



FOR SALE
LAND / DEVELOPMENT
MARKETING FLYER



300 & 400 MALL DRIVE
MARTINSBURG, WV 25401



ARGOS MARTINSBURG

TARGET

BEST BUY

SHEETZ

CHICK-FIL-A

EXIT 12

LOWE'S

STARBUCKS

MARTIN'S

HOBBY LOBBY

WALMART

◆ 300 & 400 MALL DRIVE

7,357 VEHICLES PER DAY



7-ELEVEN

MARTINSBURG FIRE STATION

EPTA TRANSIT STOP



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LAND / DEVELOPMENT FOR SALE

300 & 400 MALL DRIVE MARTINSBURG, WV 25401

SALE PRICE / \$1,950,000

GROSS LOT SIZE / 7.8 (+/-) ACRES

PROPERTY TYPE / LAND / DEVELOPMENT

CITY LIMITS / INSIDE

ZONING / MIXED USE COMMERCIAL

**PROPERTY FEATURES / EXCELLENT
VISIBILITY, SIGNAGE OPPORTUNITIES,
MULTIPLE ACCESS POINTS, FLAT LAND,
READY TO DEVELOP, PARTIALLY FENCED,
QUICK INTERSTATE ACCESS**

Positioned in the heart of Martinsburg's thriving commercial corridor, 300 & 400 Mall Drive offers 7.8 (+/-) acres of prime development opportunity. The property sits adjacent to Foxcroft Towne Center and is surrounded by major national retailers, restaurants, and hotels—creating a high-visibility, high-traffic location. With seamless access to I-81 and US Route 11, this site is ideally situated for regional connectivity. Historical use has been industrial with a zoning of General Industrial, the property has recently been rezoned Mixed Use Commercial. With the proximity to the Berkeley Counties retail hub, this makes for a perfect property for redevelopment.

The property is located inside the city limits of Martinsburg and is close to many amenities. The property is positioned only 1.3 miles from I-81, Exit 12. Along N. Raleigh Street, there is an average daily traffic count of 11,924 vehicles per day. (Provided by Esri and Data Axle, 2024).

FOR SALE

LAND / DEVELOPMENT - LOCATED 1.3 MILES FROM I-81, EXIT 12
300 & 400 MALL DRIVE · MARTINSBURG, WV 25401 · 7.8 (+/-) ACRES

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Martinsburg, this property is situated within the Martinsburg Corp District of Berkeley County. The property is located within a triangle shaped parcel. The property is identified as Martinsburg Corp District, Map 17, Parcel 70. This can be referenced in Deed Book 1262, Page 418. See the parcel map on page 4 for details. The property is zoned Mixed Use Commercial.

UTILITIES

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

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	Mountaineer Gas Company
Water	City of Martinsburg
Sewer	City of Martinsburg
Trash	City of Martinsburg
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING / DIRECTIONS

The property currently offers two points of ingress and egress along Mall Drive. The north entrance is gated while the south entrance is not. The property offers a gravel drive throughout the lot allowing for access to a majority of the land.

From I-81 North, Exit 112, exit right and turn right onto WV-45 E. Continue to the first left onto Foxcroft Ave. Continue on Foxcroft Ave and bear right to stay on Foxcroft Ave. At the next stop sign, turn right and continue to the next stop sign at Mall Drive. Turn right onto Mall Drive and continue straight to the property entrance on the right. If you reach the train tracks, you've gone too far. See directions below.



