



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Walmart anchored 206,146 SF regional shopping center.
- Located at the signalized intersection of William L. Wilson Freeway (WV Rt. 340) & Patrick Henry Way.
- Pylon Signage Available.
- 1,600 SF (former salon) and 1,600 SF (former retail) available

OWNED BY:



Grocery
REIT

JOE FLEISCHMANN

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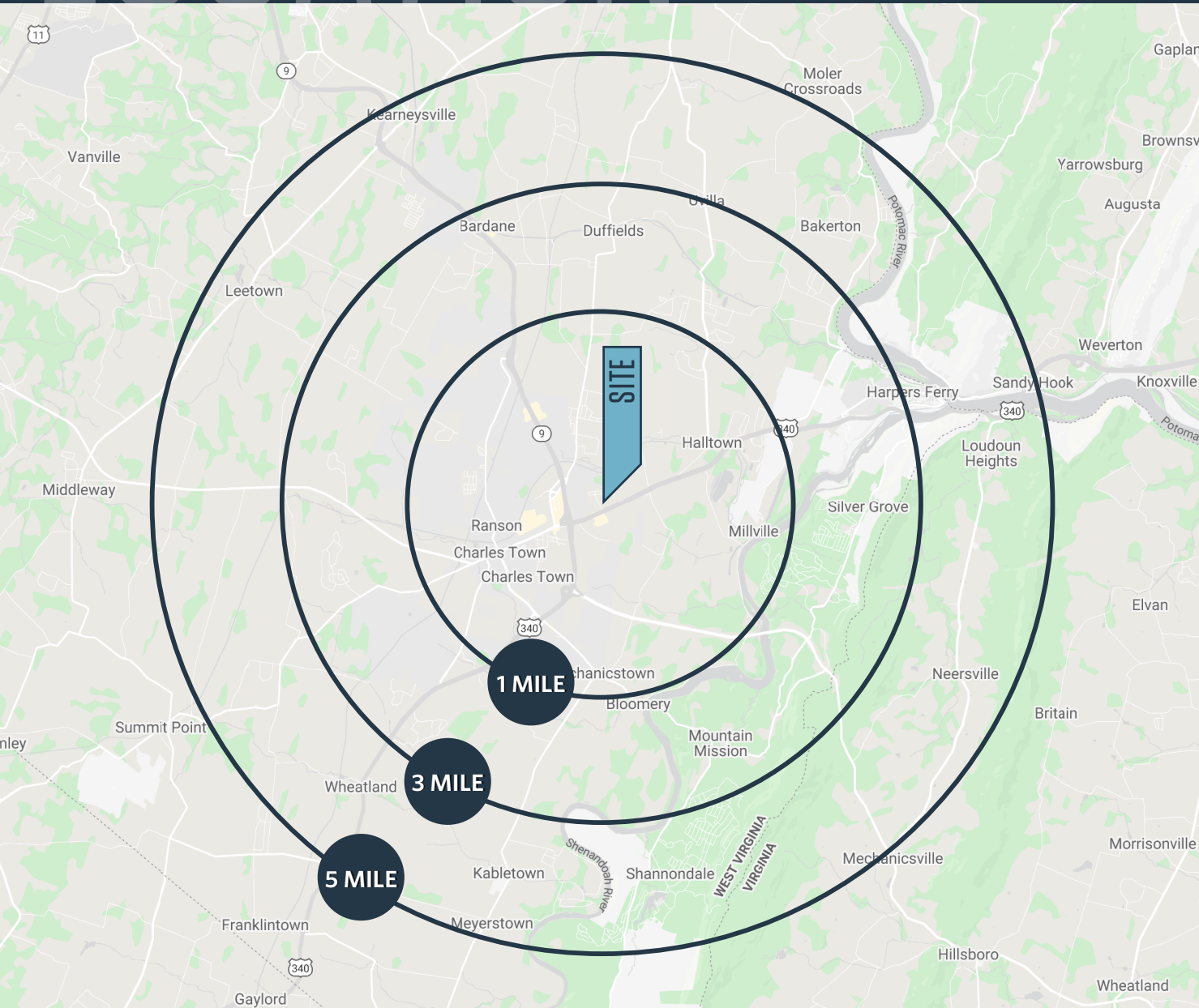
RACHEL KLEIN

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LOCATION

CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414



DEMOGRAPHICS | 2023:

3-MILE	5-MILE	10-MILE
Population		
20,735	35,937	77,109
Daytime Population		
23,265	35,469	62,857
Households		
8,075	13,827	29,003
Average HH Income		
\$107,927	\$121,584	\$124,981

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

William L. Wilson Fwy (WV Rt. 340) 23,661 ADT

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AERIAL

CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414

Charles Town - Ranson

Jefferson County | West Virginia

klnb

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



THE BOULEVARD AT
POTOMAC TOWNE CENTER

Walgreens
Five Guys
EL RANCHO

THE MARKETPLACE AT
POTOMAC TOWNE CENTER

weis petco
THE HOME DEPOT KOHL'S
Roy Rogers hair cutters
Panera TORTILLA
ValleyHealth
Hospitals. Together.

RANSON SQUARE

CVS
pharmacy

JEFFERSON CROSSING

MARTIN'S
CVS pharmacy
AutoWash
IHOP
TACO BELL
Applebees
AutoZone

CHARLES TOWN PLAZA

Walmart
Long John Silvers
goodwill
AW
DOLLAR TREE

ALDI

SHEETZ

TRACTOR SUPPLY CO.

HOLLYWOOD
Casino
BY CHARLES TOWN RACES

SHEETZ

POPEYES

Wendy's

KFC

McDonald's

Walgreens

Ruby Tuesday

Waffle House

TRUIST

SOMERSET VILLAGE

FOOD TOWN
DOLLAR GENERAL
Starbucks

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CLOSE-UP

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UNIT	TENANT	SF
1	Goodwill	15,642
1A	Dollar Tree	8,296
2A	Rent-A-Center	4,550
2B	Charles Town Tobacco	3,900
3	T-Mobile	2,400
4	Diva Nails & Tanning	1,600
5/6	Anytime Fitness	6,000
8	Available (2nd Generation Salon)	1,600
9	Royalicious Bagel Bakery	1,600
10	Laundry House	1,600
11	Available	1,600
12	Brothers Pizza	3,200
13	Adagio Academy	4,860
20	China Fortune	5,000
21	Long John Silver's/A&W	Outparcel
A0	Wal-Mart #2566	144,298
TOTAL		206,146



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FOR MORE INFORMATION, PLEASE CONTACT:

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