

FOR SALE / FOR LEASE

Existing Pylon Sign



45

Apple Harvest Dr

segall
GROUP

COMMERCIAL REAL ESTATE

Kmart Redevelopment

1287 Winchester Avenue, Martinsburg, WV 25405

Overview

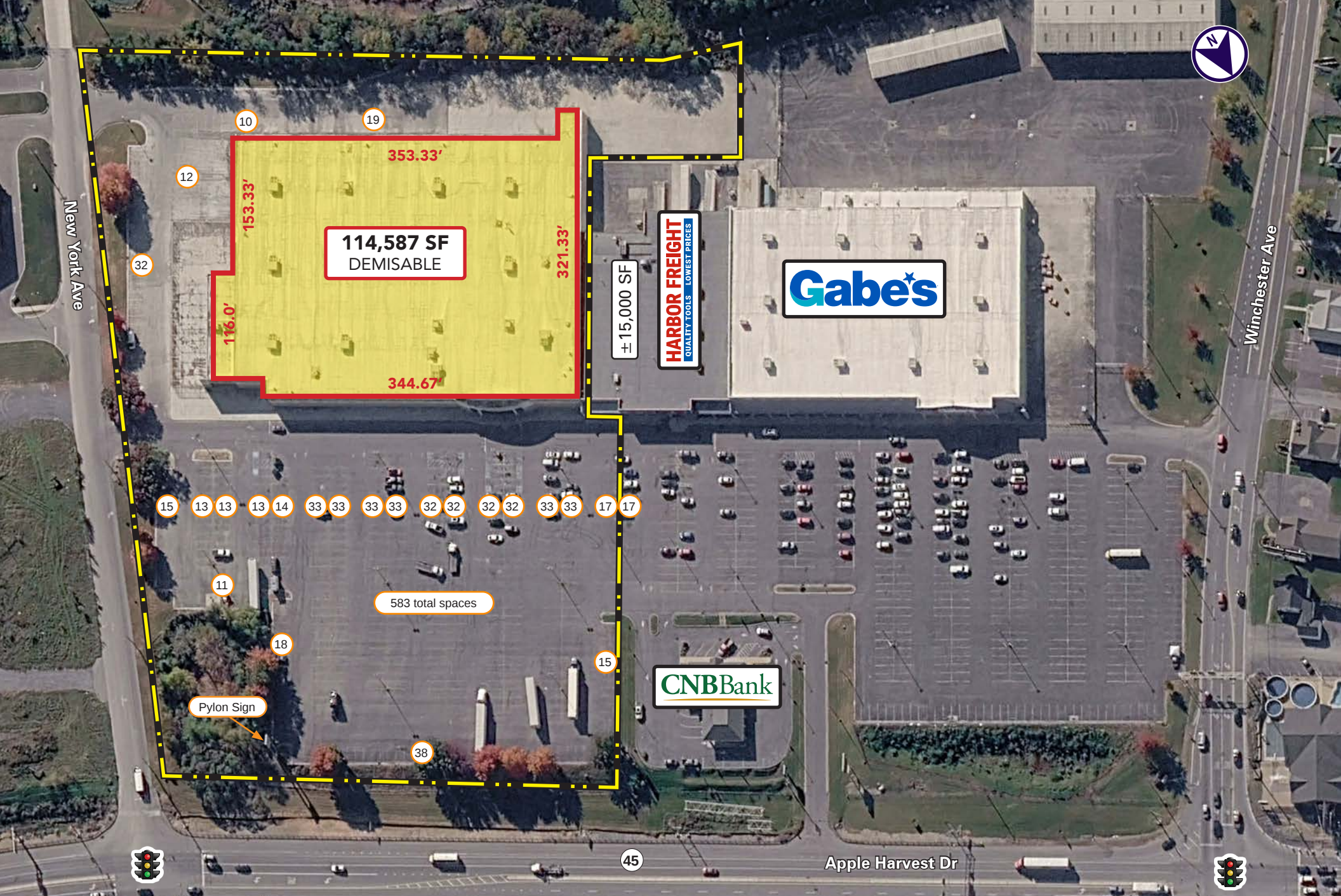
Former K Mart property consisting of 114,587 square feet, with excellent visibility and access from WV Route 45 (Apple Harvest Drive) in Martinsburg, WV. The building can be demised in a variety of configurations to suit an end user and/or tenant(s).

