



FOR SALE
RETAIL / RESTAURANT
MARKETING FLYER



419 W. KING STREET
MARTINSBURG, WV 25401



TARGET

BEST BUY

PETSMART

CRUMBL

SHEETZ

CHICK-FIL-A

EXIT 12

LOWE'S

STARBUCKS

MARTIN'S

HOBBY LOBBY

DAIRY QUEEN

WALMART



419 W. KING STREET

7-ELEVEN

MARTINSBURG FIRE STATION

EPTA TRANSIT STOP

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Interior Photos

Description, floor plan and interior photos of the property.

08

Exterior Photos

Exterior photos of the property from various angles.

12

Aerial Photos

Aerial photos of the property from various heights and angles.

14



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RETAIL / RESTAURANT FOR SALE

419 W. KING STREET
MARTINSBURG, WV 25401

SALE PRICE / \$1,750,000

GROSS BUILDING SIZE / 22,664 (+/-) SQ FT

PROPERTY TYPE / RETAIL / RESTAURANT

CITY LIMITS / INSIDE

**PROPERTY FEATURES / EXCELLENT
VISIBILITY, DOWNTOWN LOCATION,
ON-SITE PARKING, OUTDOOR PATIO,
HIGH TRAFFIC COUNT, TURN KEY
INFRASTRUCTURE, MULTIPLE ACCESS
POINTS, PRIME CORNER LOCATION**

Turnkey Hospitality & Adaptive Reuse Opportunity

- 22,664 (+/-) square feet fully renovated commercial property originally built in 1931
- Café, full bar, show kitchen, and seven commercial food stall/kitchen spaces
- Designed for restaurant, food hall, entertainment, or mixed-use hospitality concepts
- Potential transfer of "Garage on King" branding and intellectual property

High-Visibility Downtown Location

- Positioned at a signalized intersection in downtown Martinsburg
- Approximately 18,696 vehicles per day along W. King Street (2024 data)
- With quick access to I-81 via Exit 13 (1.5 miles) and Exit 12 (2 miles), this location offers outstanding regional access for businesses, employees, and customers.

Industrial Character & Outdoor Amenities

- Interior features exposed brick walls, steel beams, and modern industrial finishes
- Newly added 2,100 (+/-) square feet paver patio for outdoor dining and events
- Approximately 20+ on-site parking spaces with multiple access points
- Full public utilities available including electric, gas, water, sewer, and cable

FOR SALE

RETAIL / RESTAURANT - LOCATED DOWNTOWN AND ONLY 1.8 MILES TO I-81, EXIT 13
419 W. KING STREET · MARTINSBURG, WV 25401 · 22,664 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

- 22,664 (+/-) square feet renovated commercial building with basement and plenty of storage capabilities
- Originally constructed in 1962 with brick and concrete block construction
- Extensive interior upgrades including new HVAC and commercial electrical systems
- Commercial-grade sprinkler system installed throughout the building
- Flexible layout previously configured as food hall, restaurant, and event venue

INGRESS / EGRESS / PARKING

- Positioned on a signalized, high-visibility corner in downtown Martinsburg
- Multiple access points providing efficient ingress and egress options
- Approximately 20+ on-site parking spaces available
- Strong pedestrian and vehicle accessibility from surrounding downtown core
- Direct connectivity to major regional transportation routes via nearby I-81 Exit 13 (1.5 miles) and Exit 12 (2 miles)

LEGAL DESCRIPTION / ZONING

- Inside city limits of Martinsburg
- Parcel 166, Tax Map 14, Martinsburg Corp of Berkeley County
- Deed Book 1397, Page 549
- No Zoning Restrictions

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	Mountaineer Gas Company
Water	City of Martinsburg
Sewer	City of Martinsburg
Trash	City of Martinsburg
Cable/Internet	Multiple Providers