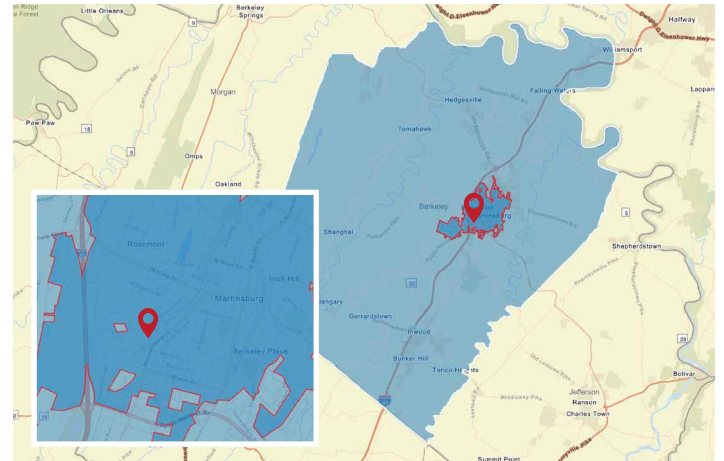
LOCATION ANALYSIS

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

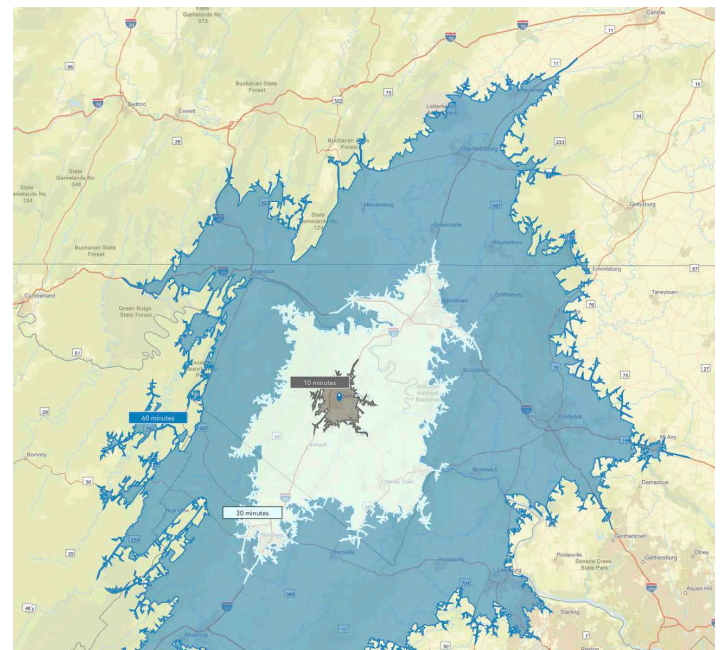
Berkeley County has a total population of 122,076 and a median household income of \$75,667. Total number of businesses is 2,769.

The **City of Martinsburg** has a total population of 19,054 and a median household income of \$51,765. Total number of businesses is 981.

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 ■ Martinsburg 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.

