

# SPRING MILLS PAD SITE

Hammonds Mill Rd & TJ Jackson Dr, Spring Mills, WV 25419  
Berkeley County



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 1.15 Acre pad available at signalized intersection.
- Located across from a future 325 unit multifamily development and 3,679 total homes within 2 miles.
- Access to I-81 (50,845 VPD).
- 10 minutes to I-70

[CLICK FOR DRONE FOOTAGE](#)

LEASED BY:

**klnb**

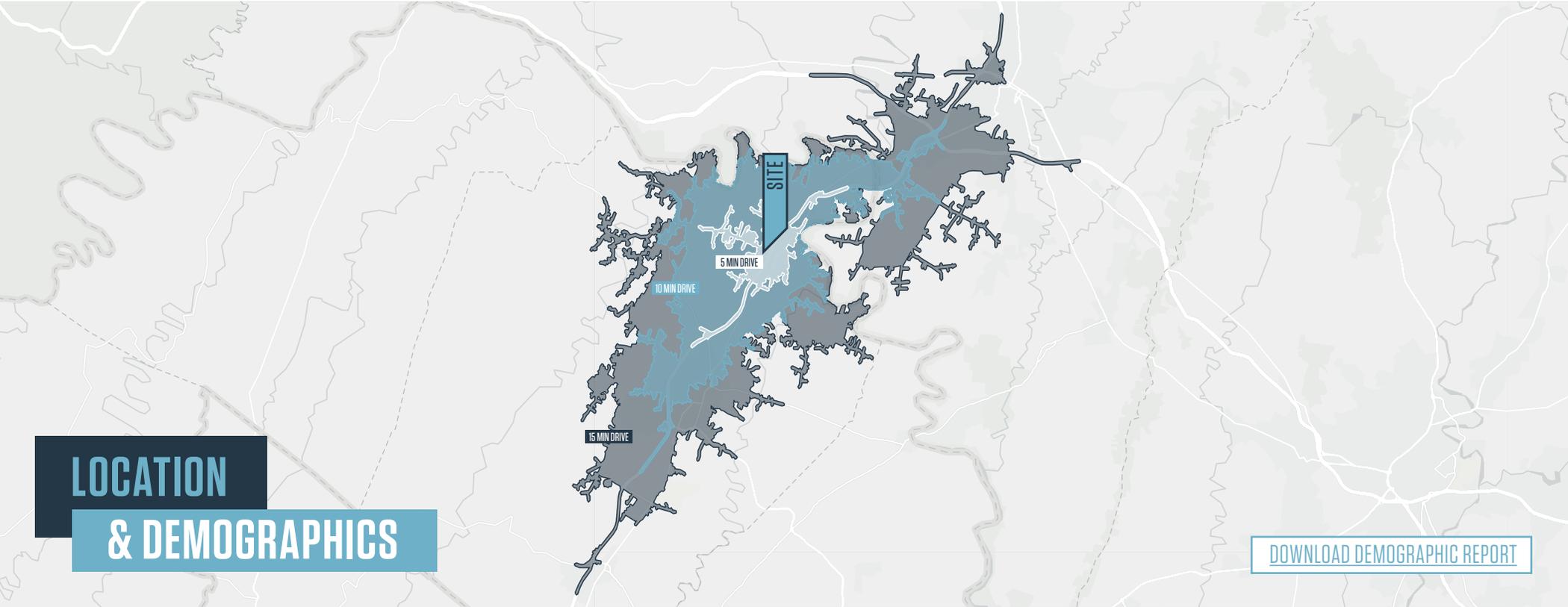
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## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023

Hammons Mill Rd	13,645 ADT
I-81	50,845 ADT

	5-MIN	10-MIN	15-MIN			
	Population 6,295	42,018	95,603		Households 2,559	17,253 35,690
	Daytime Population 2,237	21,498	49,077		Average Household Income \$121,118	\$99,618 \$93,750