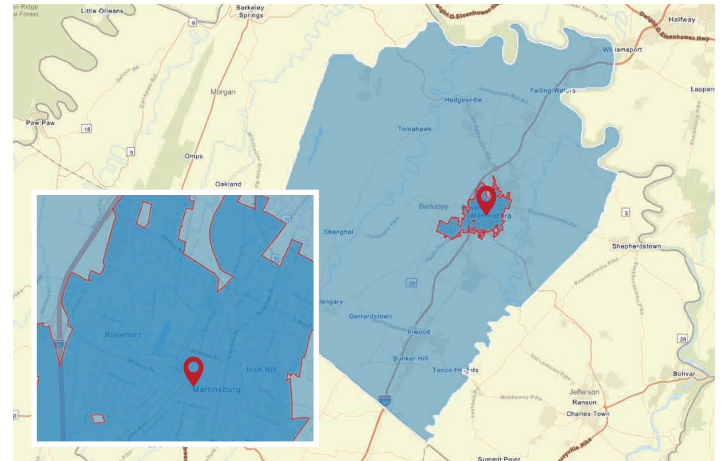
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with the "small town" character and sense of community.

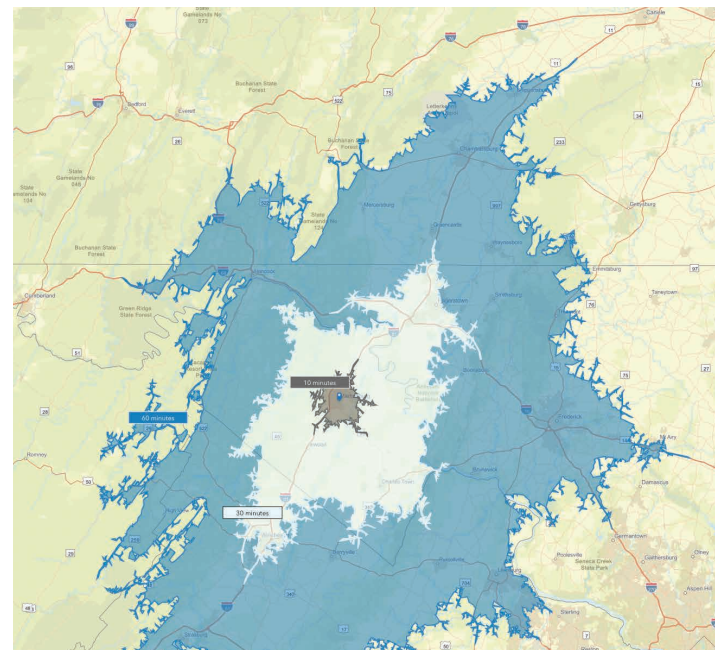
Berkeley County has a total population of 132,864 and a median household income of \$82,088. Total number of businesses is 2,713.

The **City of Martinsburg** has a total population of 18,928 and a median household income of \$58,655. Total number of businesses is 966.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Martinsburg City Limits 📍 Subject Location



