



23,854
[2023 ADT]

JOIN THESE RETAILERS

MARTIN'S

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Auto Zone

Applebee's
GRILL + BAR

CVS

RETAIL FOR LEASE

- Available: 1,160 SF, 1,200 SF [71-D], 1,200 SF [71-B], 1,800 SF & 2,800 SF
- Martin's anchored center located centrally between RT 9 and 340
- Directly across from Hollywood Casino at Charles Town Races & Slots [over 1.2 M visits annually]
- Great visibility from Flowing Spring Rd

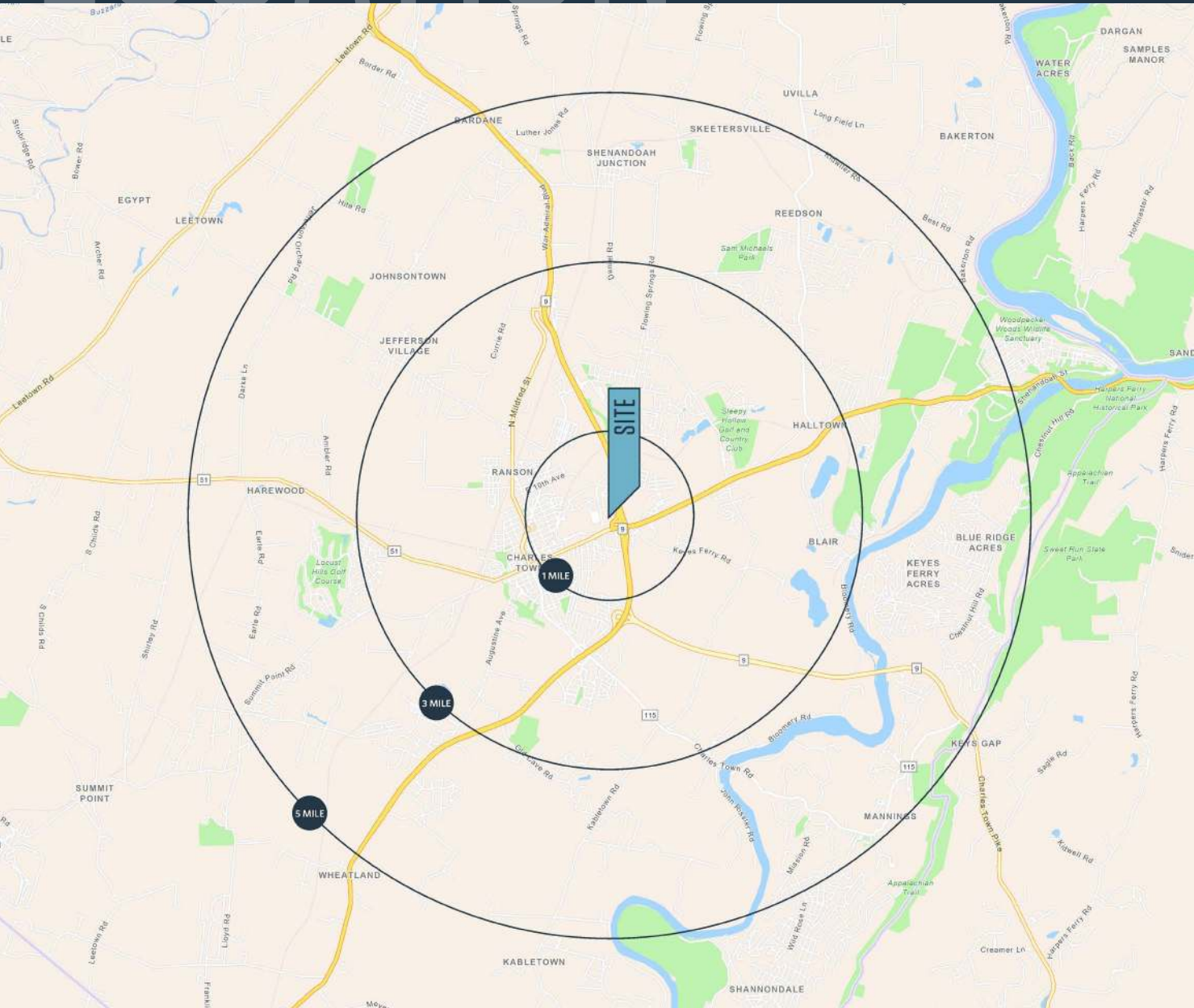
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LOCATION

JEFFERSON CROSSING

91 SARATOGA DRIVE, CHARLES TOWN, WV 25414, JEFFERSON COUNTY



PROPERTY HIGHLIGHTS:

- 1,160 SF
- 1,200 SF [71-D]
- 1,200 SF [71-B]
- 1,800 SF
- 2,800 SF

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	5,283	21,111	34,955
Daytime Population	6,734	21,496	32,826
Households	2,297	8,365	13,349
Average HH Income	\$85,841	\$107,081	\$123,011

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Cattail Run, WV 9	24,933 ADT
East Washington St, WV 51	23,854 ADT
Flowing Springs Road	7,307 ADT

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MARKET

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CLOSE-UP

JEFFERSON CROSSING

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SITE PLAN

JEFFERSON CROSSING

91 SARATOGA DRIVE, CHARLES TOWN, WV 25414, JEFFERSON COUNTY



- AVAILABLE
- AT LEASE
- LEASED
- OWNED BY OTHERS

71A	HAIR CUTTERY	1,200 SF	116	AVAILABLE	2,800 SF	190	MARTIN'S FOOD	75,650 SF
71B	AVAILABLE	1,200 SF	176	GREAT WALL RESTAURANT	1,200 SF	200	AVAILABLE [FORMER SWEET FROG]	1,160 SF
71C	JERSEY MIKE'S SUBS	1,200 SF	178	TOBACCO & VAPOR	1,200 SF	PAD-1	AUTO ZONE	7,000 SF
71D	AVAILABLE	1,200 SF	180	GNC	1,200 SF	PAD-2	MARTIN'S FUEL	2,400 SF
71E	AVAILABLE	1,800 SF	182	SHERWIN-WILLIAMS	4,000 SF	PAD-3	APPLEBEE'S	5,250 SF
71F	FRESHLY FOLDED LAUNDRY	2,406 SF	186	HARBOR FREIGHT	15,758 SF			
114	AT-LEASE	3,010 SF	188	CVS	8,450 SF			

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