

# LAND FOR SALE

LUTZ AVE AND MERIDIAN PKWY. MARTINSBURG, WV 25404

PRICE | \$695,000  
+/- 3.46 ACRES



## KEY STATS

- UTILITIES ON SITE
- 0.9 MILES FROM I-81
- I-81 – 53,000 VPD
- WV-9 – 28,000 VPD
- 20 MINUTES - HAGERSTOWN, MD
- 30 MINUTES - WINCHESTER, VA

## SITE POTENTIAL USES

- MEDICAL
- SELF-STORAGE
- OFFICE
- RETAIL
- MIXED USE RETAIL/OFFICE
- HOSPITALITY
- MULTI-FAMILY

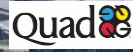
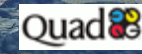
TR LUTZ LLC.  
1110 PROFESSIONAL  
CT STE 300,  
HAGERSTOWN, MD  
21740

RANDY RACHOR  
301.739.5300 x1122 - PHONE  
[rrachor@albrightcpa.com](mailto:rrachor@albrightcpa.com) - EMAIL





3.46 Acre site



VPD - 53,000

VPD - 28,000



Site





# LAND FOR SALE

LUTZ AVE AND MERIDIAN PKWY. MARTINSBURG, WV 25404

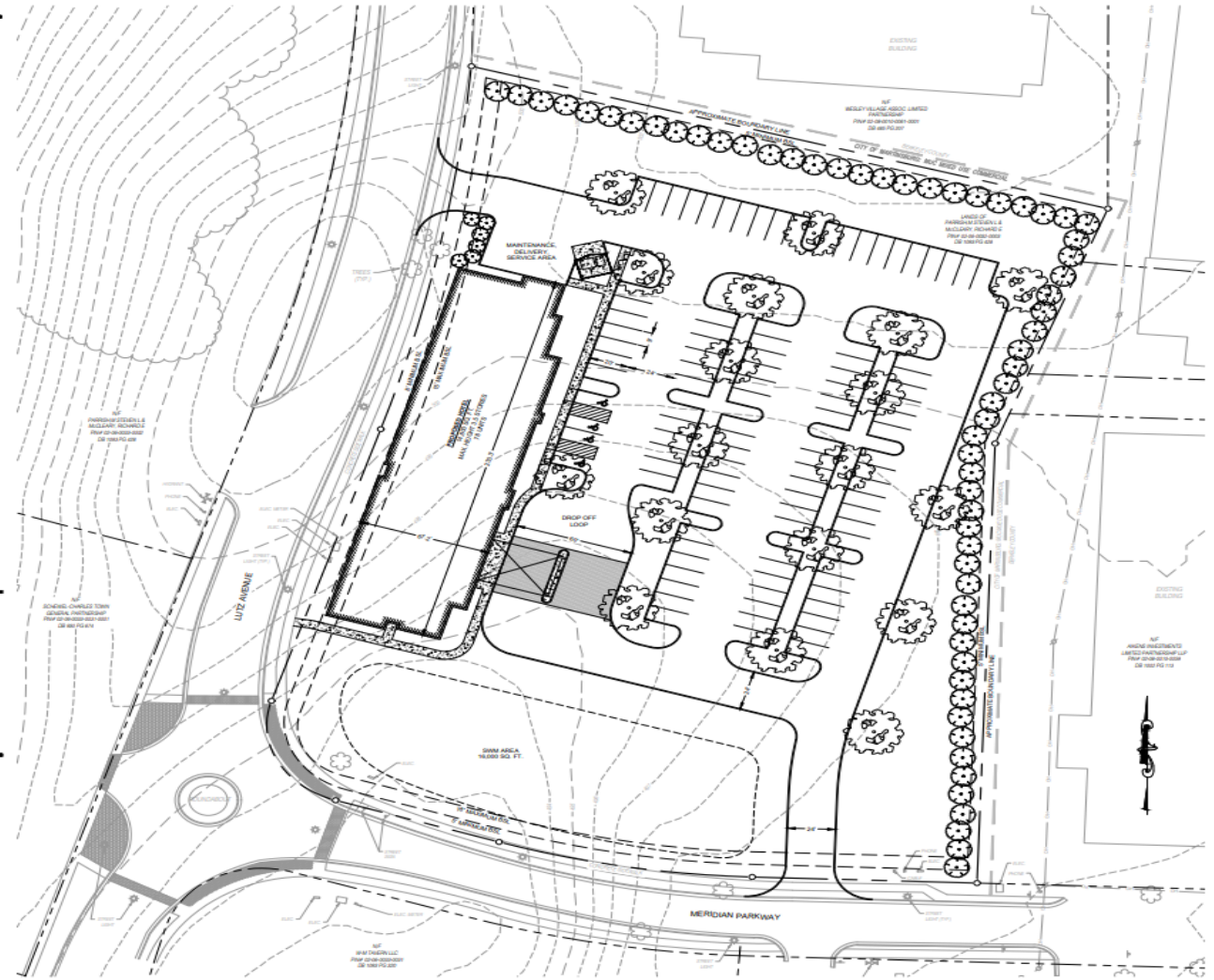




# EXAMPLE SITE USES - HOSPITALITY

LUTZ AVE AND MERIDIAN PKWY. MARTINSBURG, WV 25404

78 ROOM HOTEL



**GENERAL NOTES**

1. This plan is issued for site planning purposes only. All features and areas shown can be more accurately represented once a survey is performed.
2. The property lines and rights-of-way shown are approximate only based on the best available information.
3. A survey is required to finalize the location of all property boundaries, determine proper setbacks, easements and location of existing site features. PSA, Inc. assumes no liability for the location of any above ground utilities, below ground utilities and any features shown on this plan.
4. The topographic information shown is based on the best available data from West Virginia GIS data services.