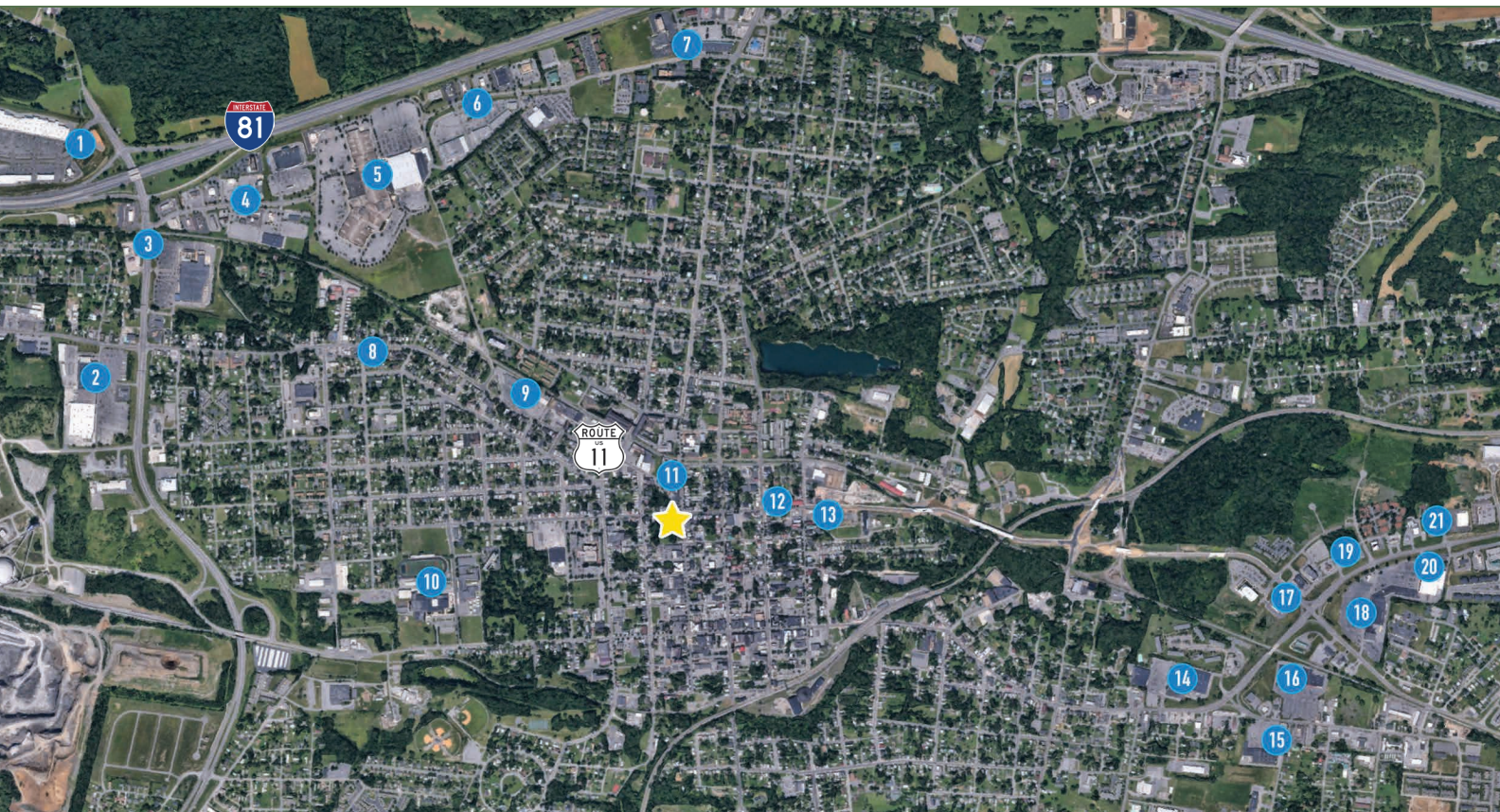
Distance to nearby cities: Charles Town, WV - 15 miles,
Hagerstown, MD - 24 miles, Winchester, VA - 25 miles,
Frederick, MD - 40 miles, Leesburg, VA - 42 miles,
Washington, DC - 77 miles, Baltimore, MD - 95 miles.



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SURROUNDING AMENITIES



The Google aerial above highlights several of the most popular surrounding locations. The subject property at 419 W. King Street has been referenced with a yellow star.

- ① Retail Commons; Target, Pet Smart, T.J. Max, Best Buy, Crumbl, Jersey Mike's, Dick's Sporting Goods, Ulta, Books-A-Million
- ② Gabes
- ③ Lowe's, Sheetz, McDonald's
- ④ Foxcroft Ave; Chick-Fil-A, Arby's, Taco Bell, Dunkin', Chipotle, Panda Express, Starbucks
- ⑤ Hobby Lobby, Walmart, Olive Garden, Panera, Onelife Fitness, Tru Hilton
- ⑥ Outback, Buffalo Wild Wings, Wendy's, Office Depot, Cracker Barrel
- ⑦ Holiday Inn, Fairfield Inn, Rocs, Sheetz
- ⑧ Dairy Queen
- ⑨ Family Dollar
- ⑩ Martinsburg High and Middle School
- ⑪ 7-Eleven
- ⑫ Martinsburg Fire Station
- ⑬ Coming Soon; EPTA Transit Bus Stop
- ⑭ Tractor Supply, Weis, Planet Fitness
- ⑮ Big Lots, Dollar Tree
- ⑯ Save a Lot
- ⑰ Walgreens, CVS
- ⑱ Martin's, McDonald's, AutoZone Auto Parts, Subway
- ⑲ Dunkin'
- ⑳ Super Shoes, Taco Bell, Arby's
- ㉑ Advance Auto Parts, ALDI

