



NEARBY RETAILERS



DOLLAR GENERAL



BIG LOTS!



DOLLAR TREE

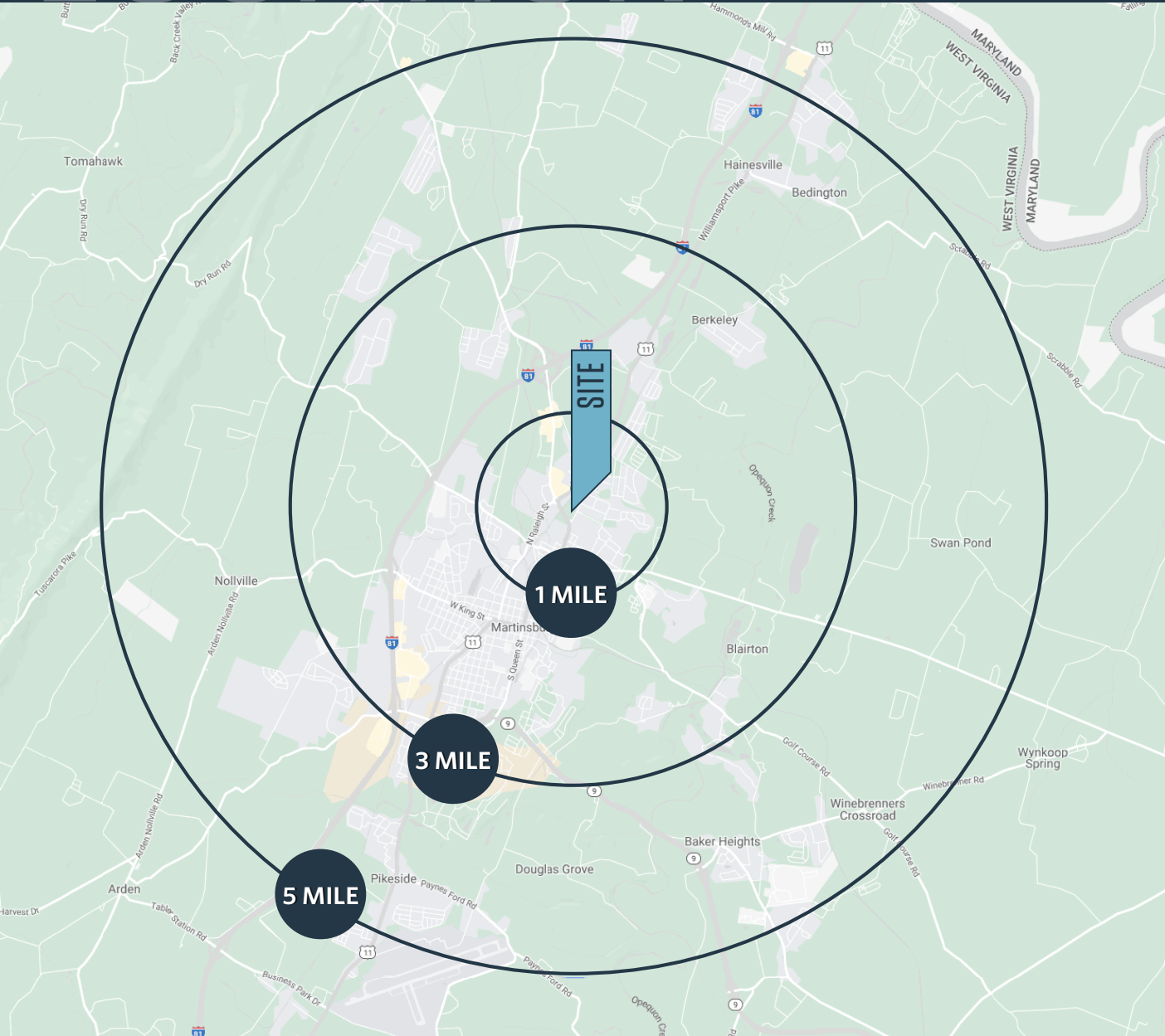
RETAIL FOR LEASE

- Existing Onelife Fitness available with visibility and easy access off of WV RT 45
- Easily accessible to both RT 11/RT 9
- Available: 35,267 SF - 52,771 SF

