

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 Best

DOLLAR GENERAL

DOLLAR TREE

BIG LOTS!

Aaron's



103 FORBES DRIVE

3.09 ACRES

weis planet fitness TSC TRACTOR SUPPLY CO





POPEYES



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 2025

	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

DUNKIN' DONUTS

Sherrin Williams

CVS

Walgreens

National Maritime Center

Super 8
BY WINDHAM

Comfort

Hoss's
STEAK & SEA

ALDI **CARQUEST**
Auto Parts

Advance
Auto Parts

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 a lot **Onelife FITNESS** **DOLLAR GENERAL**

DOLLAR TREE

Big Lots! **Aaron's**

jiffy lube

Wendy's

weis **planet fitness**
TSC TRACTOR SUPPLY CO

7 ELEVEN

DQ

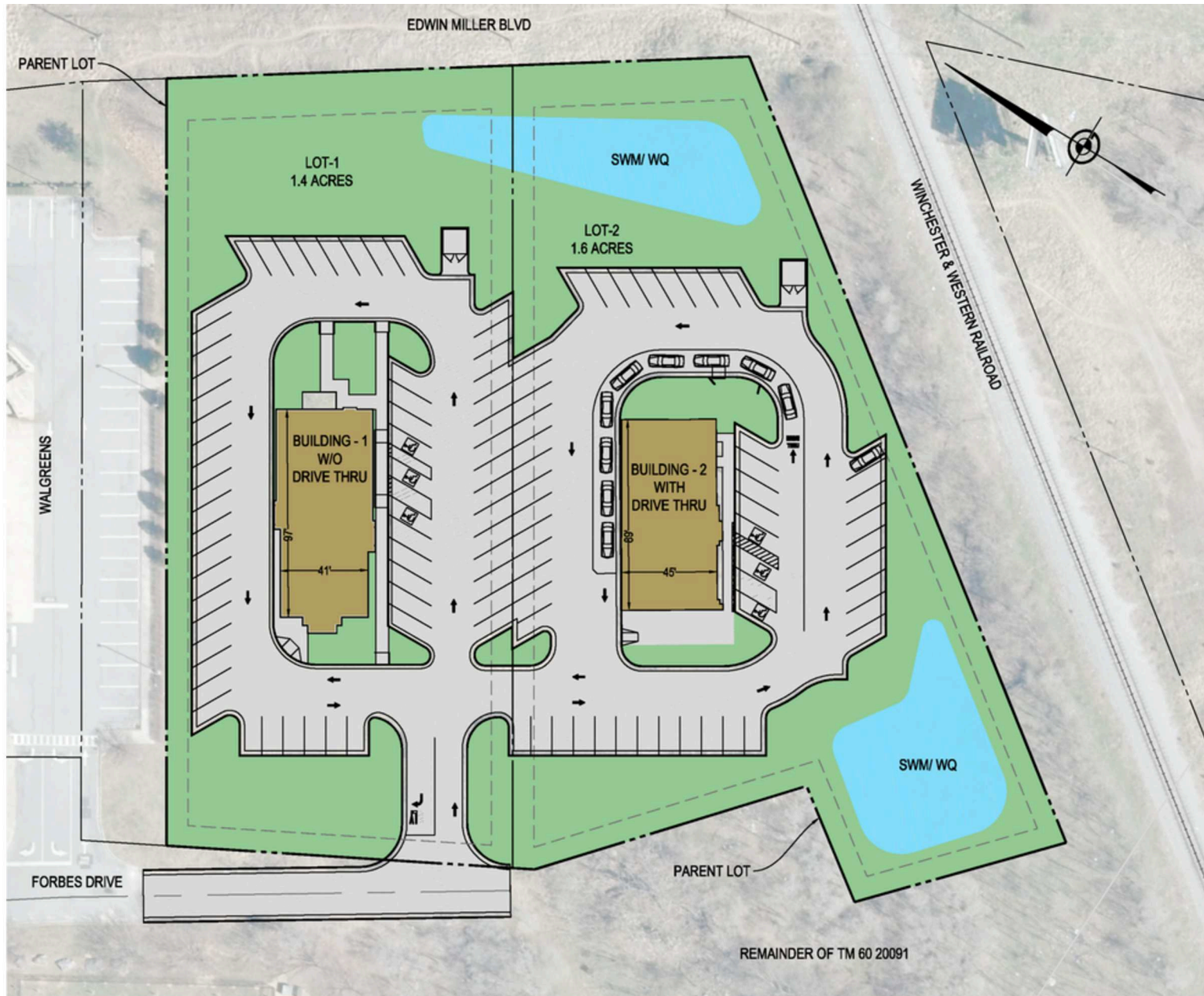
SITE PLAN

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