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## HOUSING AERIAL



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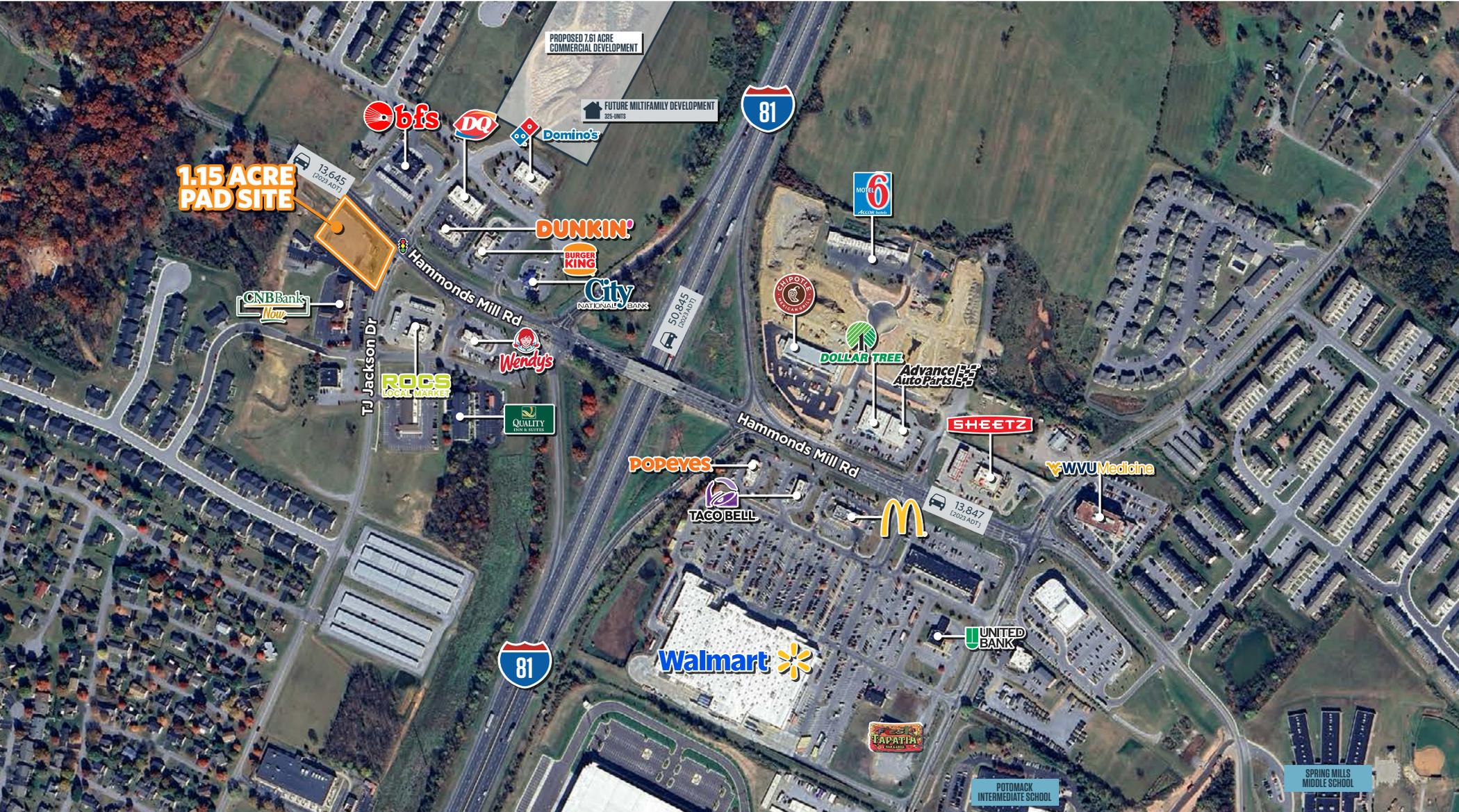
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CLOSE-UP AERIAL