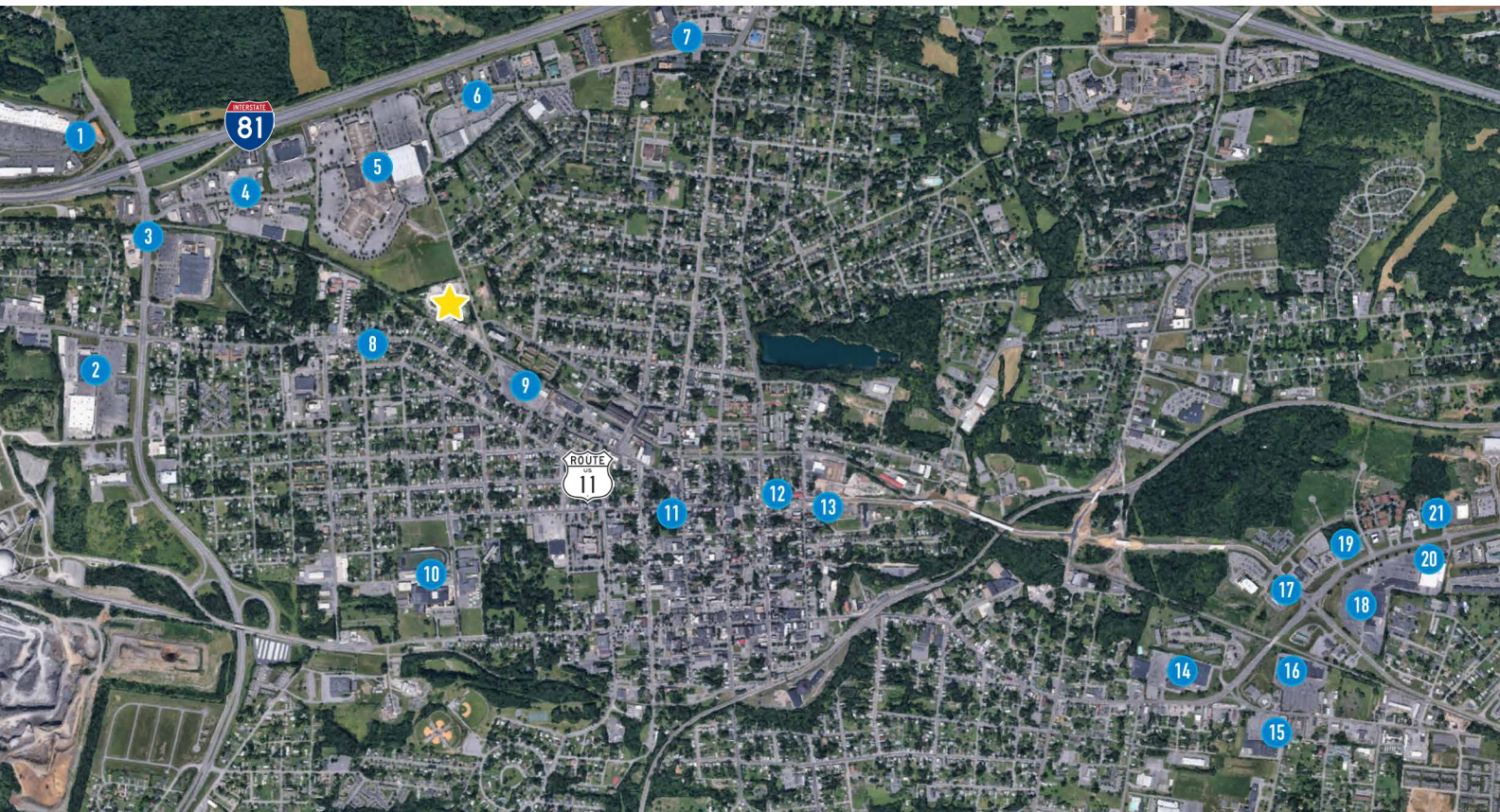
SUBJECT PROPERTY PARCEL MAP



FOR SALE

LAND / DEVELOPMENT - LOCATED 1.3 MILES FROM I-81, EXIT 12
300 & 400 MALL DRIVE · MARTINSBURG, WV 25401 · 7.8 (+/-) ACRES

SURROUNDING AMENITIES



The Google aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 300 & 400 Mall Drive.

- ① Retail Commons; Target, Pet Smart, T.J. Max, Best Buy, Crumbl, Jersey Mike's, Dick's Sporting Goods, Ulta, Books-A-Million
- ② Gabes
- ③ Lowe's, Sheetz, McDonald's
- ④ Foxcroft Ave; Chick-Fil-A, Arby's, Taco Bell, Dunkin', Chipotle, Panda Express, Starbucks
- ⑤ Hobby Lobby, Walmart, Olive Garden, Panera, Onelife Fitness, Tru Hilton
- ⑥ Outback, Buffalo Wild Wings, Wendy's, Office Depot, Cracker Barrel
- ⑦ Holiday Inn, Fairfield Inn, Rocs, Sheetz
- ⑧ Dairy Queen
- ⑨ Family Dollar
- ⑩ Martinsburg High and Middle School
- ⑪ Garage on King
- ⑫ Martinsburg Fire Station
- ⑬ Coming Soon; EPTA Transit Bus Stop
- ⑭ Tractor Supply, Weis, Planet Fitness
- ⑮ Big Lots, Dollar Tree
- ⑯ Save a Lot
- ⑰ Walgreens, CVS
- ⑱ Martin's, McDonald's, AutoZone Auto Parts, Subway
- ⑲ Dunkin'
- ⑳ Super Shoes, Taco Bell, Arby's
- ㉑ Advance Auto Parts, ALDI

