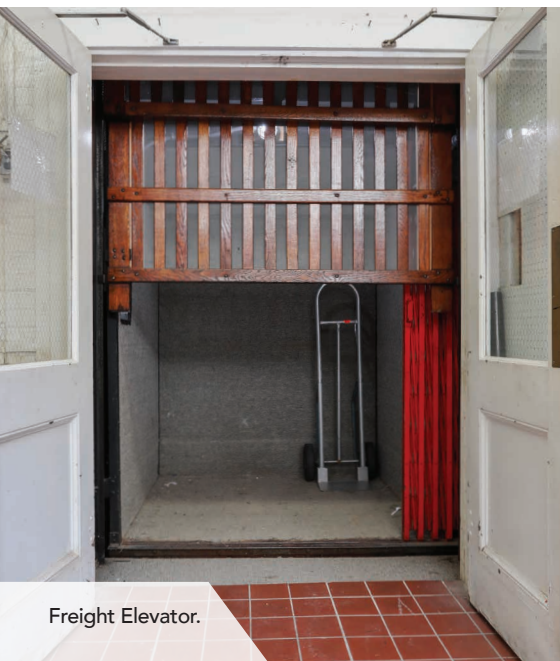
INTERIOR PHOTOS



Stairs.



Stairs.



Freight Elevator.

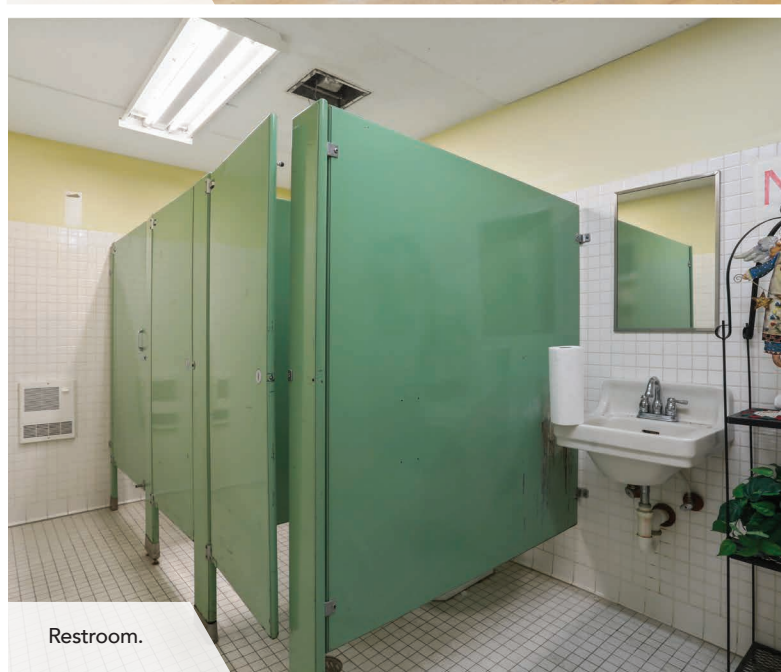


Open Space.

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Open Space.

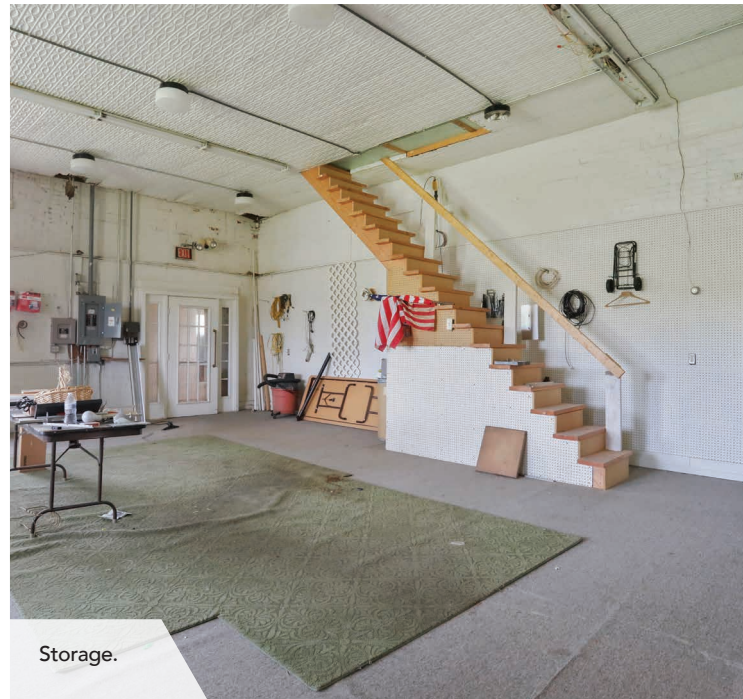
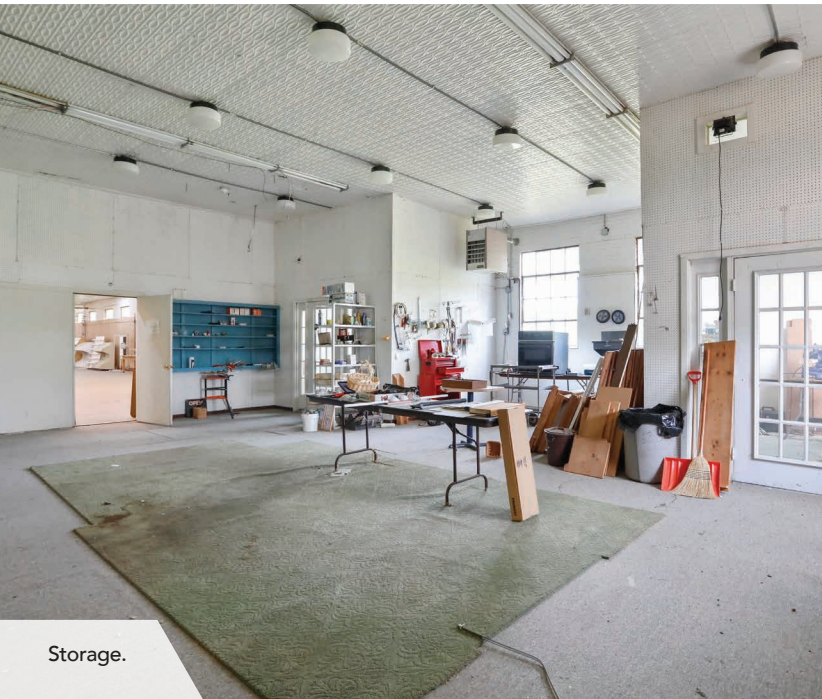


