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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), 3,200 SF (coming available 4/1/27)

OWNED BY:



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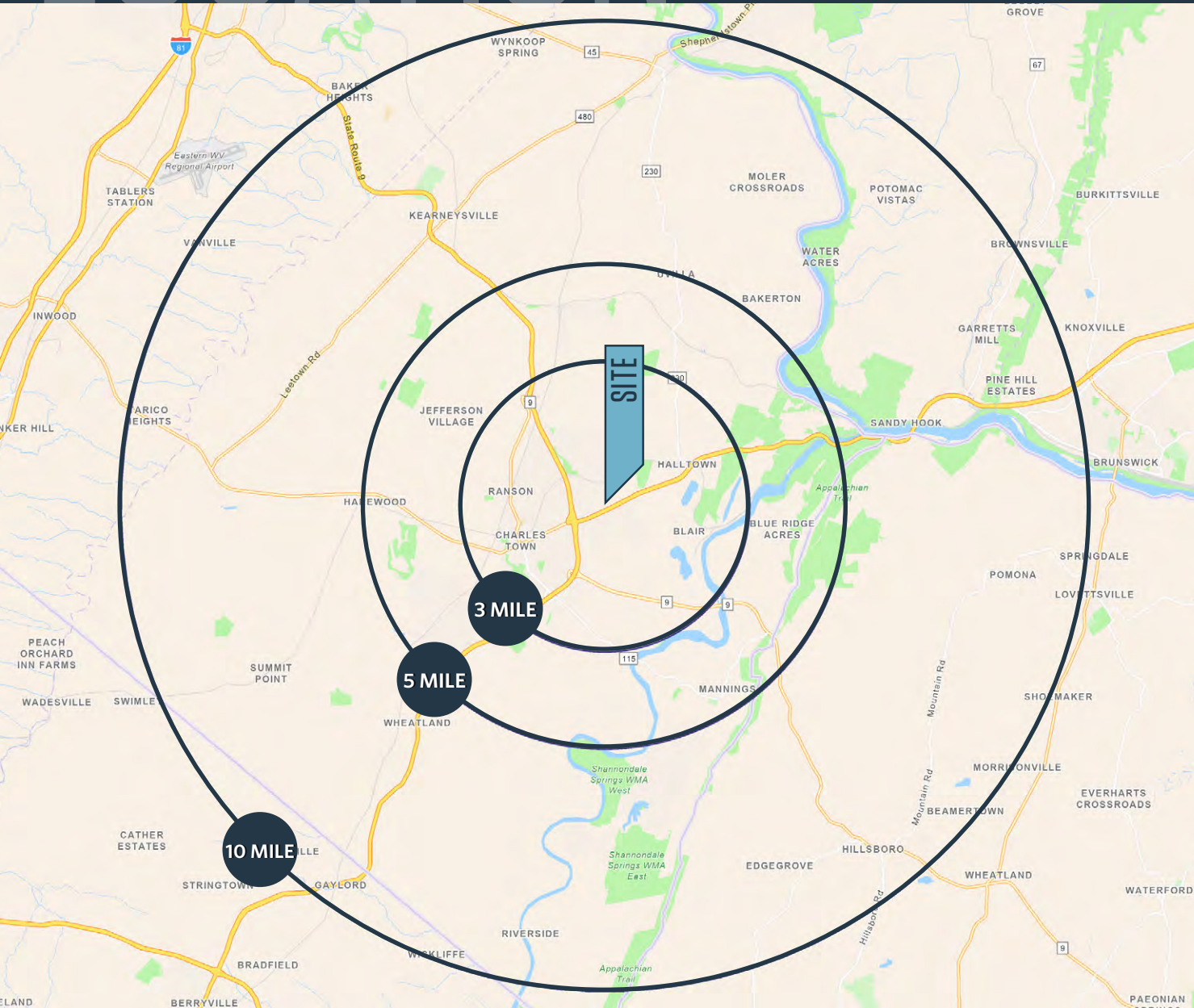
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LOCATION

CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414



DEMOGRAPHICS | 2024:

3-MILE	5-MILE	10-MILE
Population	36,119	79,742
Daytime Population	15,912	24,803
Households	13,923	30,046
Average HH Income	\$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.



THE BOULEVARD AT POTOMAC TOWNE CENTER

- Walgreens
- Chick-fil-A
- FIVE GUYS

THE MARKETPLACE AT POTOMAC TOWNE CENTER

- KOHL'S
- petco
- Roy Rogers
- weis
- HAIR CUTTERY
- Panera
- California TORTILLA
- ValleyHealth

RANSON SQUARE

- CVS pharmacy

JEFFERSON CROSSING

- MARTIN'S
- CVS pharmacy
- Hampton Inn
- IHOP
- Applebee's
- TACO BELL
- AutoZone

CHARLES TOWN PLAZA

- Walmart
- LONG JOHN SILVER'S
- CVS pharmacy
- AW
- DOLLAR TREE
- 7-ELEVEN
- TRIST

- ALDI
- SHEETZ
- TRACTOR SUPPLY CO.

HOLLYWOOD Casino

- SHEETZ
- POPEYES
- BURGER KING

SOMERSET VILLAGE

- FOOD LION
- DOLLAR GENERAL
- STARBUCKS

- KFC
- McDonald's
- Wendy's

- Walgreens
- Ruby Tuesday
- WAF FILE HOUSE

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CLOSE-UP

CHARLES TOWN PLAZA

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SITE PLAN

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	AT LEASE	1,600
10	Laundry House	1,600
11	China Fortune	1,600
12	Hunt Brothers Pizza (Coming Available 4/1/27)	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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CLICK TO VIEW PROPERTY WEBSITE

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