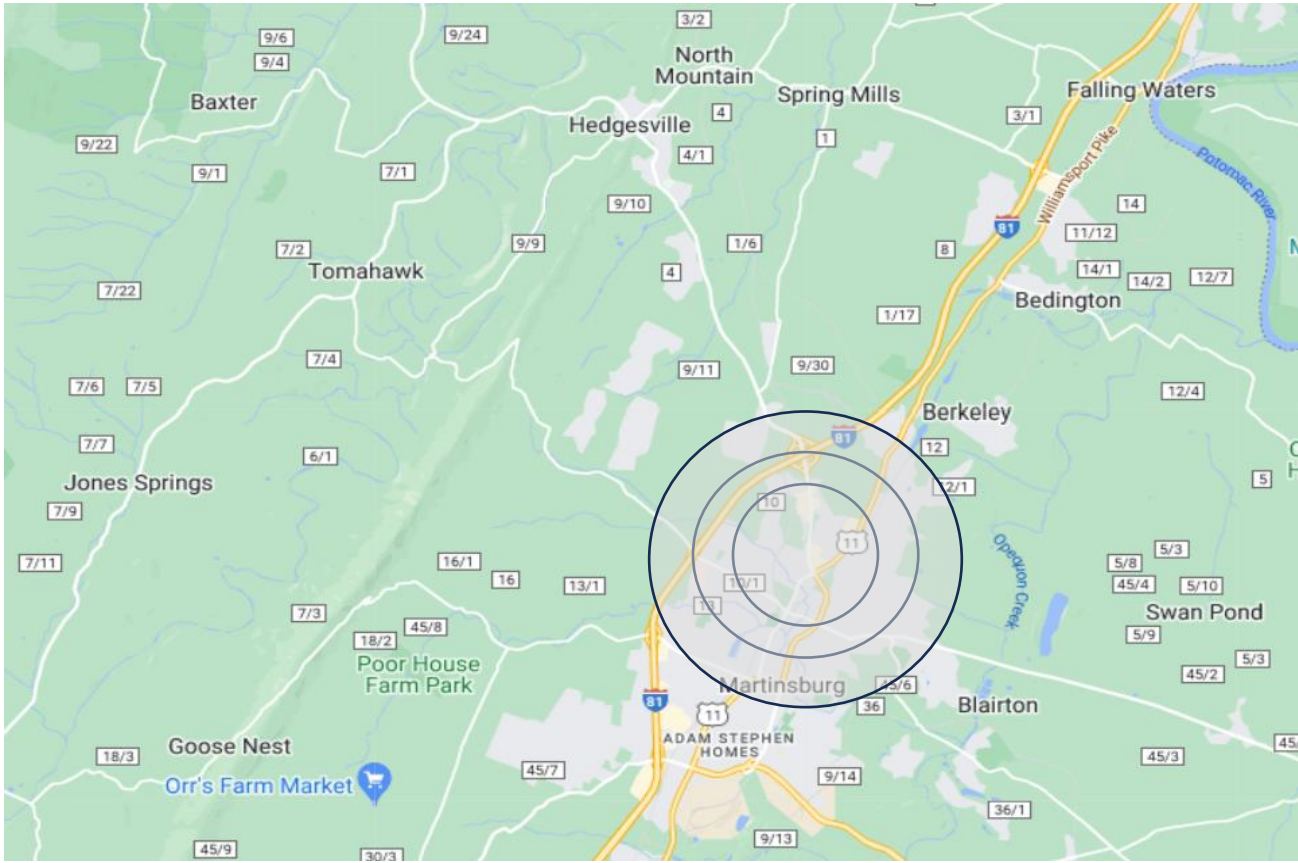
## HOTEL MARKET

- EXISTING SUPPLY – 11 HOTELS
- AVERAGE AGE – 36 YEARS
- AVERAGE SIZE – 88 KEYS
- FULLY MARKET RECOVERY – UP 7 % COMPARED TO PRE-COVID PERFORMANCE.



# LAND FOR SALE

LUTZ AVE AND MERIDIAN PKWY. MARTINSBURG, WV 25404



1 Mile

3 Miles

5 Miles

## Population

	1 Mile	3 Miles	5 Miles
2023 Population	5,740	38,681	65,969
2028 Projected Population	5,800	40,153	70,422

1 Mile

3 Miles

5 Miles

## Income (2023)

	1 Mile	3 Miles	5 Miles
Per Capita Income	\$31,819	\$30,801	\$33,693
Average Household Income	\$73,143	\$75,839	\$85,674
Median Household Income	\$63,247	\$63,626	\$70,814

TR LUTZ LLC.  
1110 PROFESSIONAL  
CT STE 300,  
HAGERSTOWN, MD  
21740

RANDY RACHOR  
301.739.5300 x1122 - PHONE  
[rrachor@albrightcpa.com](mailto:rrachor@albrightcpa.com) - EMAIL