Restroom.



Open Space.

INTERIOR PHOTOS



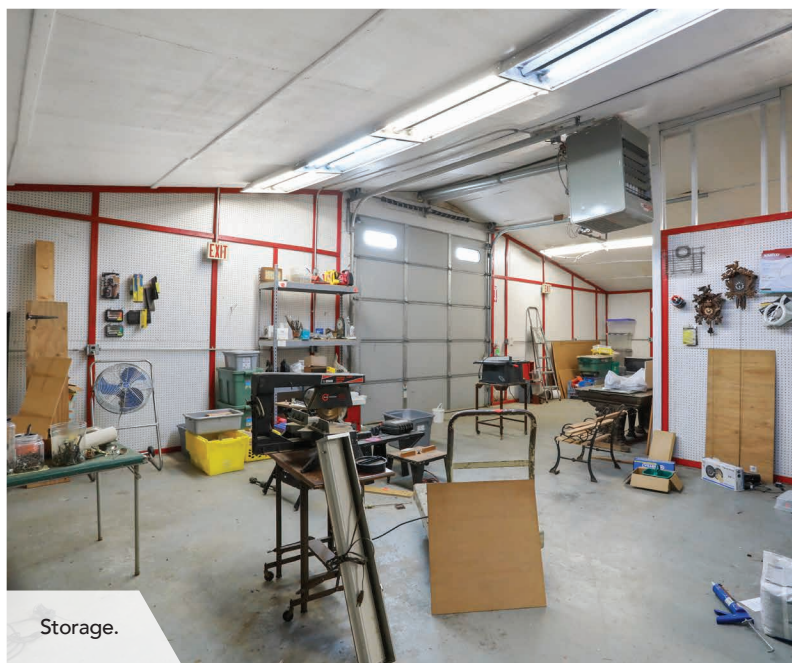
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Open Space.



Storage.



Storage.

EXTERIOR PHOTOS



Exterior of Building.

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AERIAL PHOTOS



Aerial Facing North.



Aerial Facing South.

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2,423 VPD (2024)

Aerial Facing West.

Aerial Facing East.

