

**FOR SALE / LEASE** Available Immediately



# Boulevard at Potomac Towne Center

Ranson, WV 25438






## Overview

Commercial lots for lease or sale at this regional location in Ranson / Charles Town, WV. Two miles from Hollywood Casino at Charles Town Races, Potomac Towne Center offers outstanding access and exposure to busy WV Route 9.

Opportunities available for restaurant, service and convenience uses serving the fast growing West Virginia panhandle region.

## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	0.70-Acre to 3.09-Acres
<b>Access</b>	Signalized entrance on WV Route 9. Second access via Fairfax Boulevard
<b>Price</b>	Negotiable
<b>Zoning</b>	HC, MUX, UCX

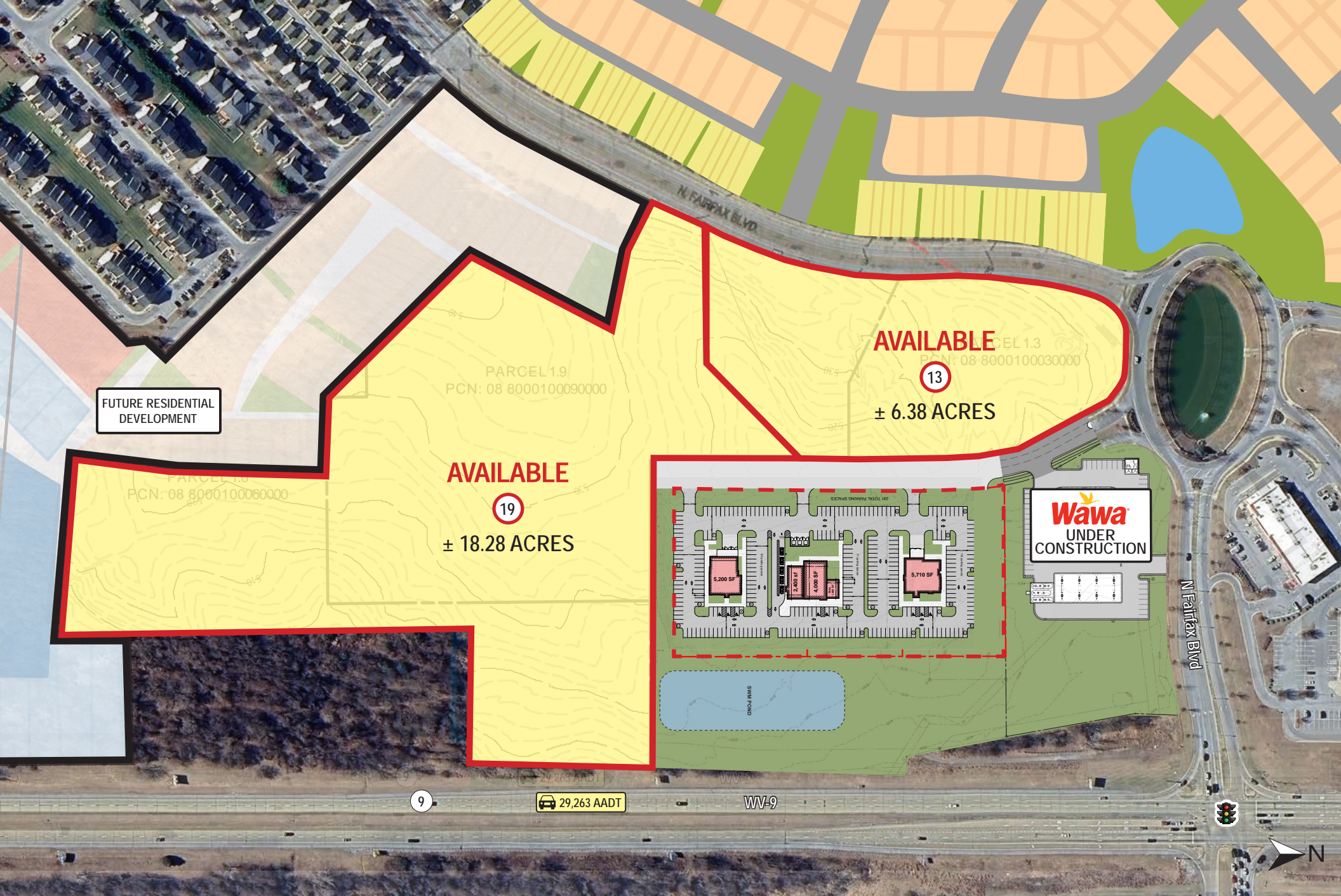
2023 Demographics	3 mile	5 mile	7 miles
 POPULATION	<b>19,362</b>	<b>33,978</b>	<b>49,270</b>
 HOUSEHOLDS	<b>7,652</b>	<b>12,856</b>	<b>18,768</b>
 AVG. HH INCOME	<b>\$87,840</b>	<b>\$97,187</b>	<b>\$99,261</b>
 DAYTIME POPULATION	<b>41,159</b>	<b>63,205</b>	<b>70,438</b>
 TRAFFIC COUNT	<b>29,263 AADT (WV-9)</b>		





