



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Walmart anchored 206,146 SF regional shopping center.
- Located at the signalized intersection of William L. Wilson Freeway (WV Rt. 340) & Patrick Henry Way.
- Pylon Signage Available.
- 4,860 SF (available with 6-month notice to recapture), 3,200 SF (2<sup>nd</sup> generation restaurant coming available 4/1/27), Pad Site Available

## OWNED BY:



Grocery  
REIT

JOE FLEISCHMANN, ASSOCIATE BROKER

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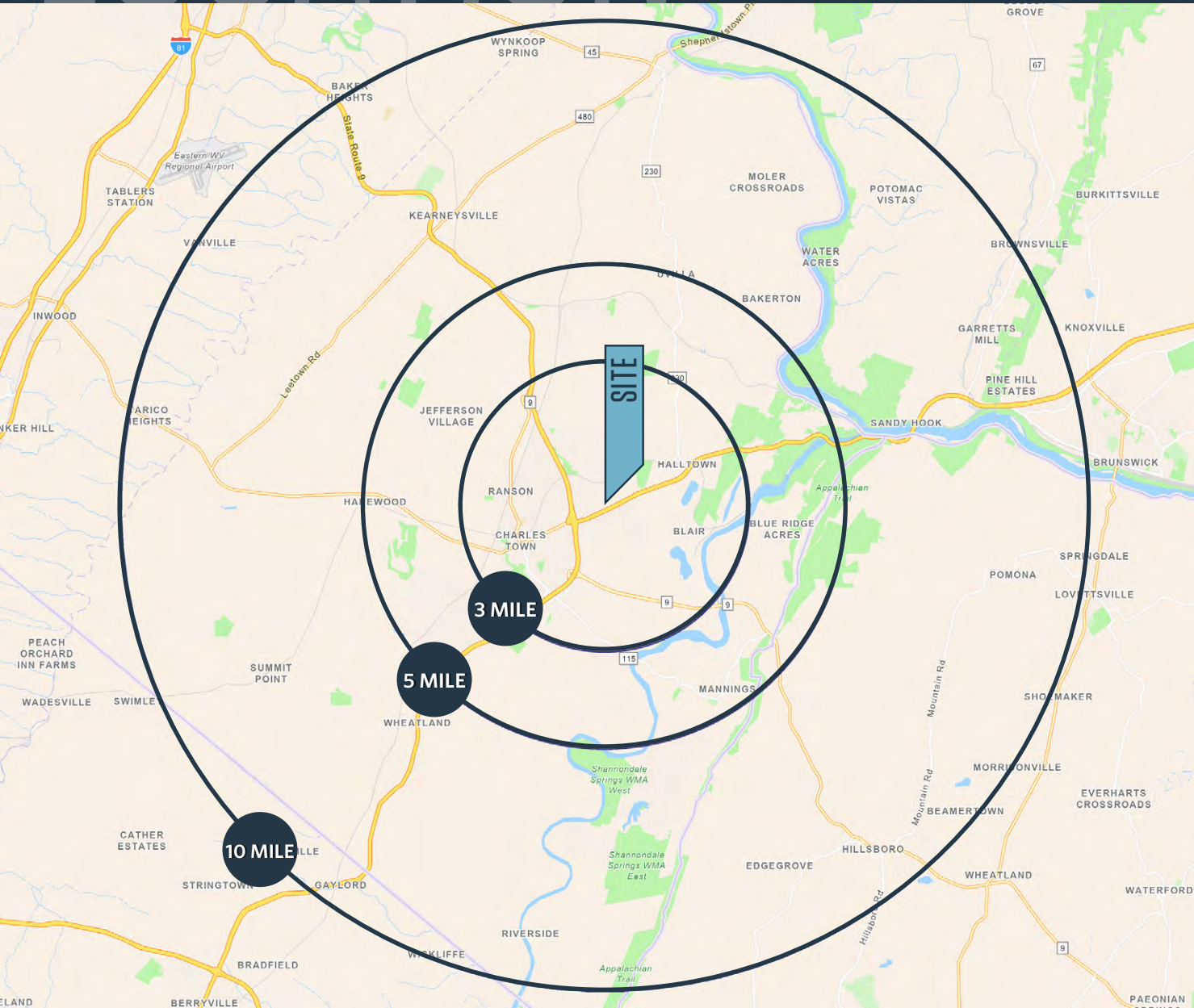
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# LOCATION

## CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414



### DEMOGRAPHICS | 2026:

| 3-MILE             | 5-MILE    | 10-MILE   |
|--------------------|-----------|-----------|
| Population         |           |           |
| 23,983             | 39,785    | 81,610    |
| Daytime Population |           |           |
| 24,659             | 36,781    | 66,406    |
| Households         |           |           |
| 9,643              | 15,787    | 31,633    |
| Average HH Income  |           |           |
| \$112,448          | \$123,780 | \$133,491 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

William L. Wilson Fwy (WV Rt. 340) 23,133 ADT

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# AERIAL

## CHARLES TOWN PLAZA

96 PATRICK HENRY WAY, CHARLES TOWN, WV, 25414

Charles Town - Ranson  
Jefferson County | West Virginia

**klnb**

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of  
any of the information supplied, we cannot,  
and do not, guarantee its accuracy.