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



38,330

Total
Population



1,573

Businesses



46,270

Daytime
Population



\$267,517

Median Home
Value



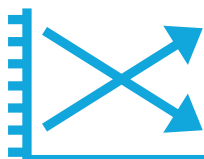
\$32,707

Per Capita
Income



\$59,002

Median Household
Income



0.50%

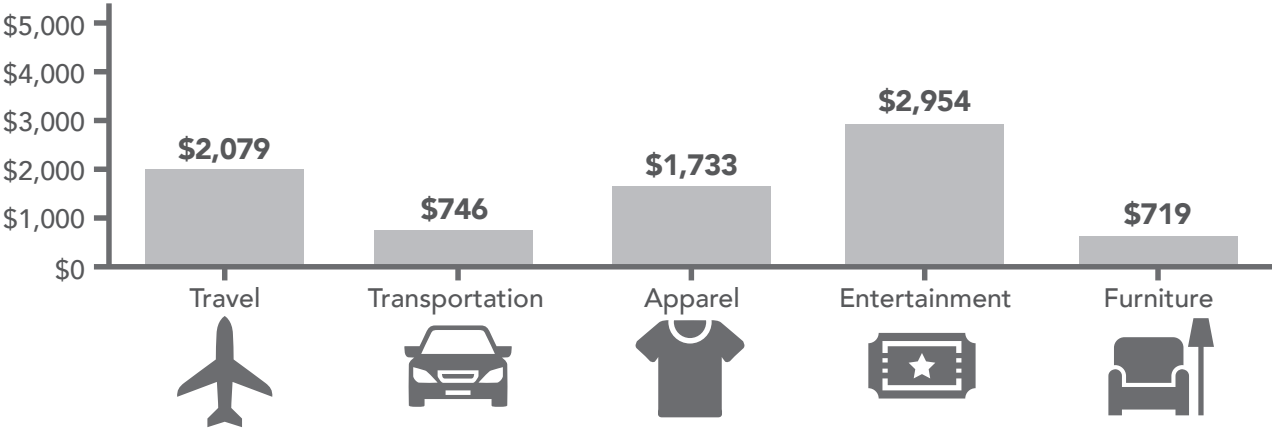
2024-2029
Pop Growth Rate



16,395

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



62,645

Total
Population



1,844

Businesses



65,671

Daytime
Population



\$284,569

Median Home
Value



\$35,507

Per Capita
Income



\$68,454

Median
Household