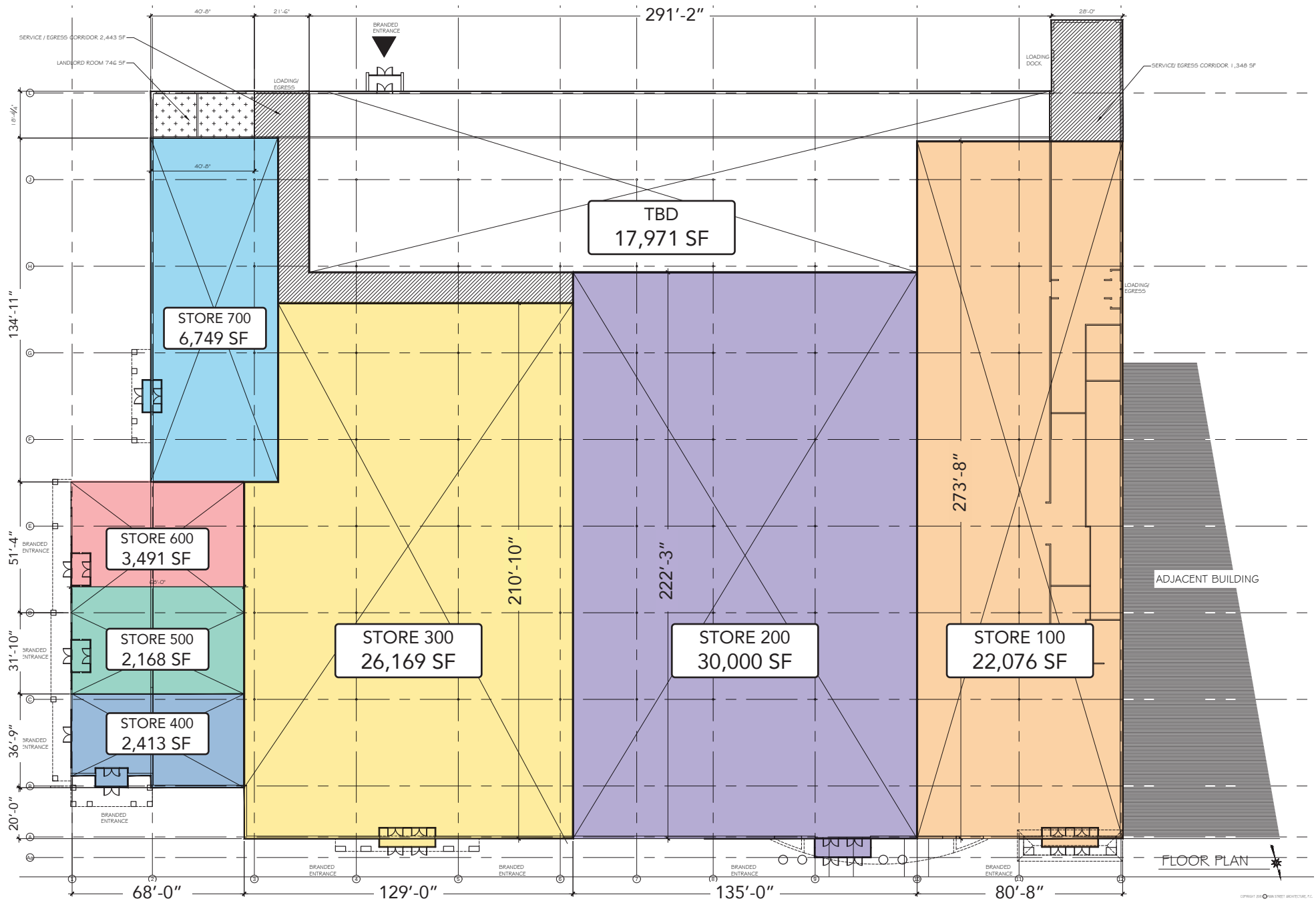
Quick Facts

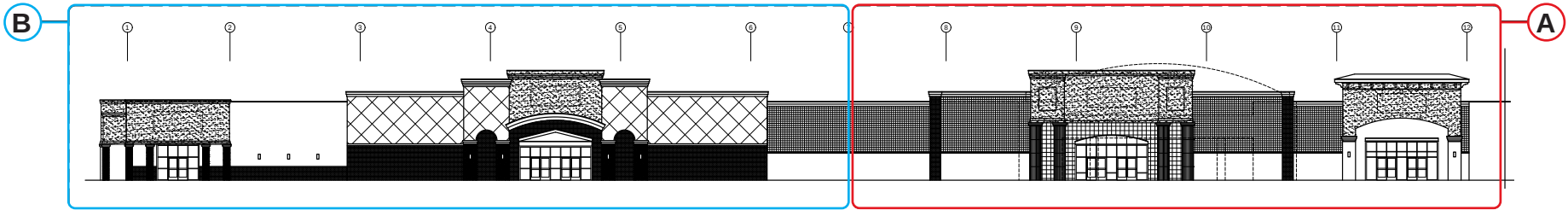
Availability	Immediate
Size	114,587 square feet (demisable)
Rent / Purchase Price	Negotiable
Net Charges	TBD
Co-Tenants	