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



38,998

Total
Population



1,530

Businesses



46,679

Daytime
Population



\$274,808

Median Home
Value



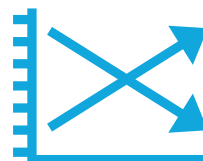
\$34,730

Per Capita
Income



\$66,191

Median Household
Income



1.4%

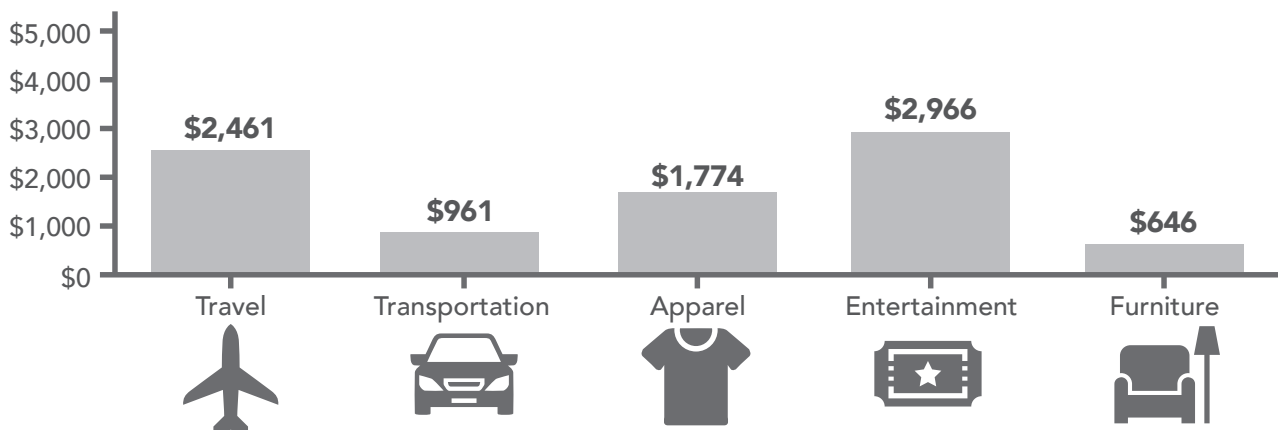
2025-2030
Pop Growth Rate



16,689

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



61,516

Total
Population



1,843

Businesses



65,335

Daytime
Population



\$293,486

Median Home
Value



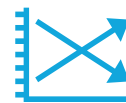
\$37,104

Per Capita
Income



\$74,848

Median
Household
Income



1.6%

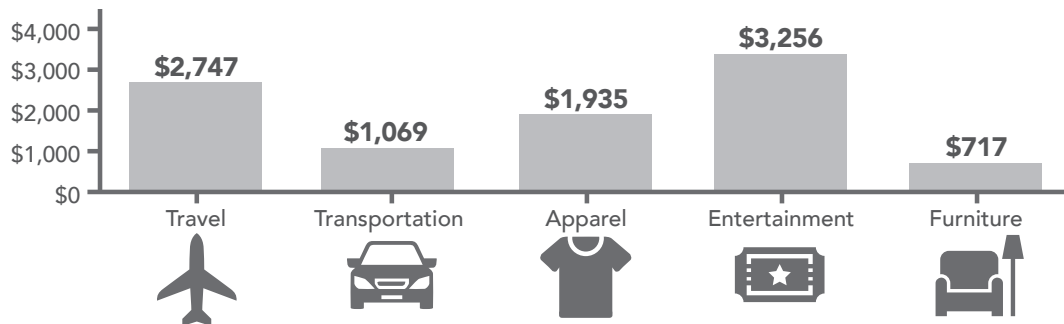
2025-2030
Pop Growth
Rate



24,695

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



132,226

Total
Population



3,078

Businesses



117,835

Daytime
Population



\$307,828

Median Home
Value



\$40,307

Per Capita
Income



\$82,609

Median
Household
Income



1.7%

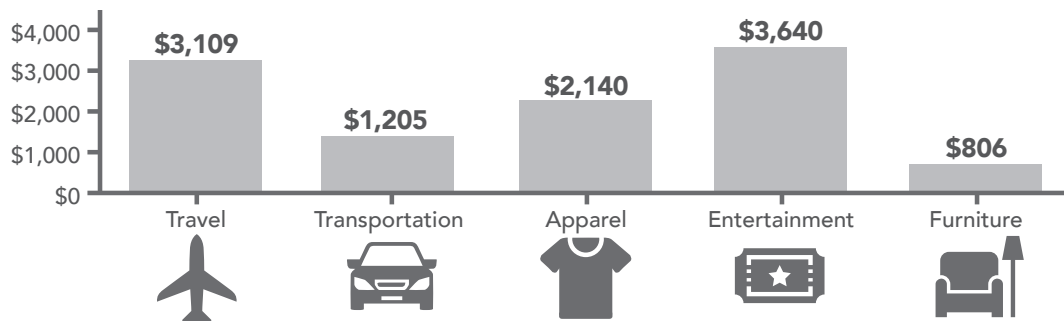
2025-2030
Pop Growth
Rate



50,473

Housing Units
(2020)