LOCATION

167 EAGLE SCHOOL RD

MARTINSBURG, WV 25404, BERKELEY COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
9,013	40,847	66,286
Daytime Population		
10,047	47,524	66,788
Households		
3,728	16,761	25,927
Average HH Income		
\$68,611	\$82,320	\$89,319

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

WV 9	20,865 ADT
US 11	21,192 ADT

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CLOSE UP

167 EAGLE SCHOOL RD

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KEY	
	AVAILABLE
	AVAILABLE FOR LL RECAPTURE

CAN BE COMBINED: 52,771 SF

95,267 SF AVAILABLE

17,504 SF

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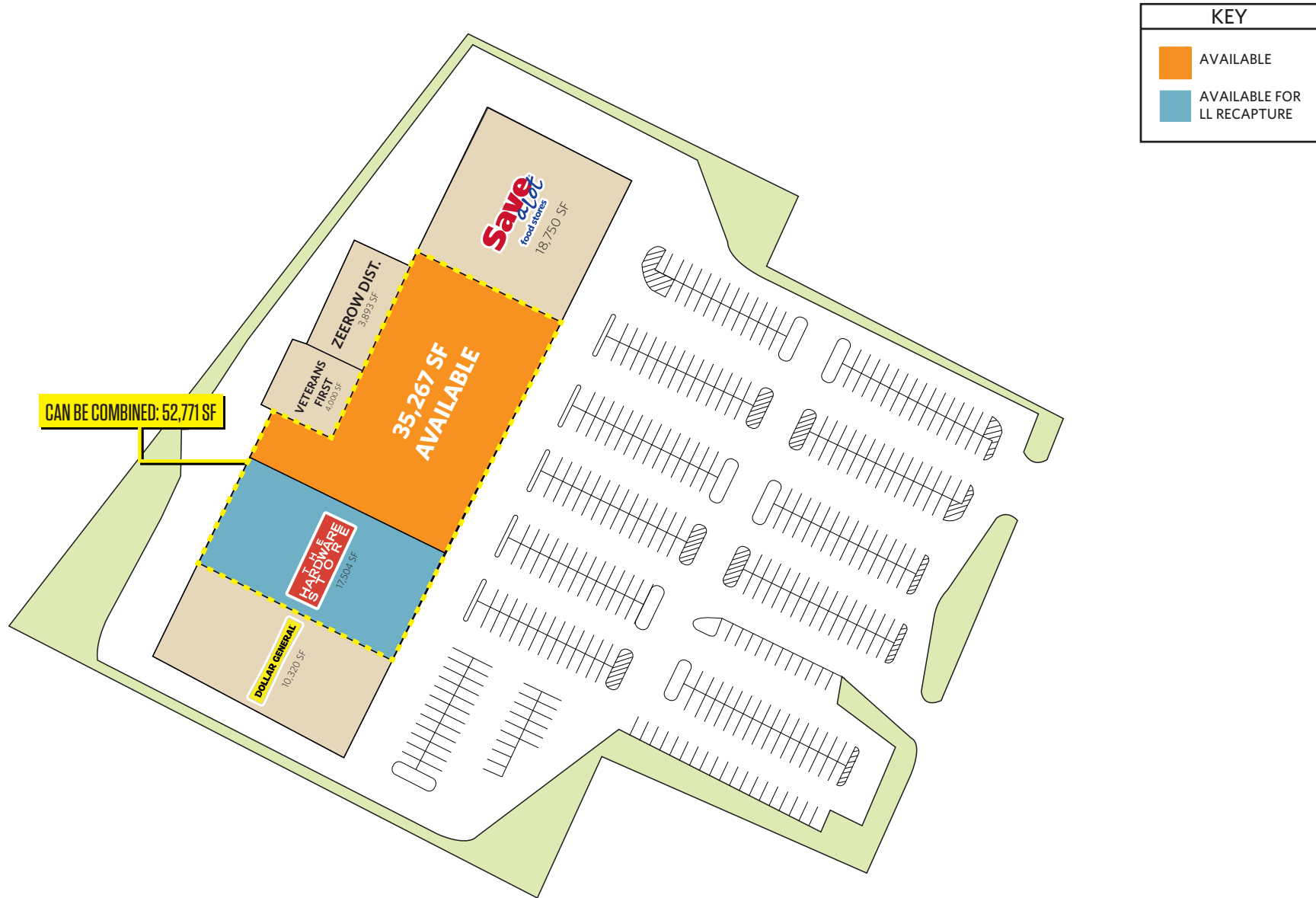
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SITE PLAN

