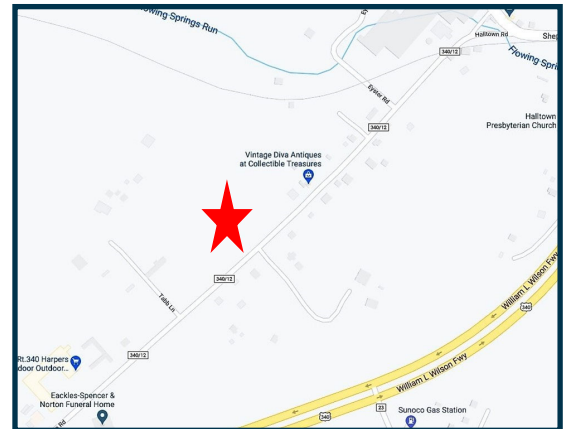


4.36 Acres Development Land

0 Halltown Road / Harper's Ferry, WV 25425



FOR SALE - \$409,000

- 4.36 Acres
- Zoned Commercial, Light Industrial, and Residential
- Easy accessibility
- Located on Busy Rt. 340
- Just outside of Charles Town, WV
- Daily Traffic Count is 29,170 Vehicles
- MLS# WVJF139316

Demographic Summary

| | 10 mile radius | 20 mile radius |
|-------------------------|----------------|----------------|
| Population | 27,569 | 149,650 |
| Projected 5 year growth | 2.62 | 2.18 |
| Median Income | \$57,453 | \$54,726 |
| Median Age | 37.4 | 38 |

For more information please contact:
OakCrest Commercial Real Estate
 Steve Stolipher
 Steve.Stolipher@OakCrestCommercial.com
 Cell | 304.283.0614
 Main | 540.504.0788
 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

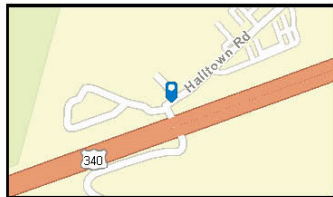
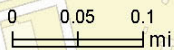
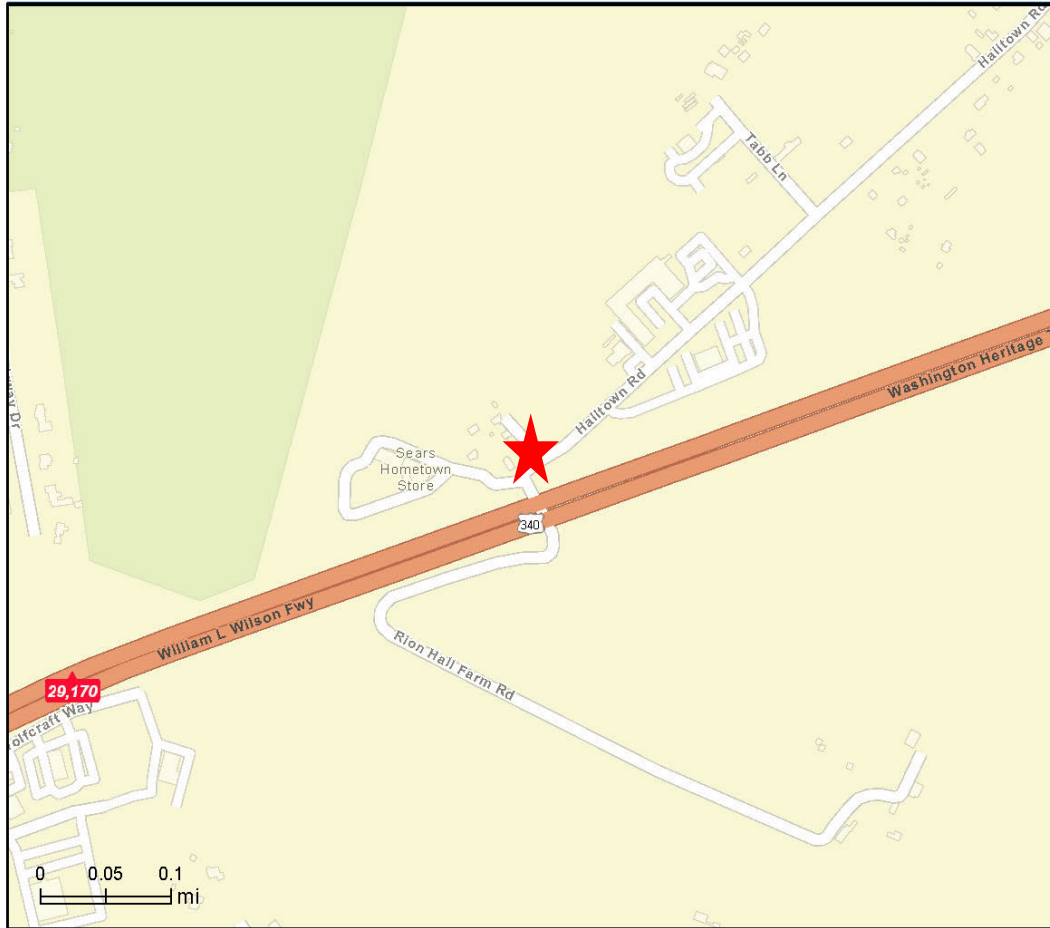
0 Haltown Road



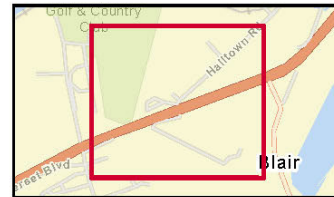
Traffic Count Map - Close Up

Haltown Rd, Harpers Ferry, West Virginia, 25425
 Drive Time: 10, 15, 20 minute radii

Prepared by Esri
 Latitude: 39.30650
 Longitude: -77.80784



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

July 02, 2020

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