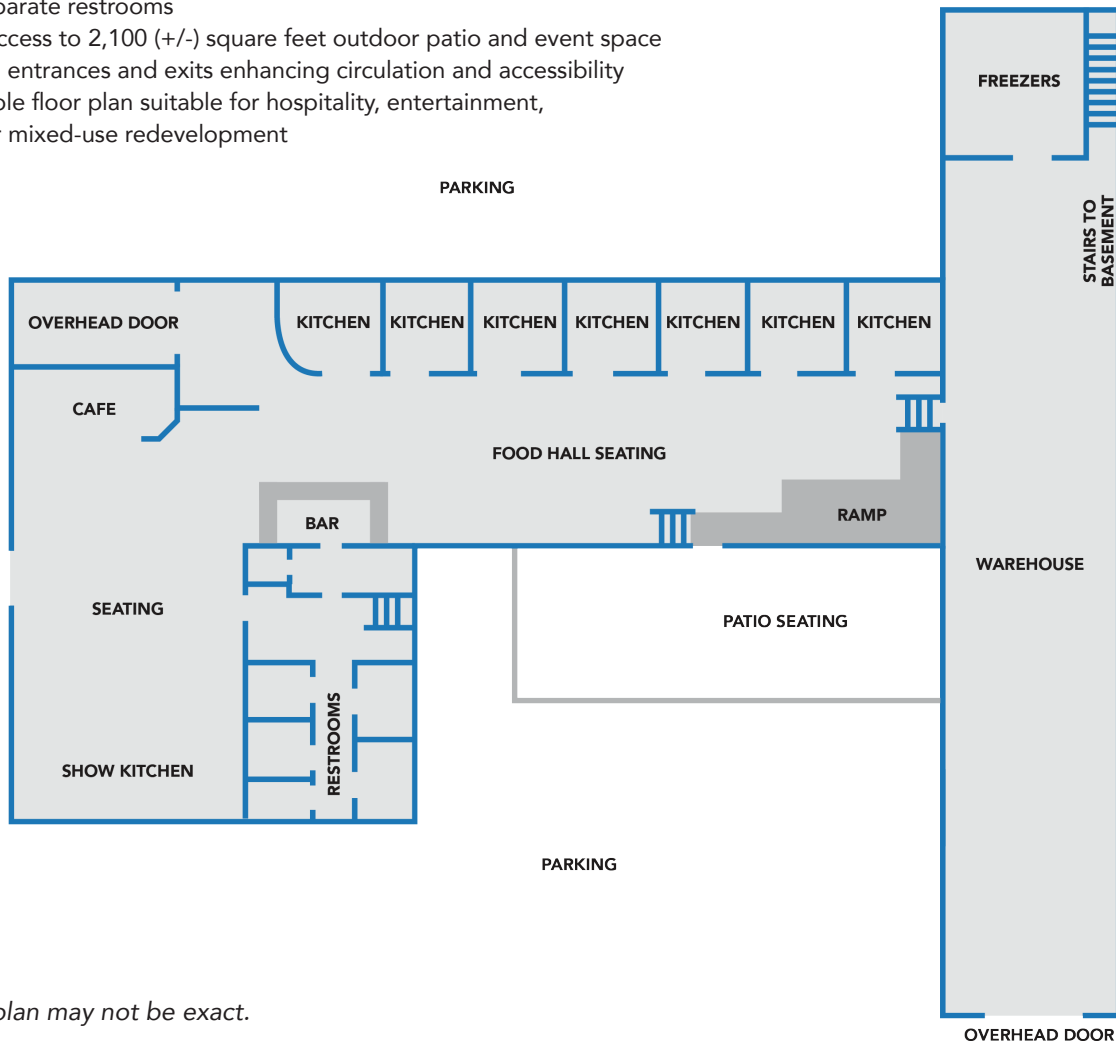
KEY SPENDING FACTS



FLOOR PLAN

22,664 (+/-) SQUARE FEET

- Flexible 22,664 (+/-) square feet open-concept commercial layout
- Central dining and gathering area with industrial-style finishes
- Full-service bar, café space, and show kitchen
- Seven commercial kitchen / food stall spaces
- Multiple seating, event, and entertainment areas throughout
- Four separate restrooms
- Direct access to 2,100 (+/-) square feet outdoor patio and event space
