

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

DUNKIN' DONUTS



First United Bank & Trust



FAMILY DOLLAR

MARTIN'S



Auto Zone



Save a lot

Onelife FITNESS

Do it Best

DOLLAR TREE

BIG LOTS!

Aaron's



POPEYES

weis



TSC TRACTOR SUPPLY CO



National Maritime Center

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

TAVERN RD

N RALEIGH STREET

103 FORBES DRIVE



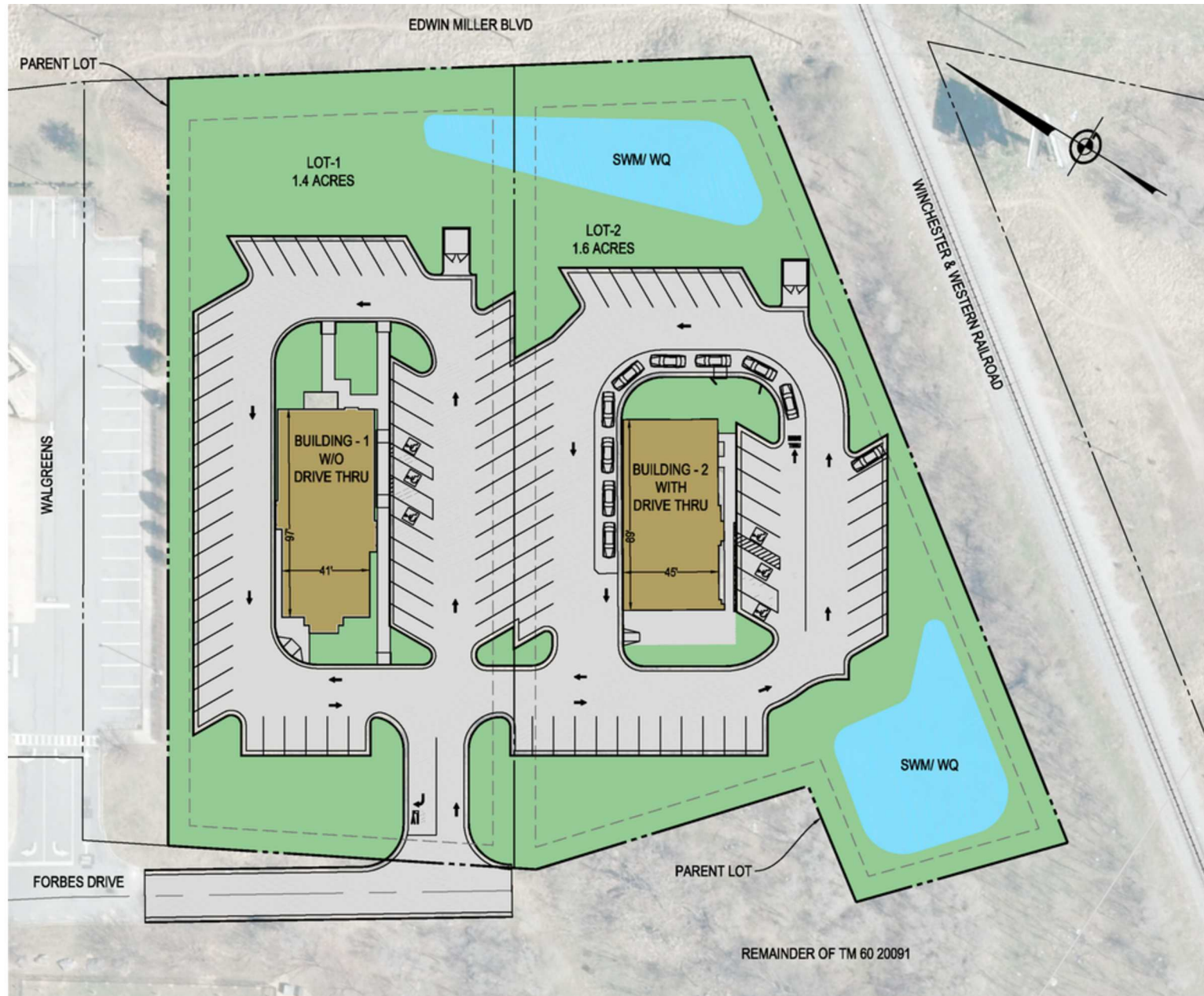
SITE PLAN

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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