

103 FORBES DRIVE

MARTINSBURG, WV

3.09 ACRES AVAILABLE

RAPPAPORT
CULTIVATING PLACES

CVS

Walgreens

3.09 ACRES

103 FORBES DRIVE

weis planet fitness TSC TRACTOR SUPPLY CO





POPEYES

goodwill

103 FORBES DRIVE MARTINSBURG, WV

- | 3.09 acres commercial land available for ground lease, BTS, or sale
- | All utilities stubbed to the site
- | High growth area in Martinsburg adjacent to RT 9 at the intersection of Rte 9 and Rte 11
- | Site adjacent to Walgreens
- | Great visibility in addition to a new pylon opportunity

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	9,921	40,041	63,395
 DAYTIME POPULATION	5,622	21,542	24,731
 HOUSEHOLD INCOME	\$64,007	\$66,184	\$74,537
 TRAFFIC COUNTS	24,659 on Route 9		

AREA RETAILERS








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INTERSTATE-81 72,650 VPD

ROUTE 9 24,659 VPD

ROUTE 11 70,746 VPD

103 FORBES DRIVE

N RALEIGH STREET

TAVERN RD



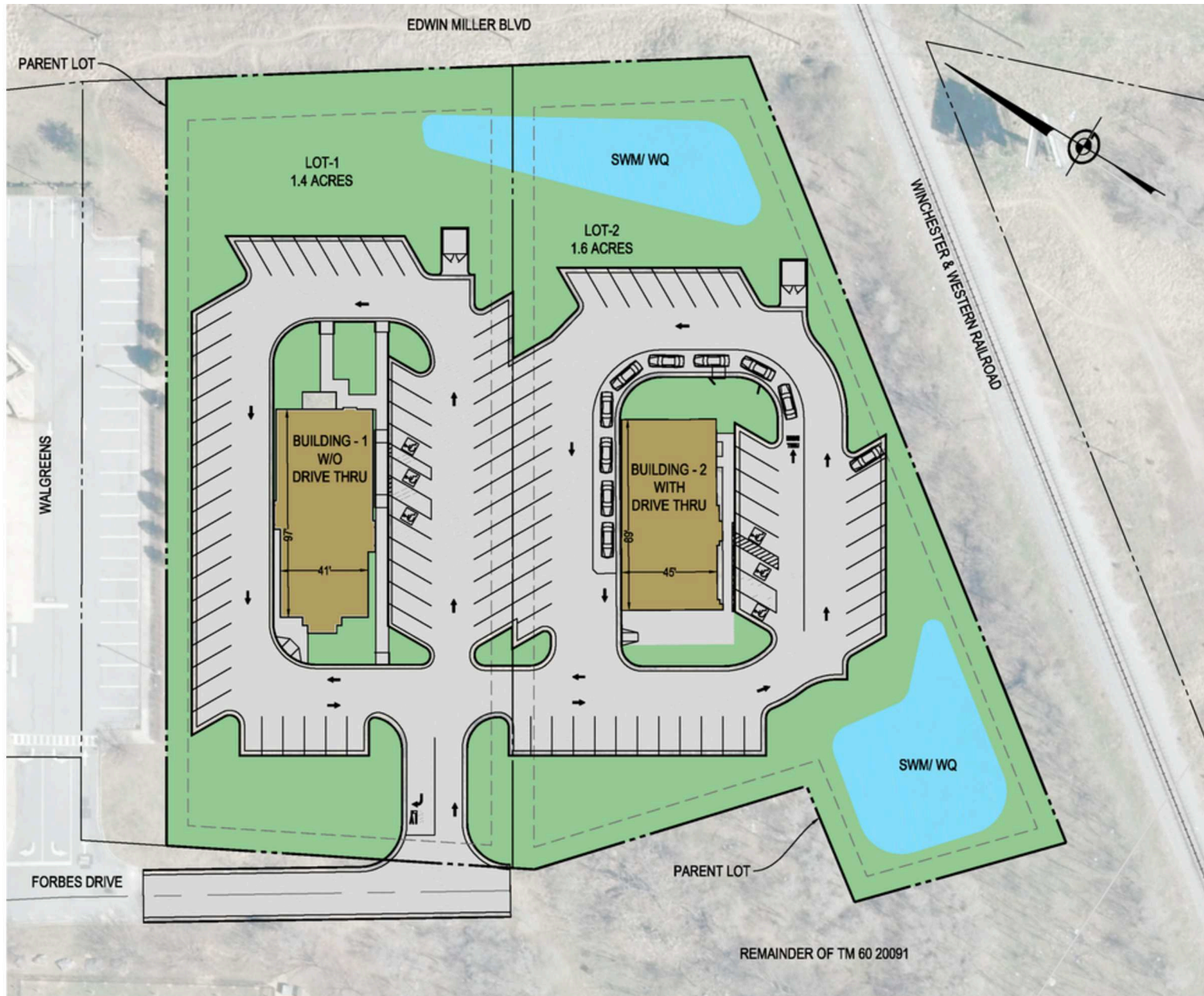
SITE PLAN

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2-TENANT SCENARIO

103 FORBES DRIVE | MARTINSBURG, WV





103 FORBES DRIVE | 103 FORBES DRIVE, MARTINSBURG, WV

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