JEFFERSON CROSSING

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



JOIN THESE RETAILERS

MARTIN'S · The UPS Store · HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES · BUFFALO WILD WINGS GO · CVS · Applebee's GRILL + BAR · Jersey Mike's SUBS · DUNKIN' · AutoZone

RETAIL FOR LEASE

- Available: 1,160 SF, 1,200 SF [Available 7/31/27], 1,800 SF [Available 4/30/27] & 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

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

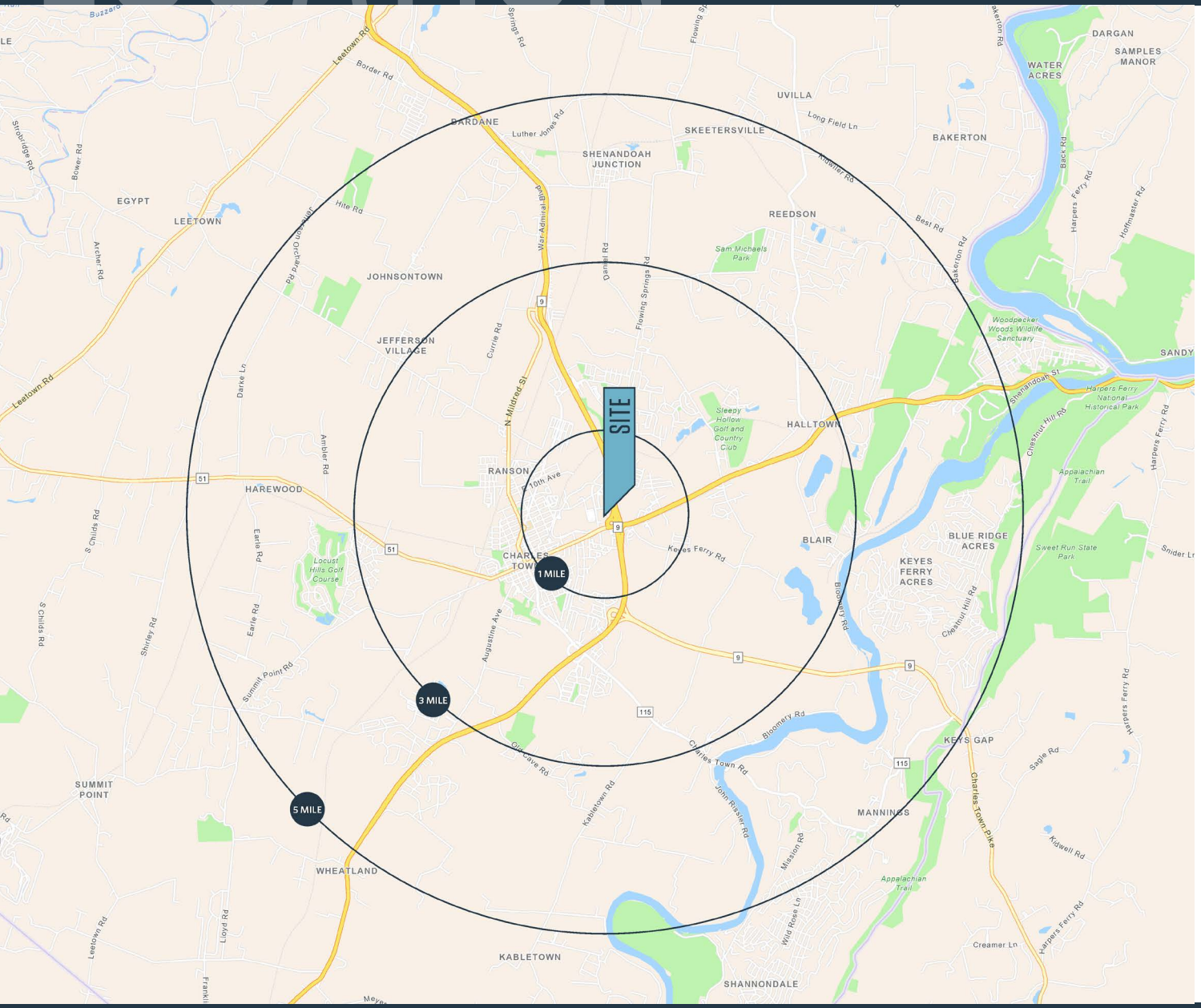
ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

klnb.com

LOCATION

JEFFERSON CROSSING

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



PROPERTY HIGHLIGHTS:

- 1,160 SF
- 1,200
  Available 4/30/27
- 1,800 SF
  Available 7/31/27
- 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

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

klnb

MARKET

JEFFERSON CROSSING

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



RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

klnb

CLOSE-UP

JEFFERSON CROSSING

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



RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

klnb

SITE PLAN

JEFFERSON CROSSING

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



71A	HAIR CUTTERY	1,200 SF
71B	SASSY NAIL SPA	1,200 SF
71C	JERSEY MIKE'S SUBS	1,200 SF
71D	UPS STORE	1,200 SF
71E	AVAILABLE - 4/30/27 [DO NOT DISTURB]	1,800 SF
71F	FRESHLY FOLDED LAUNDRY	2,406 SF
112	DUNKIN	1,500 SF
114	BUFFALO WILD WINGS GO	1,300 SF
116	AVAILABLE	2,800 SF
176	GREAT WALL RESTAURANT	1,200 SF
178	TOBACCO & VAPOR	1,200 SF
180	AVAILABLE - 7/31/27 [DO NOT DISTURB]	1,200 SF
182	SHERWIN-WILLIAMS	4,000 SF
186	HARBOR FREIGHT	15,758 SF
188	CVS	8,450 SF
190	MARTIN'S FOOD	75,650 SF
200	AVAILABLE [FORMER SWEET FROG]	1,160 SF
PAD-1	AUTO ZONE	7,000 SF
PAD-2	MARTIN'S FUEL	2,400 SF
PAD-3	APPLEBEE'S	5,250 SF

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

klnb

JEFFERSON CROSSING

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

FOR MORE INFORMATION, PLEASE CONTACT:

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

100 West Road, Suite 505, Towson, MD 21204

klnb.com

instagram.com/klnbcre linkedin.com/company/klnb facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.