Income



1.42%

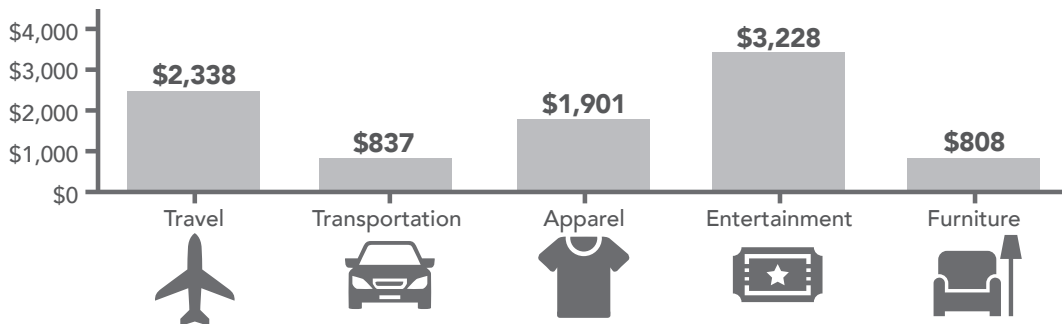
2024-2029
Pop Growth
Rate



25,085

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



130,728

Total
Population



3,013

Businesses



116,455

Daytime
Population



\$291,465

Median Home
Value



\$37,721

Per Capita
Income



\$76,444

Median
Household
Income



1.75%

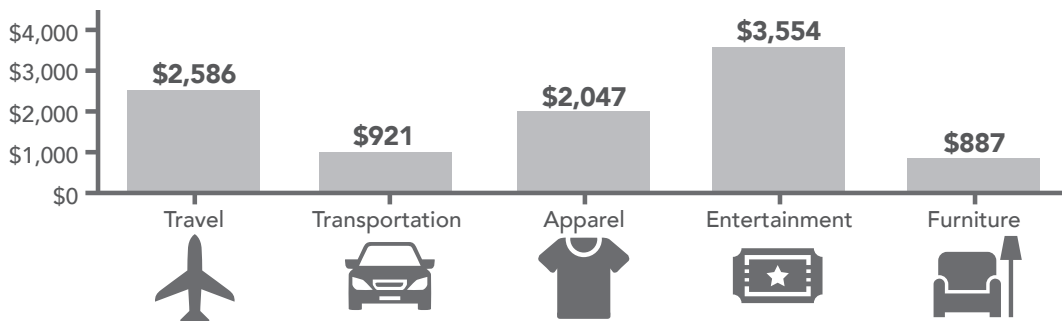
2024-2029
Pop Growth
Rate



50,143

Housing Units
(2020)

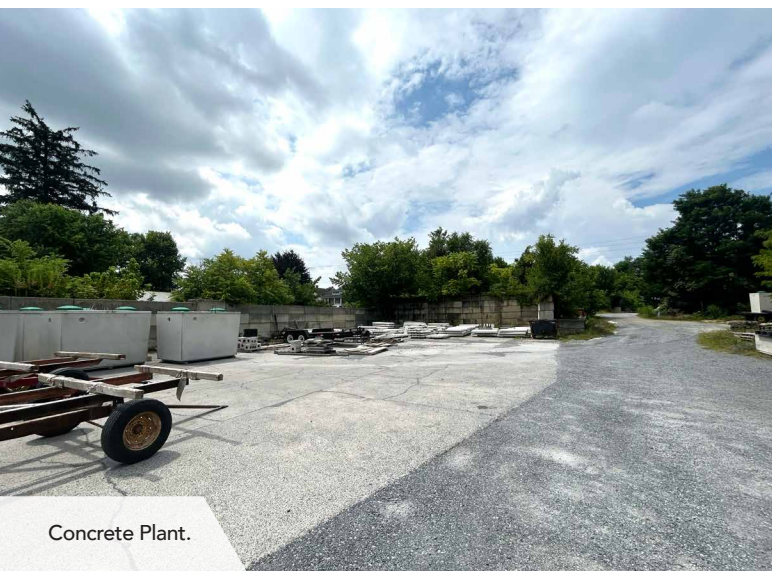
KEY SPENDING FACTS



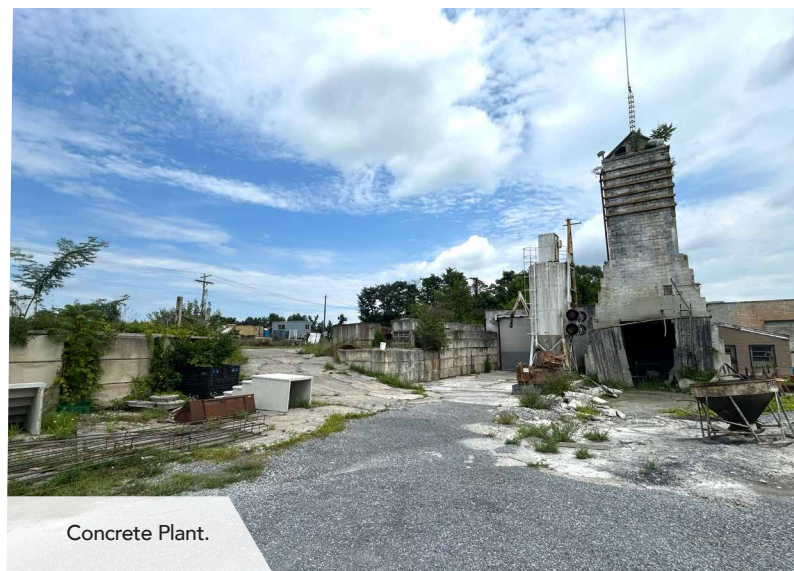
GROUND PHOTOS



Concrete Plant.



Concrete Plant.