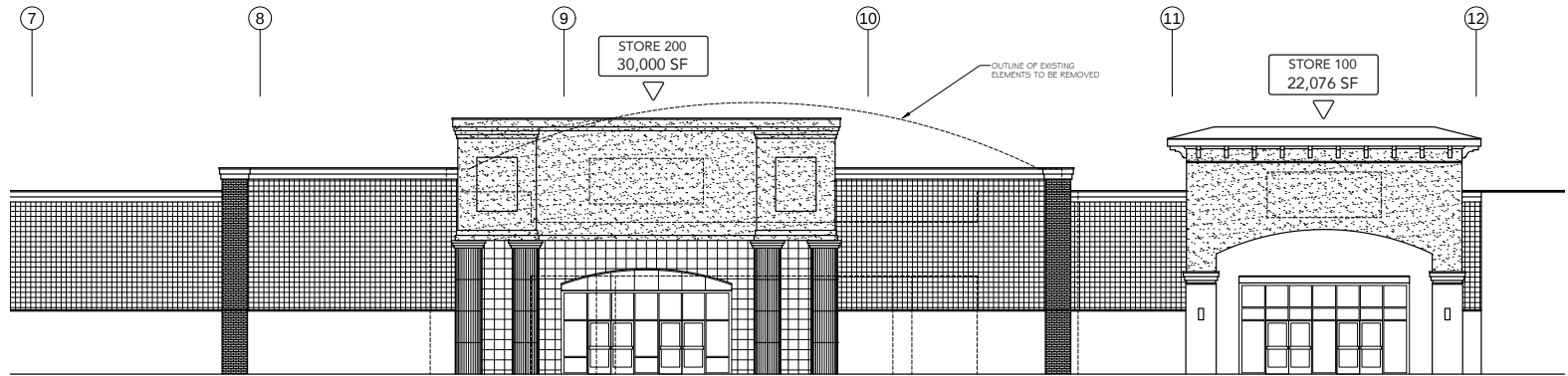
2025 Demographics	3 miles	5 miles	10 miles
POPULATION	35,997	64,548	135,126
HOUSEHOLDS	14,387	25,540	51,730
AVG. HH INCOME	\$86,936	\$94,980	\$106,672
DAYTIME POPULATION	32,366	47,836	100,572
TRAFFIC COUNT	31,036 AADT (Apple Harvest Drive)	16,940 AADT (Winchester Avenue)	



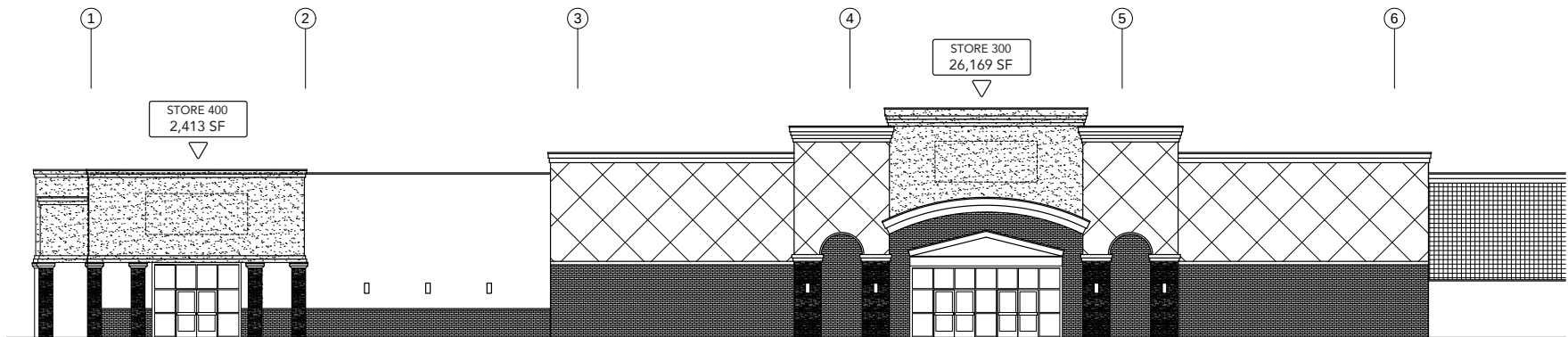




FRONT ELEVATION
1/16" = 1'-0"



