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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

joef@klnb.com | 703-268-2708

RACHEL KLEIN, SALESPERSON

rklein@klnb.com | 443-632-2087

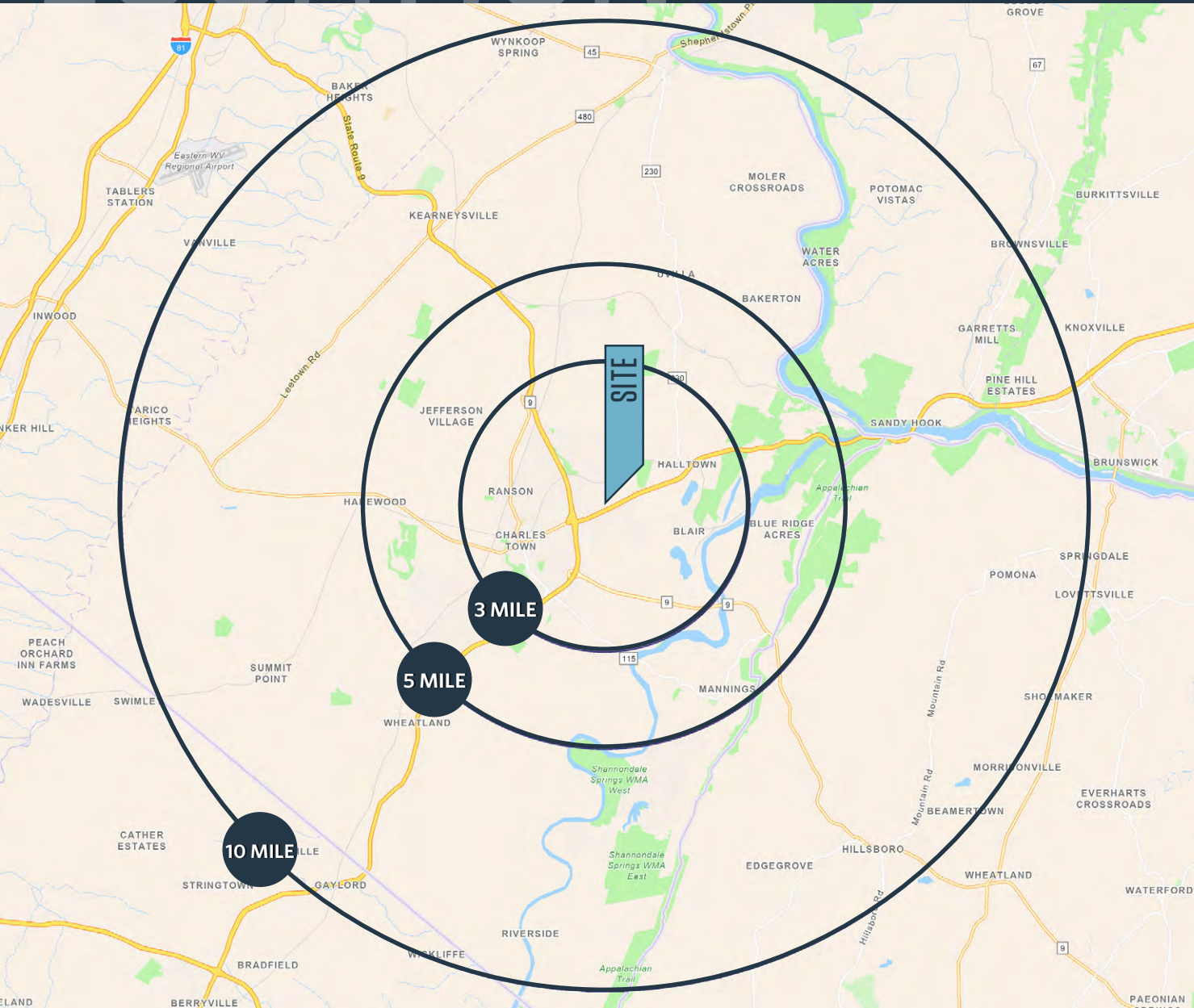
ERNIE HUETER, PRINCIPAL BROKER

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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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CLOSE-UP

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	Jimmy John's	1,600
9	Available (Former Bakery)	1,600
10	Laundry House	1,600
11	China Fortune	1,600
12	Brothers Pizza	3,200
13	Adagio Dance Studio (Available w/ 6-month notice to recapture)	4,860
20	LEASED	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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