

103 FORBES DRIVE

MARTINSBURG, WV

3.09 ACRES AVAILABLE

RAPPAPORT
CULTIVATING PLACES

ROUTE 9 24,659 VPD

ROUTE 11 10,746 VPD

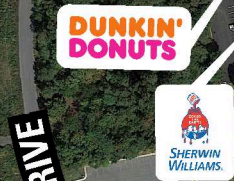
CVS

Walgreens

3.09 ACRES

103 FORBES DRIVE

N RALEIGH STREET



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 10,746 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

N RALEIGH STREET

Super 8
BY WYNDHAM

Comfort

Hoss's
STEAK & SEA

ALDI
CROQUEST
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

7
ELEVEN

DQ

weis
planet
fitness
TSC TRACTOR
SUPPLY CO

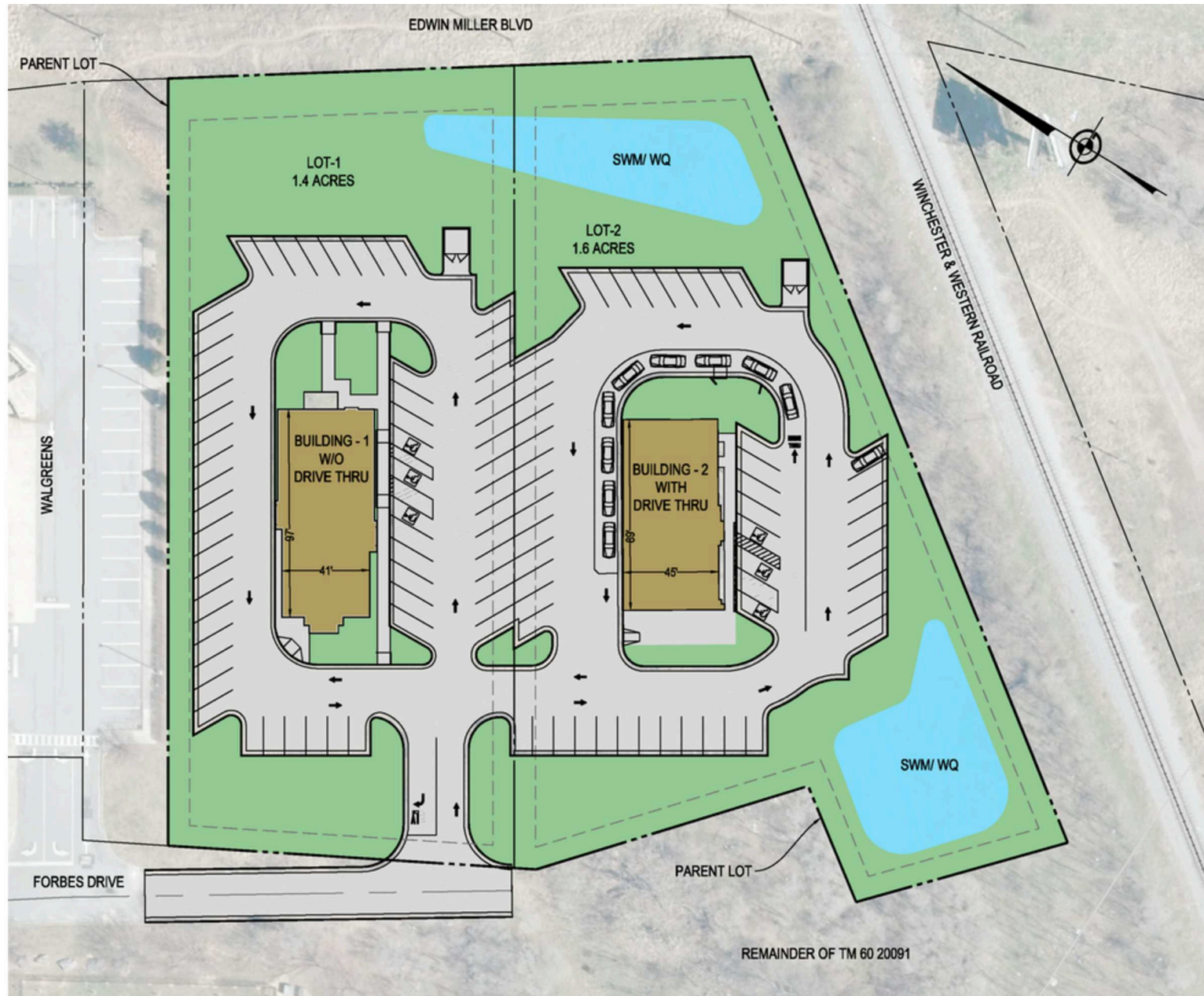
SITE PLAN

103 FORBES DRIVE | MARTINSBURG, WV



2-TENANT SCENARIO

103 FORBES DRIVE | MARTINSBURG, WV





103 FORBES DRIVE | 103 FORBES DRIVE, MARTINSBURG, WV

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