

103 FORBES DRIVE

MARTINSBURG, WV

3.09 ACRES AVAILABLE

RAPPAPORT
CULTIVATING PLACES



CVS

Walgreens

DUNKIN' DONUTS

First United Bank & Trust



SUBWAY

FAMILY DOLLAR

MARTIN'S



Auto Zone



Save a lot

Onelife FITNESS

DOLLAR TREE

Dollar Best

DOLLAR GENERAL

BIG LOTS!

Aaron's

National Maritime Center

N RALEIGH STREET

ROUTE 9 24,659 VPD

ROUTE 11 10,746 VPD

103 FORBES DRIVE

3.09 ACRES

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








103 FORBES DRIVE
MARTINSBURG, WV

INTERSTATE-81 72,650 VPD

81

ROUTE 9 24,659 VPD

ROUTE 11 70,746 VPD

103 FORBES DRIVE

N RALEIGH STREET

TAVERN RD

WVU
Medicine

ValleyHealth
Healthier, together.

SCH
Shenandoah
Community Health

CVS

Walgreens

National
Maritime
Center

DUNKIN'
DONUTS

Sherrin
WILLIAMS

CVS

Walgreens

National
Maritime
Center

ALDI
CARQUEST
AUTO PARTS
Advance
Auto Parts

Hoss's
STEAK & SEA

Comfort

Super 8
BY WINDHAM

LONG JOHN
SILVERS

KFC

TRUIST

Waffle
HOUSE

SHEETZ

ValleyHealth
Urgent Care

UNITED
BANK

Arbys

City
NATIONAL BANK

BERKELEY PLAZA
EXTREME
FAMILY
FITNESS
spherion
BERKELEY PLAZA
THEATRE 7

OLD COURTHOUSE
SQUARE
MARTIN'S **TACO**
BELL **FAMILY**
DOLLAR
UPS **Pizza**
Hut **McDonald's** **Auto**
Zone **SUBWAY**

Save
alot **Onelife**
FITNESS **DOLLAR**
GENERAL

DOLLAR
TREE

Big
LOTS! **goodwill** **Aaron's**

jiffy
lube

Wendy's

weis **planet**
fitness
TSC **TRACTOR**
SUPPLY CO

7
ELEVEN

DQ

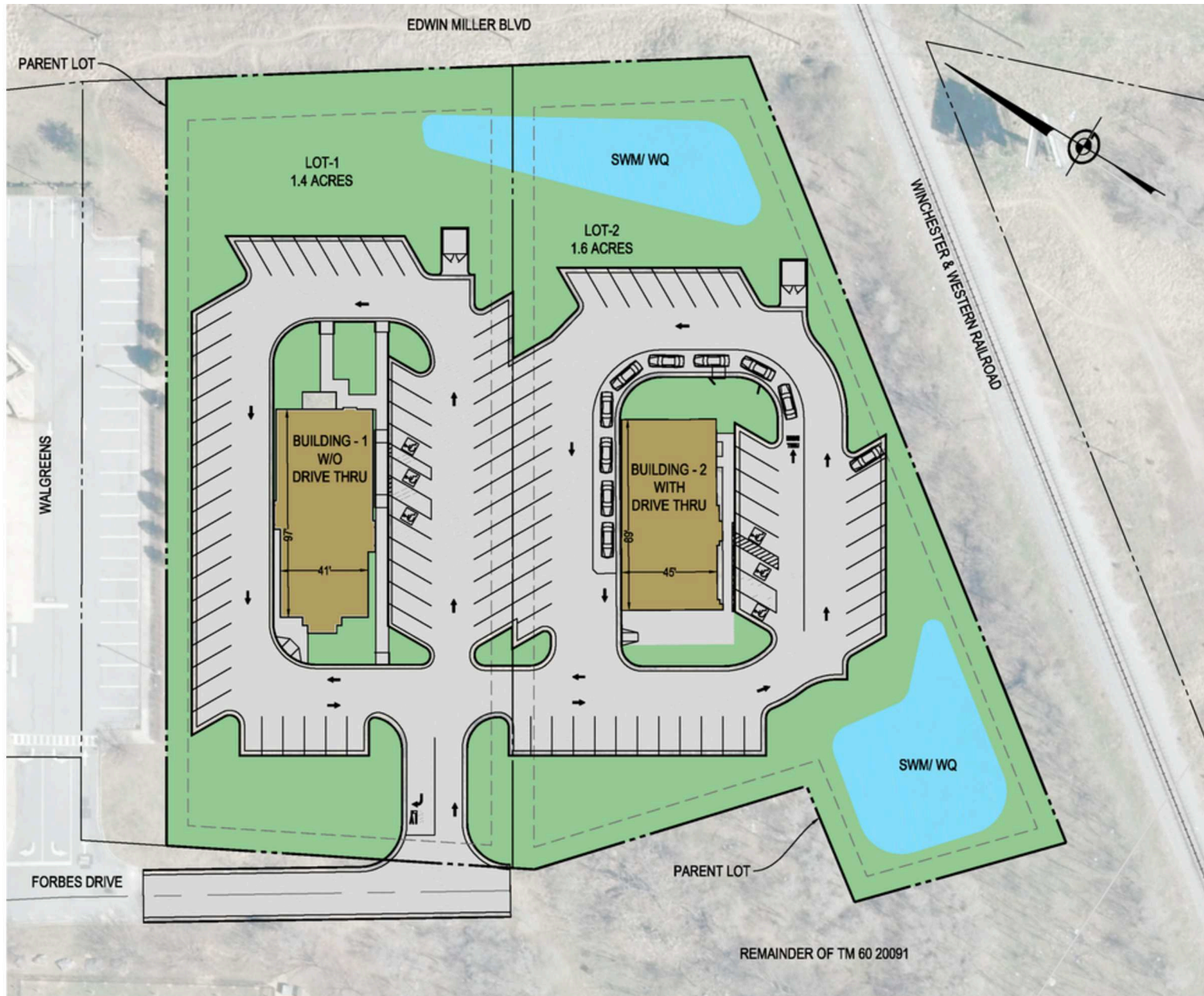
SITE PLAN

103 FORBES DRIVE | MARTINSBURG, WV



2-TENANT SCENARIO

103 FORBES DRIVE | MARTINSBURG, WV





103 FORBES DRIVE | 103 FORBES DRIVE, MARTINSBURG, WV

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

rappaportco.com