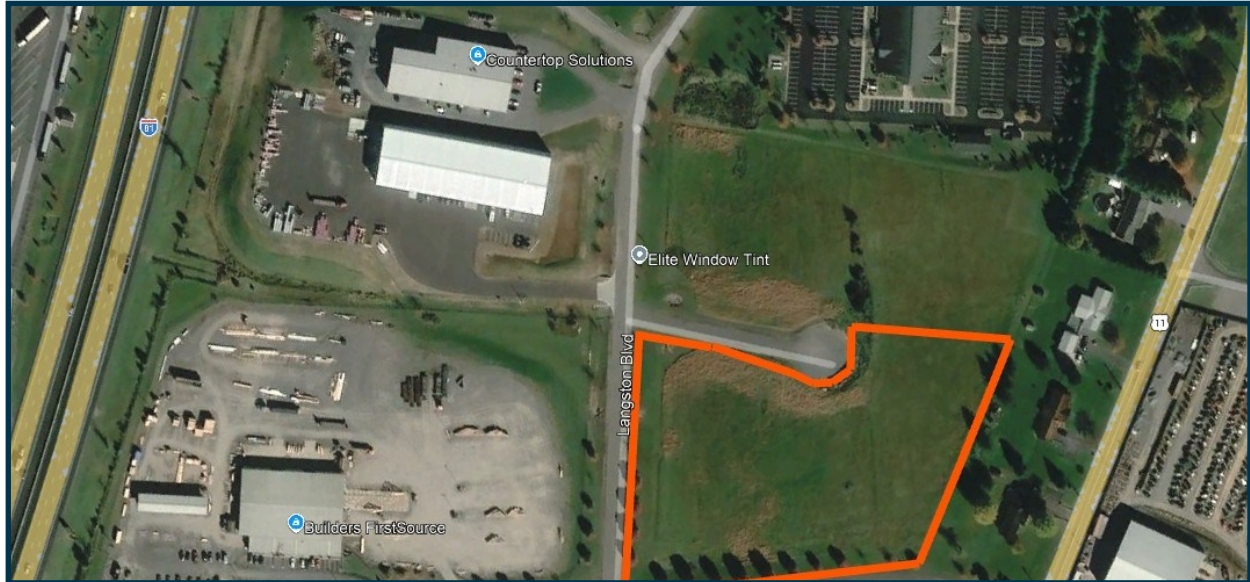


Commercial Development Site

0 Lynnhaven Drive / Martinsburg, WV 25401



FOR SALE

Prime 4.45 Acre Commercial development site offering exceptional potential for flex space, retail, office, service, hospitality or mixed-use development. The property provides ample acreage for a wide range of commercial uses and offers excellent opportunities for investors, developers and owner-users. Storm water management pond is installed. Utilities are on site.

Asking \$695,000

Demographic Summary

	10 mile radius	20 mile radius
Population	86,651	293,143
Projected 5 year growth	1.71	1.03
Median Income	\$76,973	\$79,738
Median Age	39.5	40.3

For more information please contact:
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All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property