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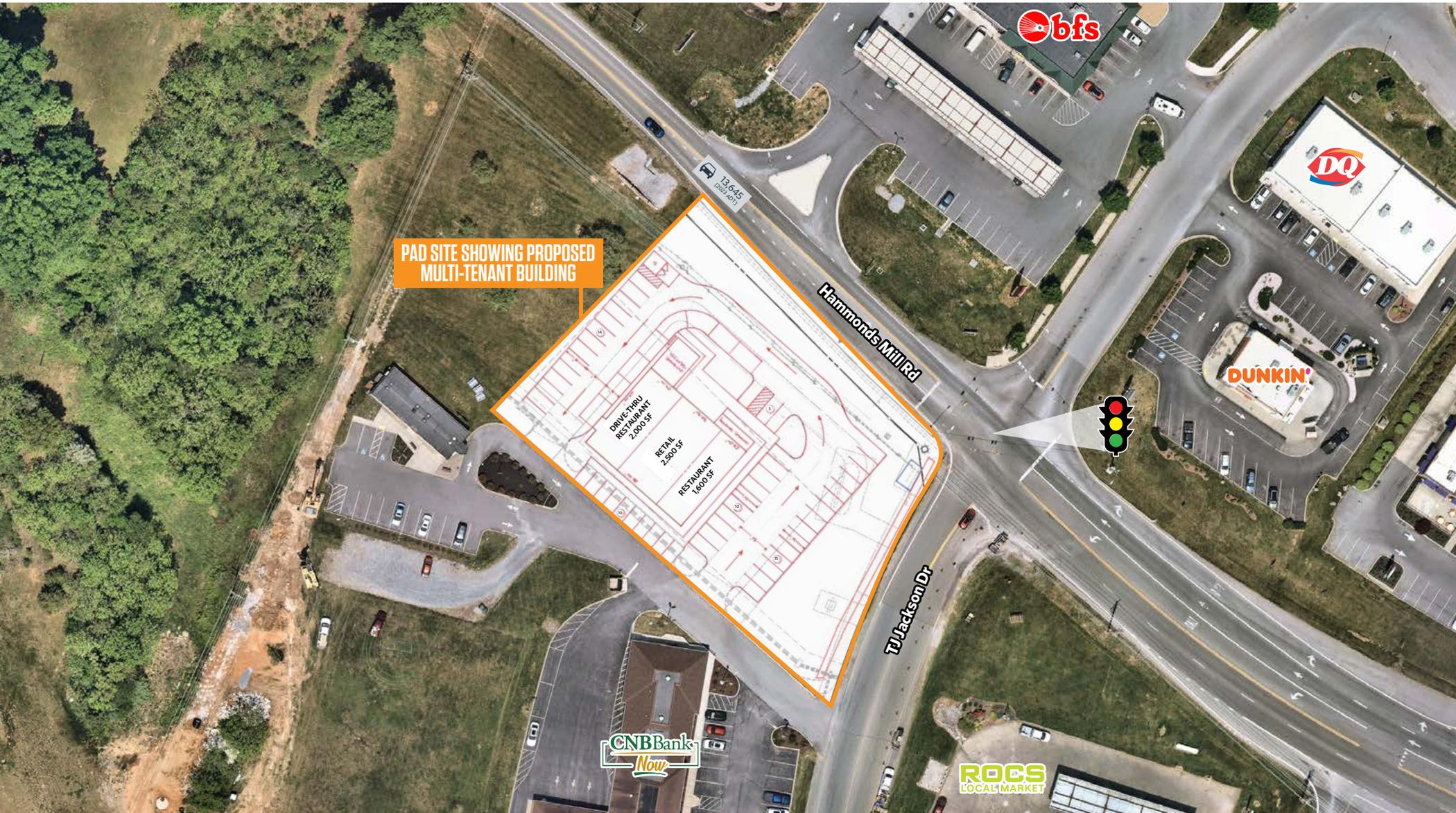
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MULTI-TENANT BUILDING OPTION



PAD SITE SHOWING PROPOSED MULTI-TENANT BUILDING

CNB Bank  
Now

ROCS  
LOCAL MARKET

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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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