167 EAGLE SCHOOL RD

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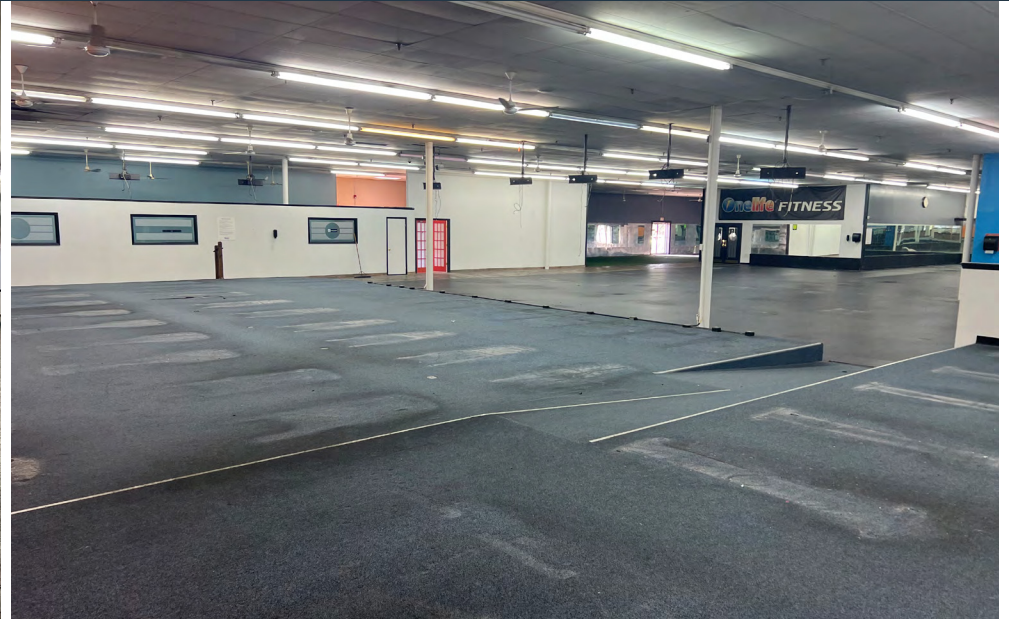
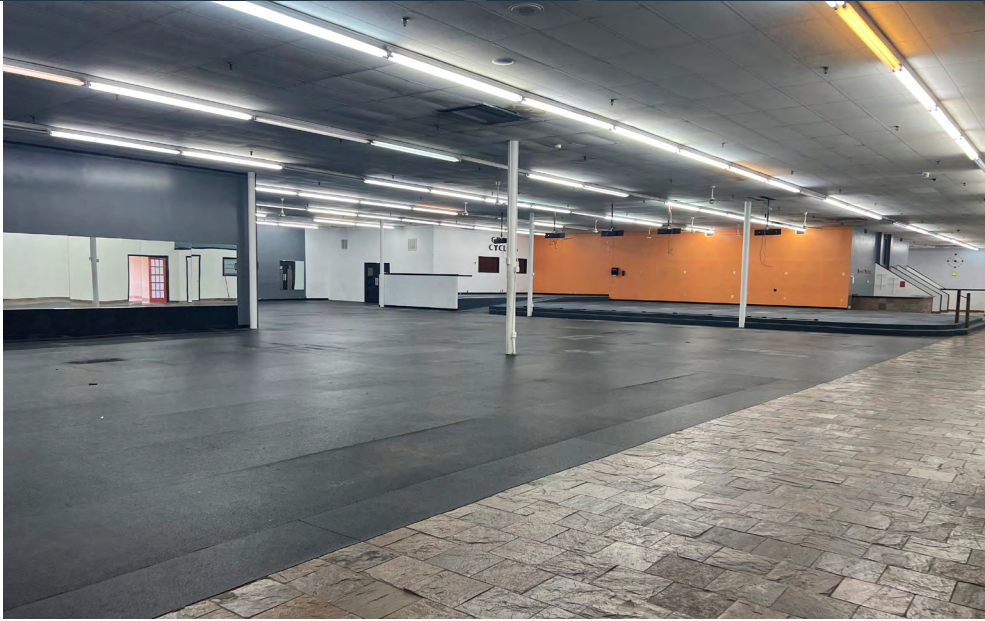
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PHOTOS

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