- Multiple entrances and exits enhancing circulation and accessibility
- Adaptable floor plan suitable for hospitality, entertainment, retail, or mixed-use redevelopment



*Floor plan may not be exact.

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INTERIOR PHOTOS



Open Seating Area.

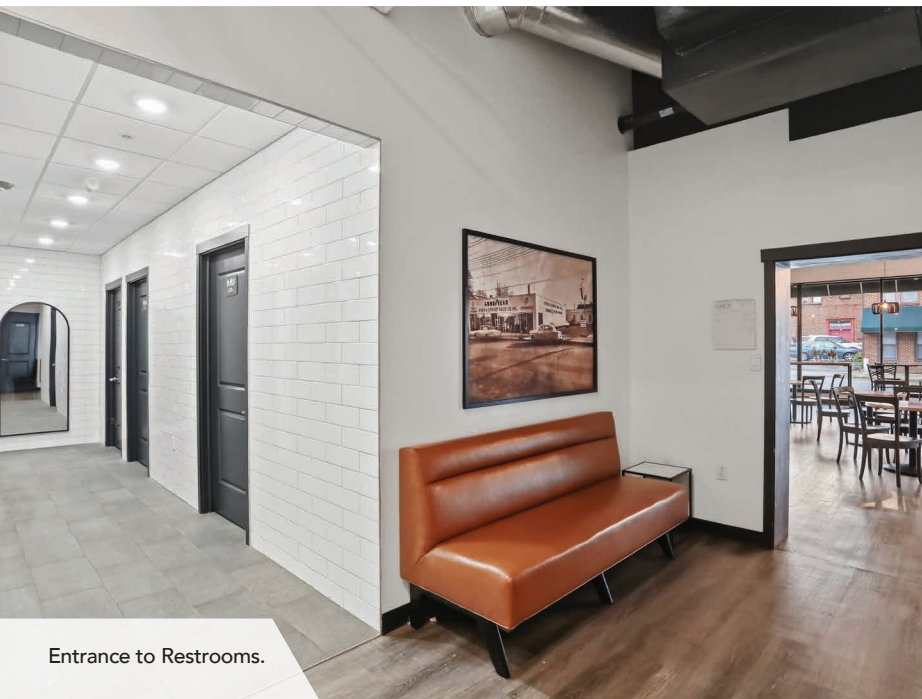


Open Seating Area.



Show Kitchen.

INTERIOR PHOTOS



Entrance to Restrooms.



Restroom.



Bar Area with Ample Seating.

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Food Hall.