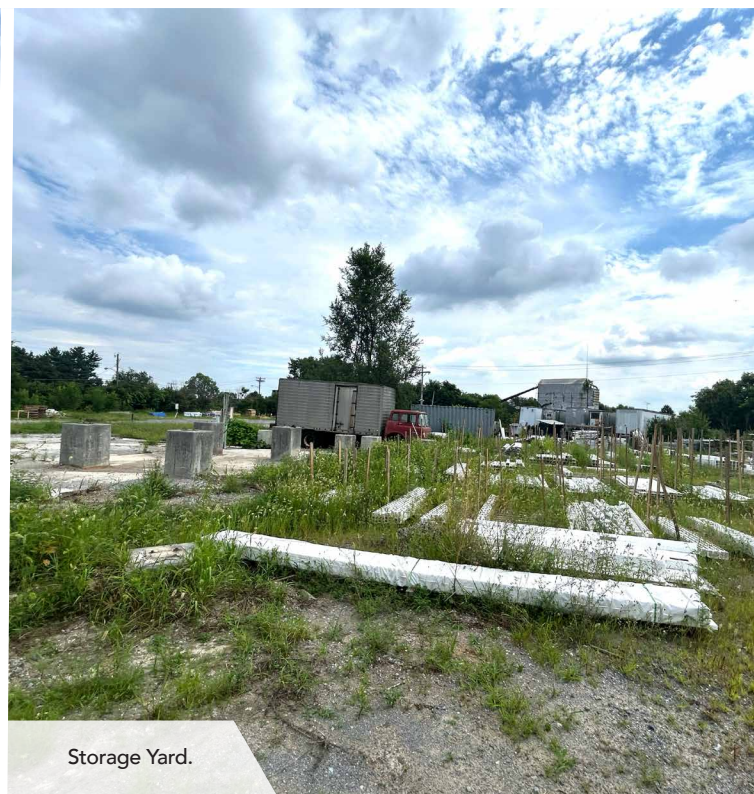


Concrete Plant.

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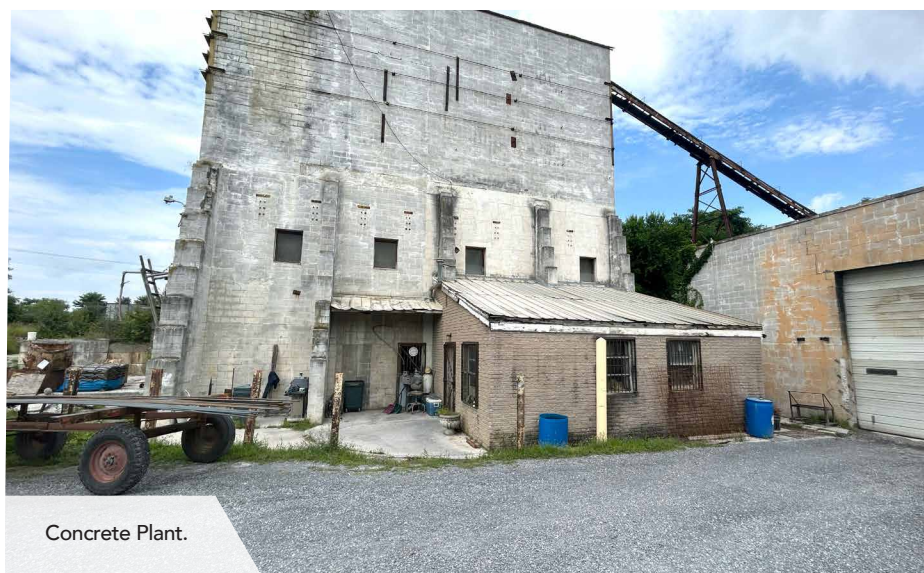
West Gated Entrance.



Storage Yard.



Gravel Drive.



Concrete Plant.

AERIALS



Aerial of the Property Facing North.

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Aerial of the Property Facing Northwest.



Aerial of the Property Facing Southeast.

AERIALS



Aerial of the Property From Above.

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Aerial of the Property Facing Southwest Towards I-81.



CONTACT

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