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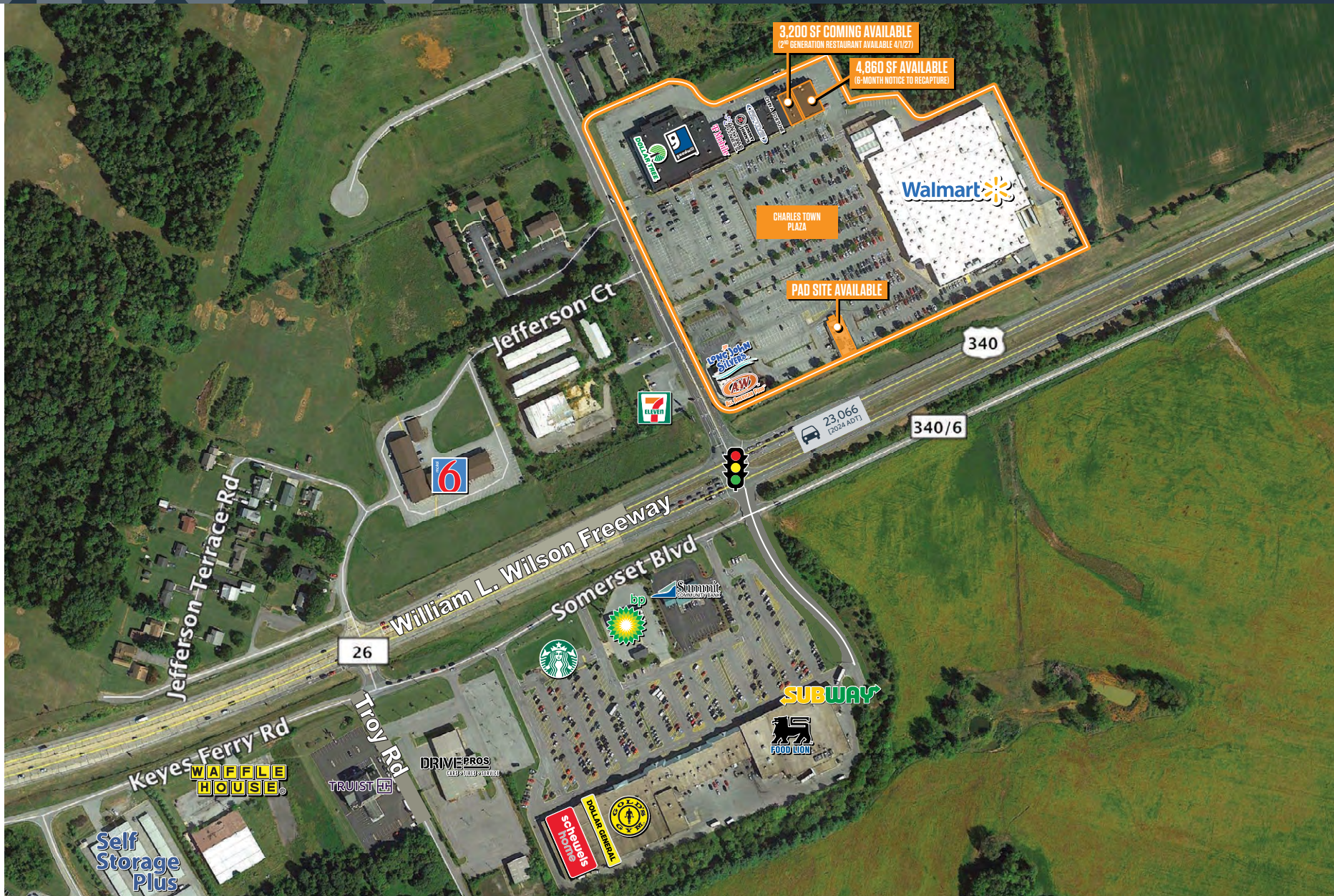
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# CLOSE-UP

## CHARLES TOWN PLAZA

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| UNIT         | TENANT                                                                   | SF             |
|--------------|--------------------------------------------------------------------------|----------------|
| 1            | Goodwill                                                                 | 15,642         |
| 1A           | Dollar Tree                                                              | 8,296          |
| 2A           | Rent-A-Center                                                            | 4,550          |
| 2B           | Charles Town Tobacco                                                     | 3,900          |
| 3            | T-Mobile                                                                 | 2,400          |
| 4            | Diva Nails & Tanning                                                     | 1,600          |
| 5/6          | Anytime Fitness                                                          | 6,000          |
| 8            | Jimmy John's                                                             | 1,600          |
| 9            | Active Physical Therapy                                                  | 1,600          |
| 10           | Laundry House                                                            | 1,600          |
| 11           | China Fortune                                                            | 1,600          |
| 12           | <b>Hunt Brothers Pizza</b><br>(Coming Available 4/1/27)                  | <b>3,200</b>   |
| 13           | <b>Adagio Dance Studio</b><br>(Available w/ 6-month notice to recapture) | <b>4,860</b>   |
| 20           | <b>Pad Site</b>                                                          |                |
| 21           | Long John Silver's/A&W                                                   | Outparcel      |
| A0           | Wal-Mart #2566                                                           | 144,298        |
| <b>TOTAL</b> |                                                                          | <b>206,146</b> |



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## FOR MORE INFORMATION, PLEASE CONTACT:

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