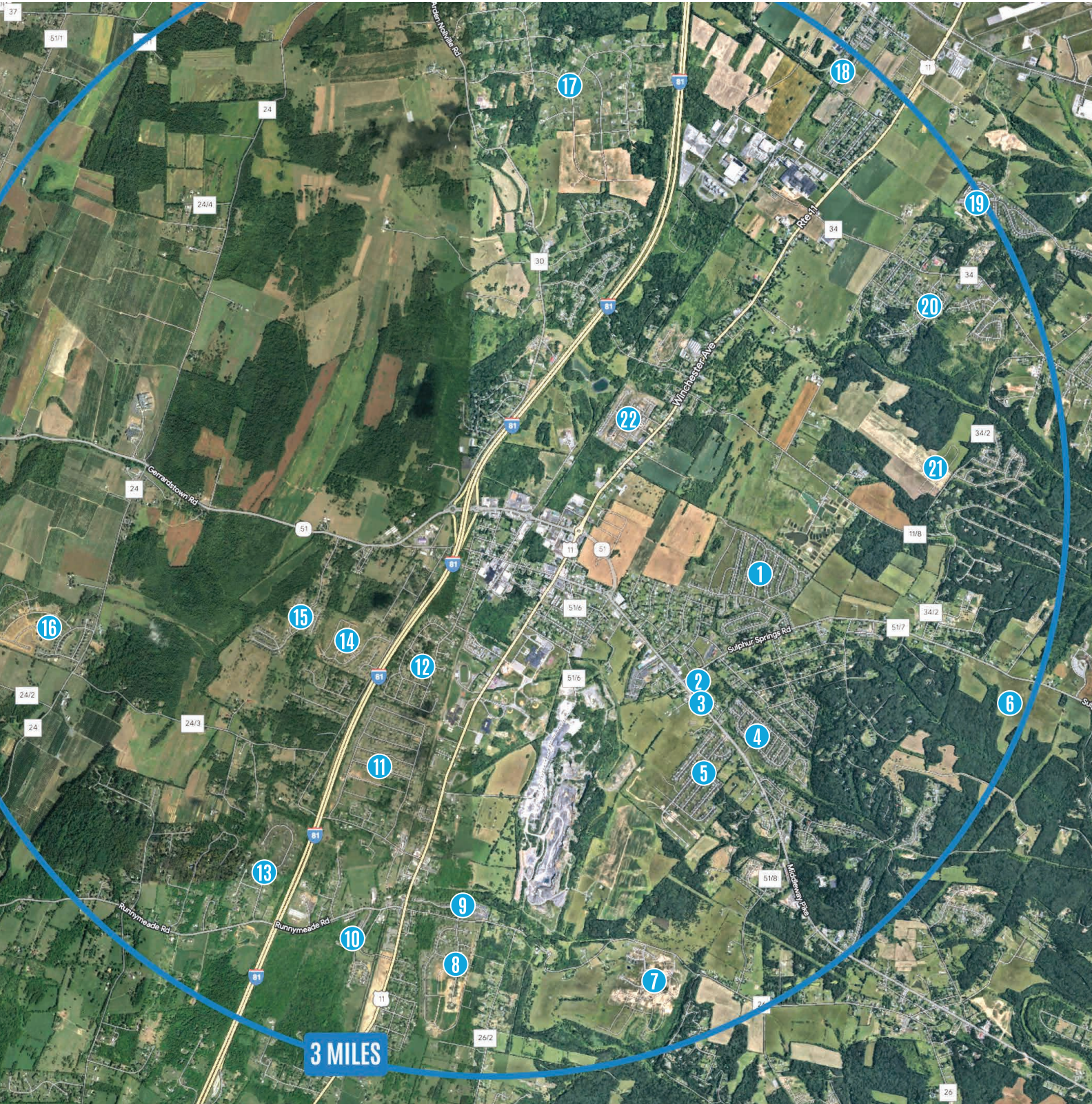
AREA RESIDENTIAL GROWTH



- 1 Spring Hill (387 single family homes) ●
- 2 Townes of Topaz (45 Townhomes) ●
- 3 Genesis Drive (14 Townhomes) ●
- 4 Inwood Meadows (173+ Single Family Homes) ●
- 5 Webber Springs (185+ Single Family Homes) ●
- 6 Foley Springs (137 Single Family Homes, 182 Townhomes)
- 7 Morning Dove Estates (130+ Single Family Homes) ●●
- 8 McCauley Crossing (100+ Single Family Homes, 115+ Townhomes)
- 9 Trout Run (119 Townhomes) ●
- 10 Boyd's Crossing (60 Townhomes) ●●

- 11 Elizabeth Station (235+ Single Family Homes) ●●
- 12 Highpointe (58 Single Family Homes) ●●
- 13 Sylvan Grove (56+ Single Family Homes) ●
- 14 Stoney Ridge (110+ Single Family Homes) ●
- 15 Bentwood Estates (130+ Single Family Homes) ●●
- 16 Springdale Farm (200+ Single Family Homes) ●●●
- 17 Tabler Estates (120+ Single Family Homes) ●●●
- 18 Tabler Station Manor (148 Townhomes) ●●
- 19 Mills Farm (124 Single Family Homes, 94+ Townhomes) ●●
- 20 Mill Creek Village (90+ Single Family Homes) ●
- 21 South Brook (76 Single Family Homes) ●
- 22 Inwood Village (128 Townhomes, 75+ Single Family Homes) ●●

- | | |
|-------------------------|-------------------------|
| ● < \$199,000 | ● \$400,000 - \$499,000 |
| ● \$200,000 - \$299,000 | ● \$500,000+ |
| ● \$300,000 - \$399,000 | ● Rental |



MAJOR LOCAL EMPLOYERS

FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:



The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

Source:
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source:
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source:
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source:
<https://corporate.walmart.com/about>

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EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has **increased by 3.8%**, giving businesses **26,000 new employees**.

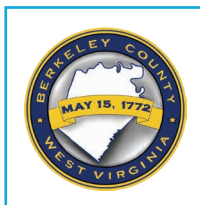
With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.





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