



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, ASSOCIATE BROKER

joef@klnb.com | 703-268-2708

RACHEL KLEIN, SALESPERSON

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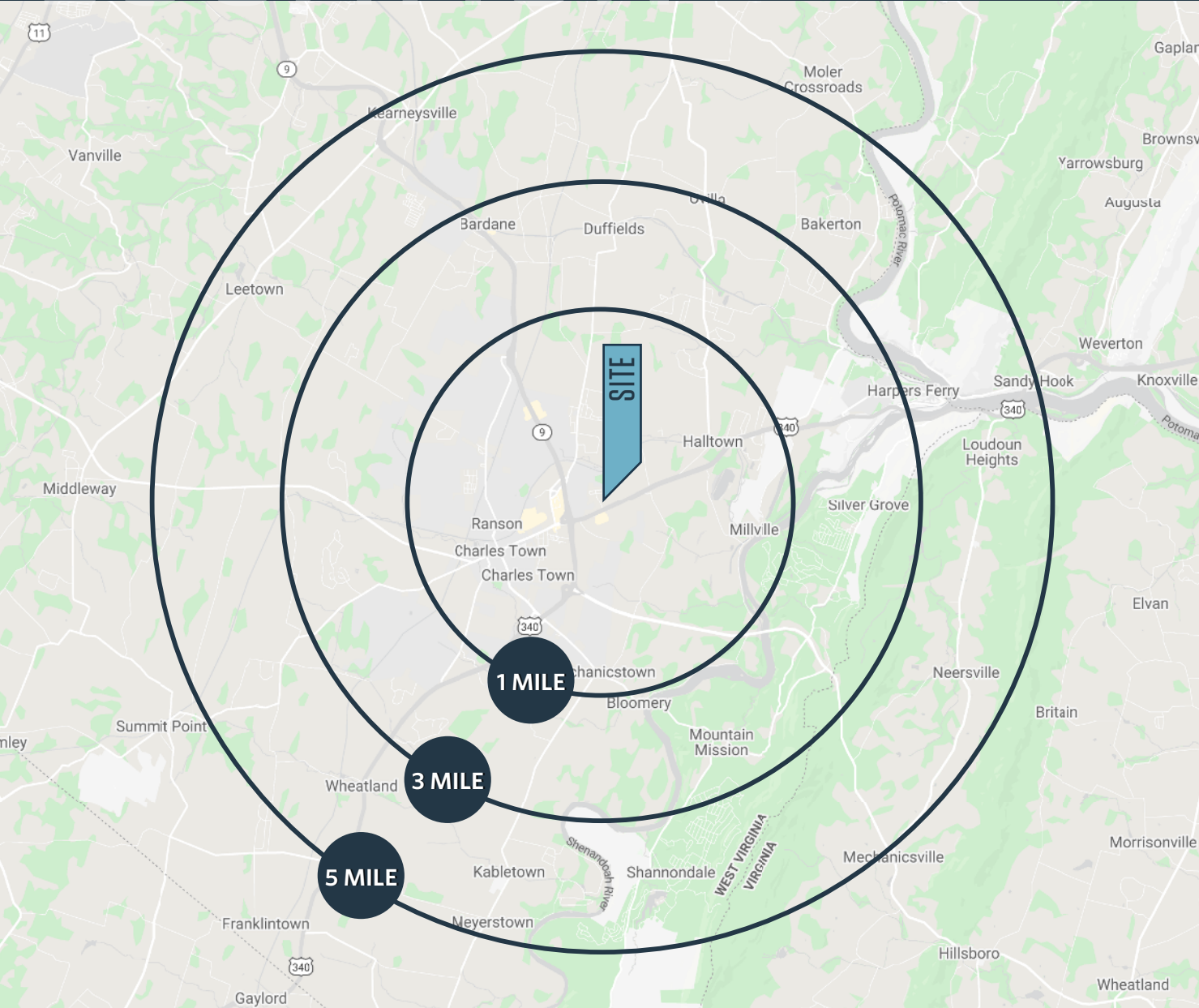
ERNIE HUETER, PRINCIPAL BROKER

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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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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
- Chick-fil-A
- FIVE GUYS
- EL RANCHERO

THE MARKETPLACE AT POTOMAC TOWNE CENTER

- weis
- petco
- THE HOME DEPOT
- KOHL'S
- Roy Rogers
- hair cutters
- Panera
- TORTILLA
- ValleyHealth

RANSON SQUARE

- CVS pharmacy

CHARLES TOWN PLAZA

- Walmart
- LONG JOHN SILVER'S
- goodwill
- AW
- ALL AMERICAN FOOD
- DOLLAR TREE

JEFFERSON CROSSING

- MARTIN'S
- CVS pharmacy
- Hampton Inn
- AutoWash
- TACO BELL
- IHOP
- Applebees
- AutoZone
- 7 ELEVEN

HOLLYWOOD Casino

AT CHARLES TOWN RICKS

SHEETZ

POPEYES

Wendy's

KFC

McDonald's

Walgreens

Ruby Tuesday

TRUIST

WAF FILE HOUSE

SOMERSET VILLAGE

- FOOD CITY
- DOLLAR GENERAL
- STARBUCKS

ALDI

SHEETZ

TRACTOR SUPPLY CO.

RANSON

CHARLES TOWN

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CLOSE-UP

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SITE PLAN

CHARLES TOWN PLAZA

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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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CLICK TO VIEW PROPERTY WEBSITE

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