

# RANSON-CHARLES TOWN, WV

## PRIME RETAIL SPACE FOR LEASE

# THE POTOMAC MARKETPLACE

217 Oak Lee Drive Ranson, West Virginia 25438



**4,000 SF INLINE SUITE AVAILABLE!**



The Potomac Marketplace's 378,576 sf retail center boasts an array of national and destination retailers strategically located just one mile from the Hollywood Casino at Charles Town Races, a premier casino and thoroughbred horse racing complex with over three million visitors annually. The center is the dominant retail property in Ranson-Charles Town MSA, a bedroom community of Washington, DC and the Dulles/Reston, Virginia tech corridor with strong demographics and growth history.

This busy retail hub along Route 9, with over 17,600 vehicles/day, is a high growth area featuring over 85,000 residents with average household income of over \$82,000 within a 10 mile radius and construction of the 1,100 unit President's Pointe residential development is currently underway.

The Potomac Marketplace thrives with a strong tenant roster anchored by Marshalls, Home Depot, Kohl's, Petco, Weis Markets, and Weis Gas complemented by casual dining including Panera Bread, Roy Rogers, Dunkin' Donuts-Baskin Robbins, California Tortilla, Glory Days Grill, Ledo Pizza and Subway. In addition, the center provides a strong collection of service based tenants including Shoe Dept., Apricot Lane Boutique, Valley Health Center, Lendmark Financial, Hair Cuttery, City National Bank, State Farm, Executive Cleaners, AT&T and Pivot Physical Therapy Clinic.

*Coming soon ... Five Below!*

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
Population	31,845	88,524	205,588
Households	12,194	33,560	78,178
Avg HH Income \$	95,174	96,129	96,333



**Future 5-Acre  
development area  
proposed retail space:  
10,000 sf building  
22,000 sf building  
15,500 sf buildings**

*If you think you're the perfect fit, give us a call!*

**H** HEIDENBERG  
PROPERTIES  
GROUP  
www.HeidenbergProperties.com

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