Station Kitchen.



Station Kitchen.

EXTERIOR PHOTOS



Parking Lot.



Entrance of Building.

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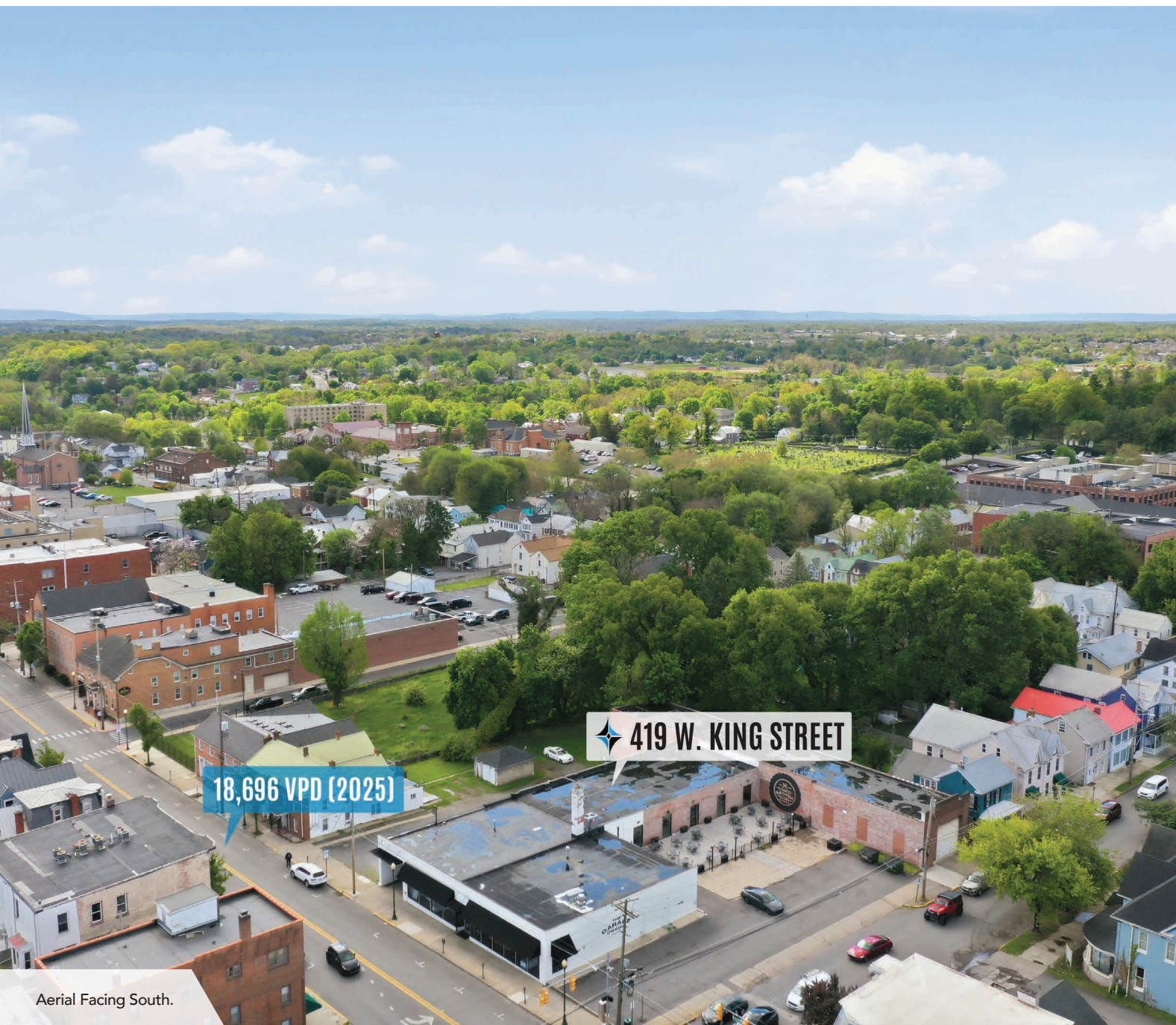


Outdoor Seating.



Parking Lot.

