



## JOIN THESE RETAILERS

**MARTIN'S** The UPS Store

**HARBOR FREIGHT** **GO**

**H&R BLOCK**

## RETAIL FOR LEASE

- Available: 1,160 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

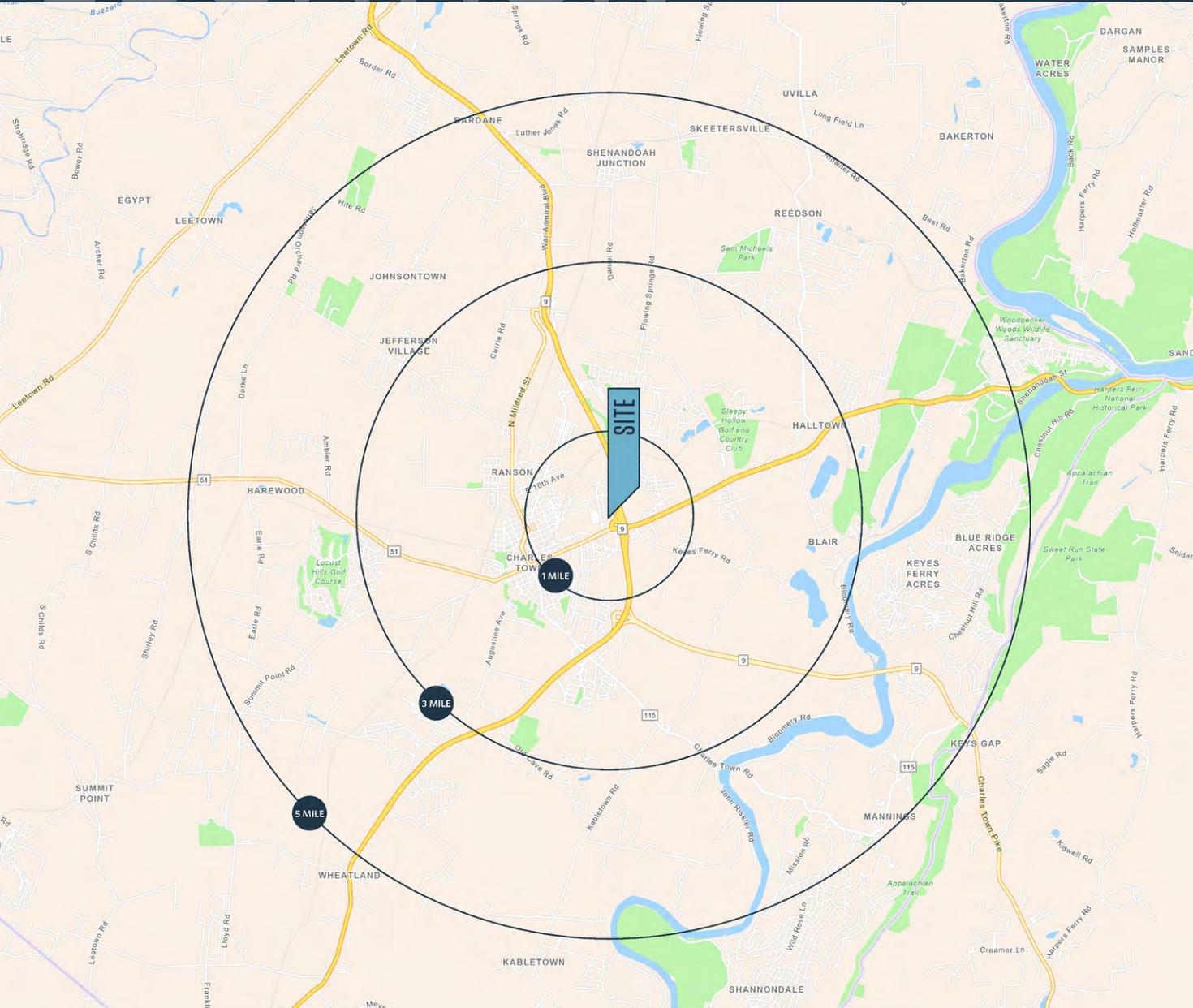
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# LOCATION

# JEFFERSON CROSSING

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



## PROPERTY HIGHLIGHTS:

- 1,160 SF
- 2,800 SF

## DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	5,343	22,063	35,965
Daytime Population	7,254	22,326	35,965
Households	2,397	8,896	13,992
Average HH Income	\$89,270	\$109,548	\$123,505

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Cattail Run, WV 9	28,298 ADT
East Washington St, WV 51	19,129 ADT
Flowing Springs Road	6,843 ADT

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# CLOSE-UP

# JEFFERSON CROSSING

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28,298  
[2024 ADT]

22,932  
[2024 ADT]

19,129  
[2024 ADT]

6,843  
[2024 ADT]

17,002  
[2024 ADT]

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# SITE PLAN

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71A	HAIR CUTTERY	1,200 SF	114	BUFFALO WILD WINGS GO	1,300 SF	188	CVS	8,450 SF
71B	SASSY NAIL SPA	1,200 SF	116	AVAILABLE	2,800 SF	190	MARTIN'S FOOD	75,650 SF
71C	JERSEY MIKE'S SUBS	1,200 SF	176	GREAT WALL RESTAURANT	1,200 SF	200	AVAILABLE [FORMER SWEET FROG]	1,160 SF
71D	UPS STORE	1,200 SF	178	TOBACCO & VAPOR	1,200 SF	PAD-1	AUTO ZONE	7,000 SF
71E	H&R BLOCK	1,800 SF	180	GNC	1,200 SF	PAD-2	MARTIN'S FUEL	2,400 SF
71F	FRESHLY FOLDED LAUNDRY	2,406 SF	182	SHERWIN-WILLIAMS	4,000 SF	PAD-3	APPLEBEE'S	5,250 SF
112	DUNKIN'	1,500 SF	186	HARBOR FREIGHT	15,758 SF			

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## FOR MORE INFORMATION, PLEASE CONTACT:

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