



## 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.
- 4,860 SF (available with 6-month notice to recapture), and 1,600 SF (former bakery) available

## OWNED BY:



Grocery REIT

JOE FLEISCHMANN, ASSOCIATE BROKER

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RACHEL KLEIN, SALESPERSON

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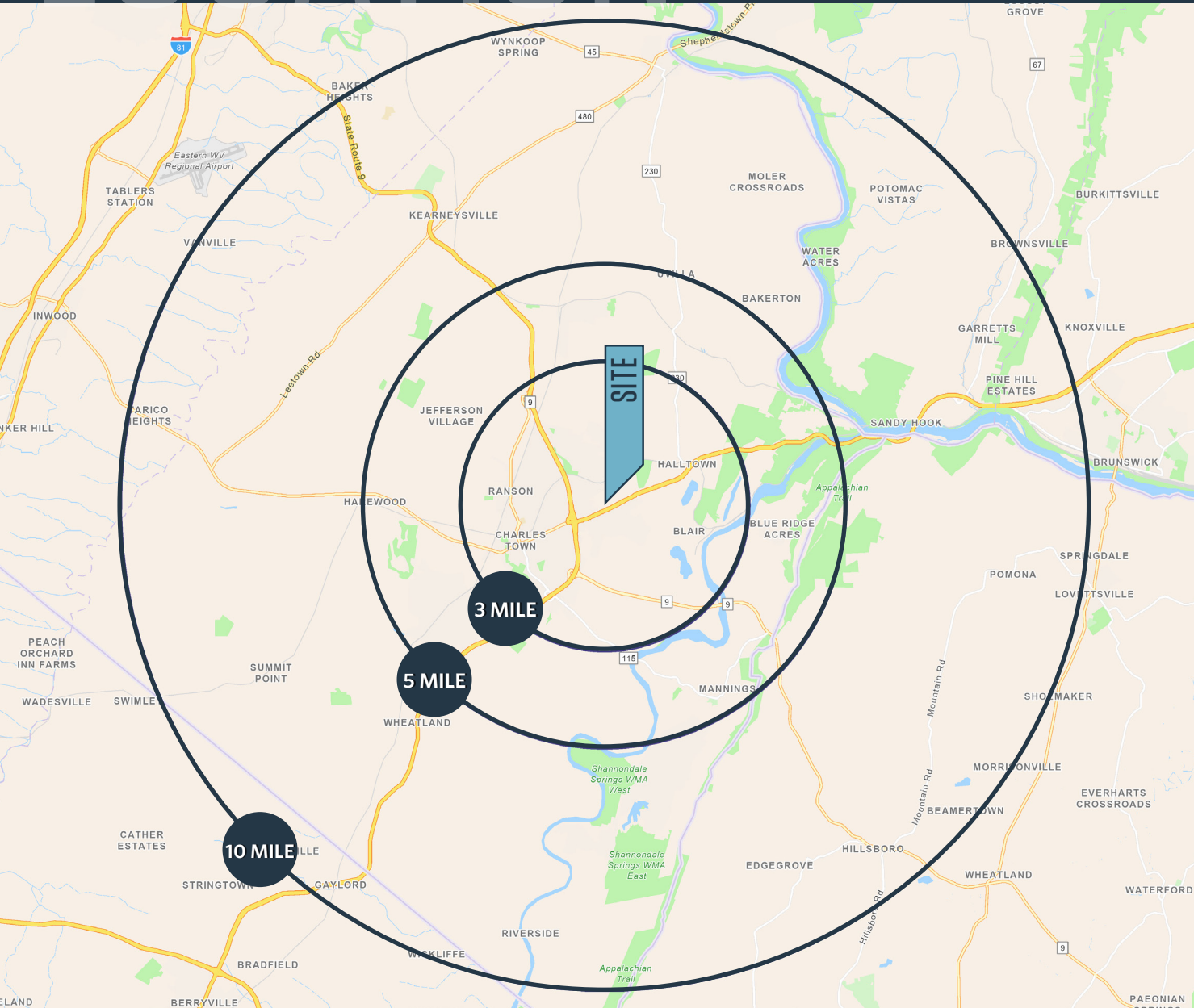
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# LOCATION

# CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414



## DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	10-MILE
Population	21,220	36,119	79,742
Daytime Population	11,311	15,912	24,803
Households	7,545	13,923	30,046
Average HH Income	\$106,698	\$122,051	\$127,990

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

William L. Wilson Fwy (WV Rt. 340) 23,509 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.



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# klnb

# CLOSE-UP

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# SITE PLAN

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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	<b>At Lease</b> (2nd Generation Salon)	<b>1,600</b>
9	<b>Available</b> (Former Bakery)	<b>1,600</b>
10	Laundry House	1,600
11	China Fortune	1,600
12	Brothers Pizza	3,200
13	<b>Adagio Dance Studio</b> (Available w/ 6-month notice to recapture)	<b>4,860</b>
20	<b>At Lease</b>	<b>5,000</b>
21	Long John Silver's/A&W	Outparcel
A0	Wal-Mart #2566	144,298
<b>TOTAL</b>		<b>206,146</b>

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## FOR MORE INFORMATION, PLEASE CONTACT:

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