Lot #	Acres
9	0.70
10	2.38
14	1.372









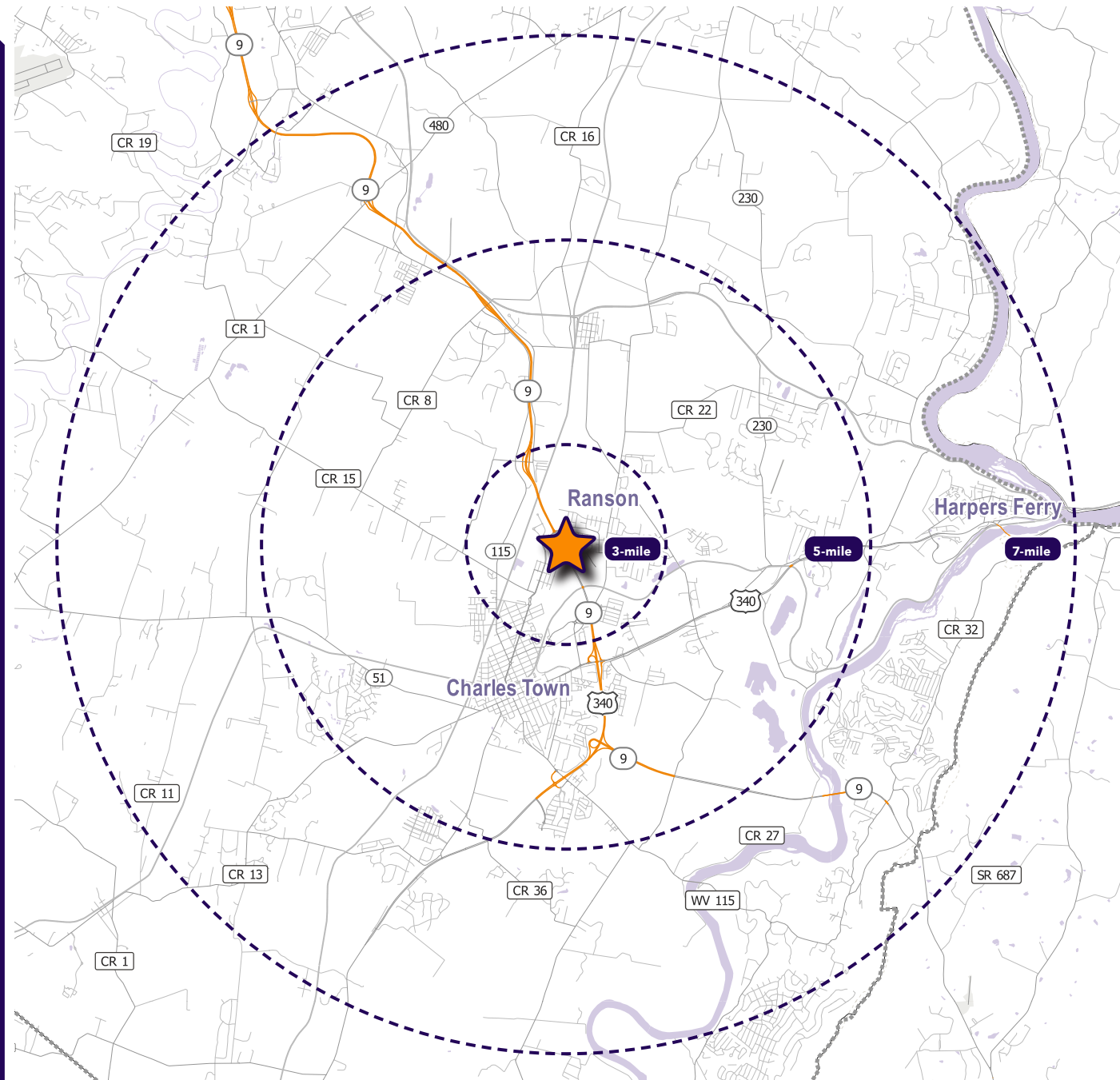
# Interested? Contact:

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## Online

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