PARTIAL FRONT ELEVATION
1/8" = 1'-0"



PARTIAL FRONT ELEVATION
1/8" = 1'-0"

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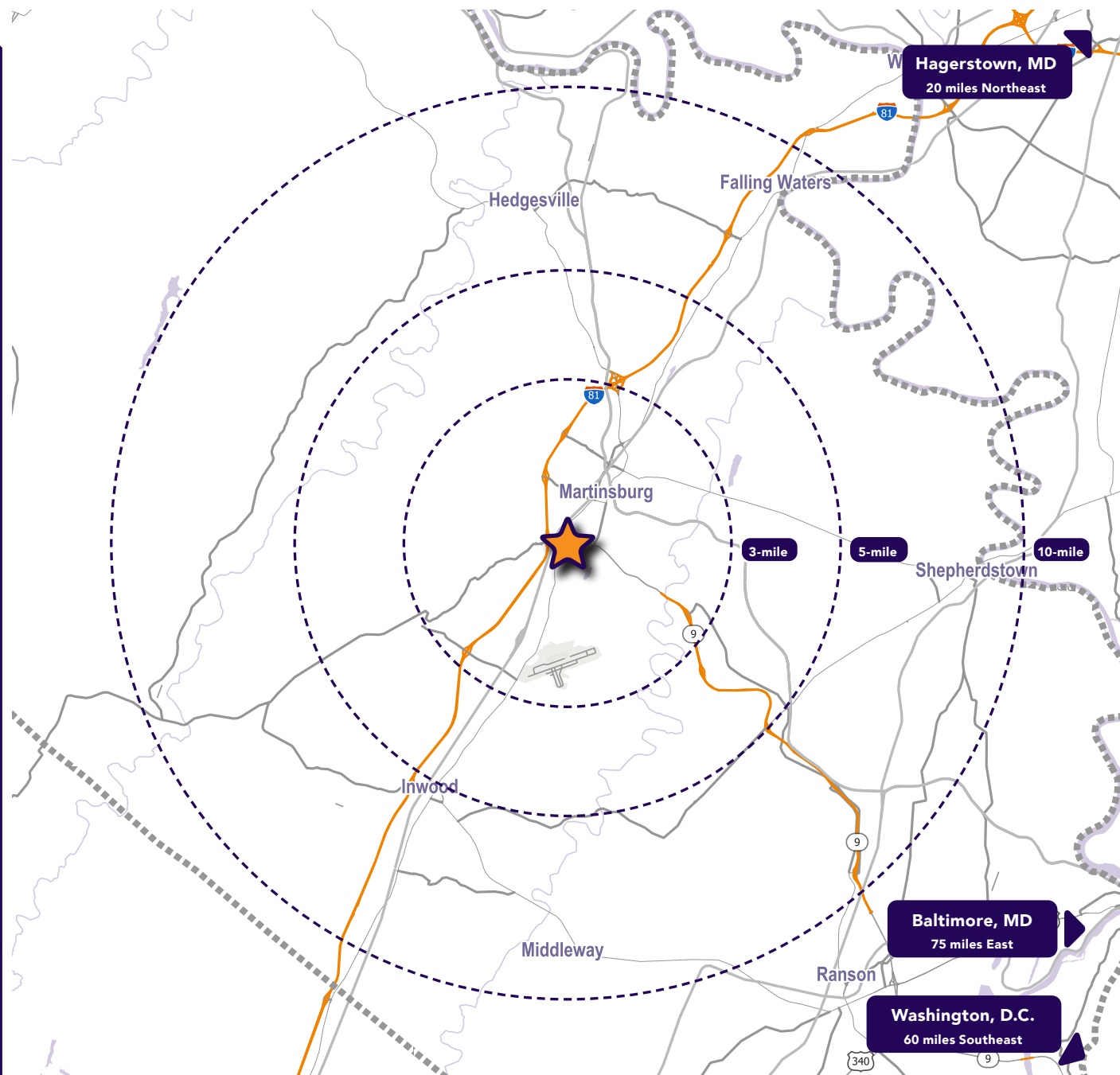
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