AERIALS



Aerial Facing South.

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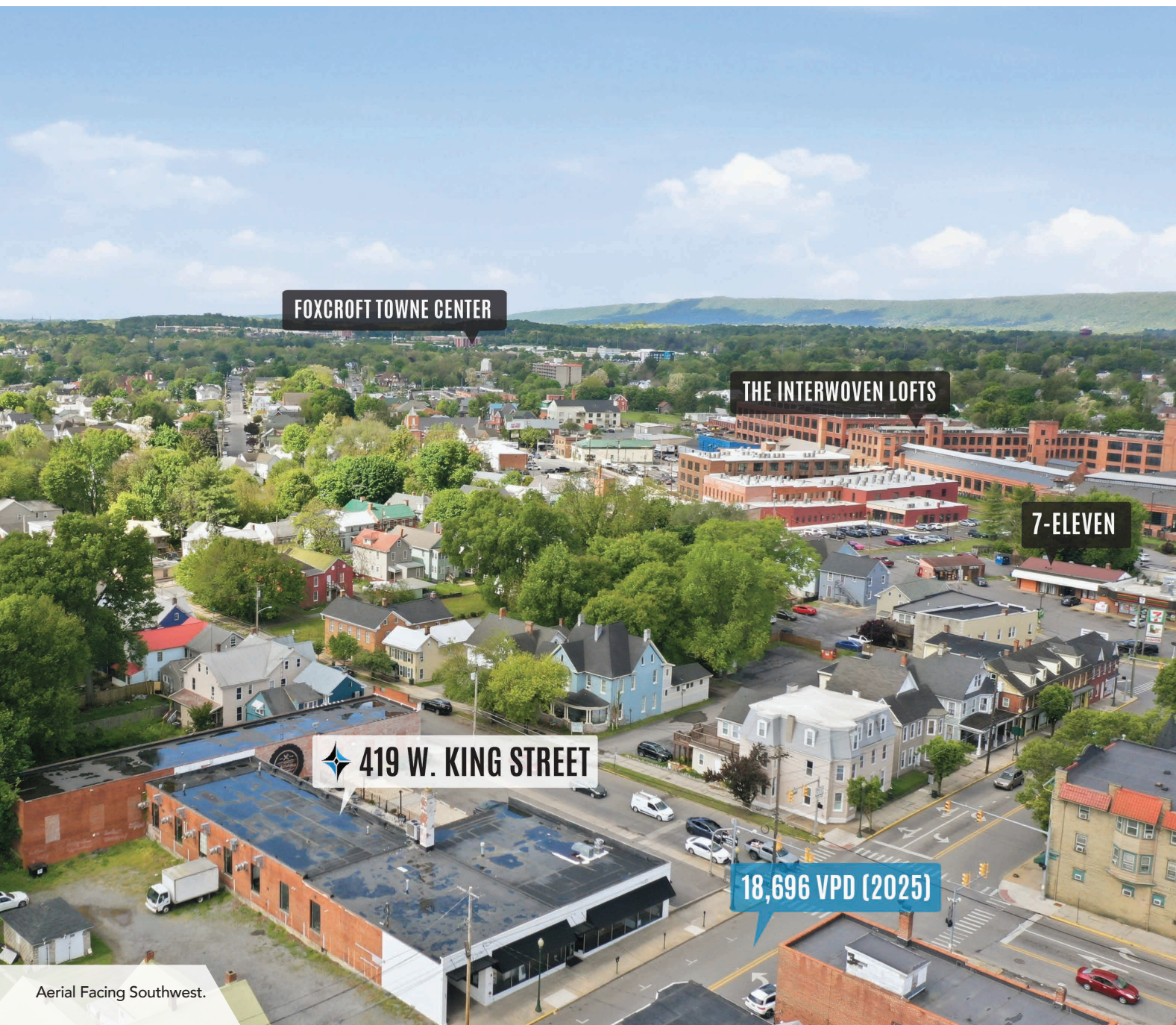


Aerial Facing East.



Aerial Facing West.

AERIALS



Aerial Facing Southwest.

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Aerial Facing Northeast.



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