Office and Retail Space For Lease – Jefferson Crossing

Charles Town, West Virginia

Located Directly Across from Hollywood Casino – Jefferson County's Premier Entertainment Destination

UNIWEST COMMERCIAL REALTY
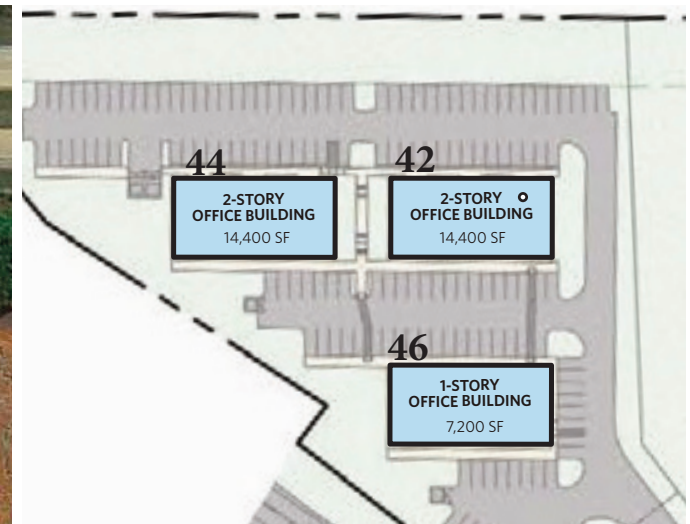
For Additional Information: Sam Pozez | (703) 698-4028
spozez@uniwestco.com

Space for Lease

Property Highlights

- Excellent Location – Conveniently located and within walking distance to 156 apartments, two Hilton-branded Hotels, numerous restaurants, and a grocery store

- Competitive asking rent

- Located at Trifecta Place and Pimlico Drive just off Flowing Springs Road

- 44 Trifecta — 10,000 SF Available
  46 Trifecta — 4,800 SF Available

- 2nd generation dental space available

- Immediately adjacent to Hollywood Casino at Charles Town Races
  - Largest super-regional attraction
  - 3 million visitors annually
  - Largest employer in Jefferson County and Top 5 in the State of West Virginia
  - The exclusive casino within a 70 mi. range

Jefferson Crossing Office & Retail

44 2-STORY OFFICE BUILDING 14,400 SF

42 2-STORY OFFICE BUILDING 14,400 SF

46 1-STORY OFFICE BUILDING 7,200 SF

44 Trifecta		
Unit #	Tenant	Sq. Feet
101-105	Available	7,200
200	Foot Care Center	1,196
201	V. W. Brown Insurance	1,200
203	Available	1,314
204	Available	1,421
205	Shenandoah Valley Medical	2,000

46 Trifecta		
Unit #	Tenant	Sq. Feet
100	Available	3,000
102-105	WVU Medicine	4,132

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Exceptionally Located in Charles Town, WV

POPULATION (2020 EST)

5 Mile	10 Mile
33,290	78,056

HOUSEHOLDS

5 Mile	10 Mile
12,489	28,271

AVERAGE HOUSEHOLD INCOME

5 Mile	10 Mile
$97,022	$99,359

Median Age

5 Mile	10 Mile
41	40.5
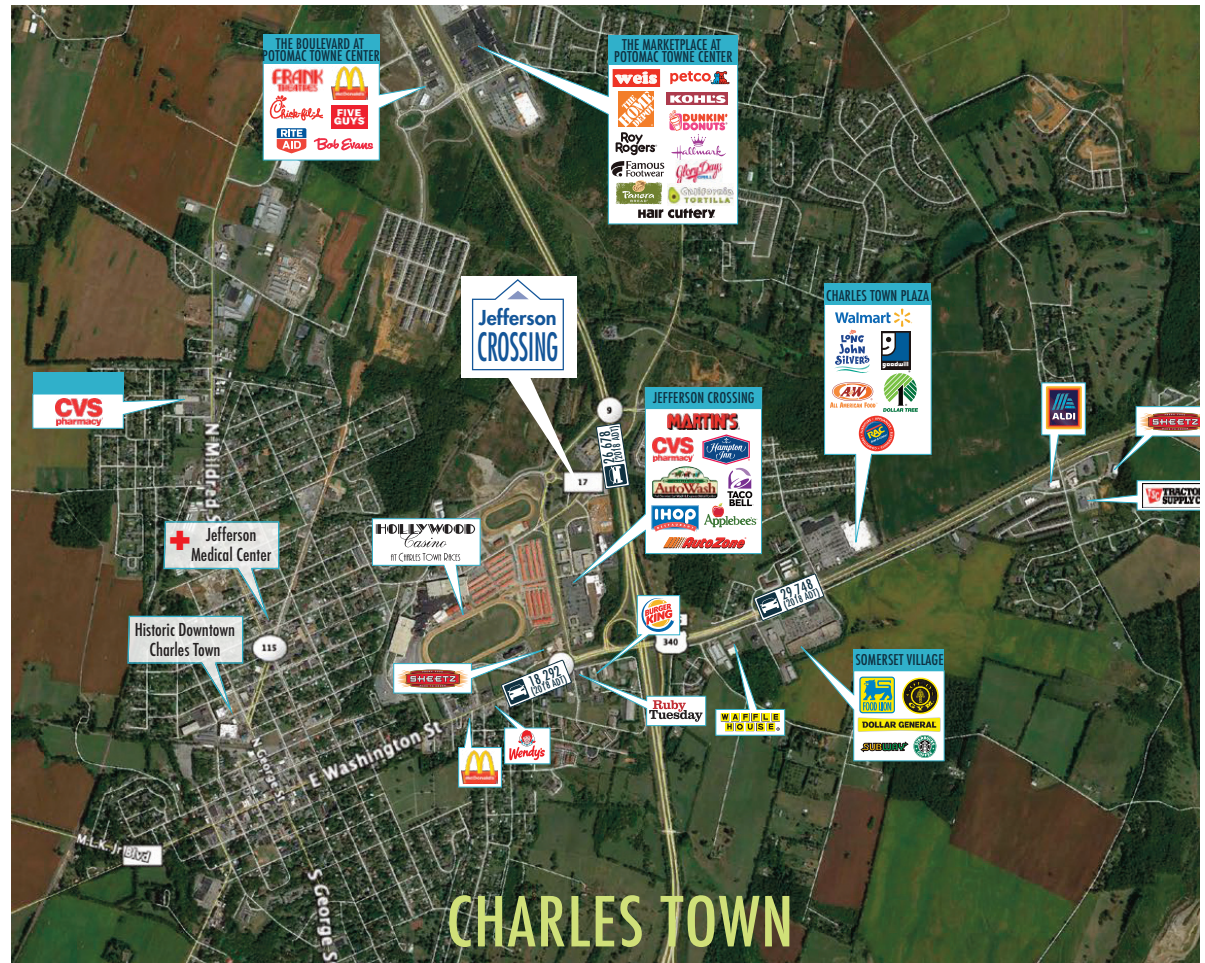
CHARLES TOWN

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Jefferson CROSSING

For Additional Information, Please Contact:

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