

KLNB

Jefferson Crossing

91 Saratoga Drive, Charles Town, WV 25414, Jefferson County

SHOPPING CENTER



OFFICE PARK



Retail & Office Space For Lease

Property Highlights:

- Jefferson Crossing Shopping Center:**
- Join Martin's, CVS, AutoZone and other national retailers.
 - Immediately adjacent to the super regional draw: Hollywood Casino at Charles Town Races & Slots with table games attracting 10 million visitors annually.
- Jefferson Crossing Office Park:**
- Three individual 1 and 2-story office buildings now available for immediate delivery.
 - Small suites of 1,200 SF up to an entire building of 14,400 SF.
 - 154 parking spaces.

Available Space:

Size	Rate	Condition	Delivery	Est. NNN
1,200 - 14,400 SF	"Market"	Various	Immediate	\$3.04 PSF

Demographic Snapshot // 2015:

	3-Mile	5-Mile	10-Mile
Population	17,793	31,762	74,540
Daytime Population	10,349	12,861	22,155
Average HH Income	\$69,213	\$76,197	\$86,071

Traffic Counts // 2014:

Route 17	8,376 ADT
Route 9	16,527 ADT

Join:



Owned and Managed by:



For More Information
Please Contact:

Ernie Hueter
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571-382-2073

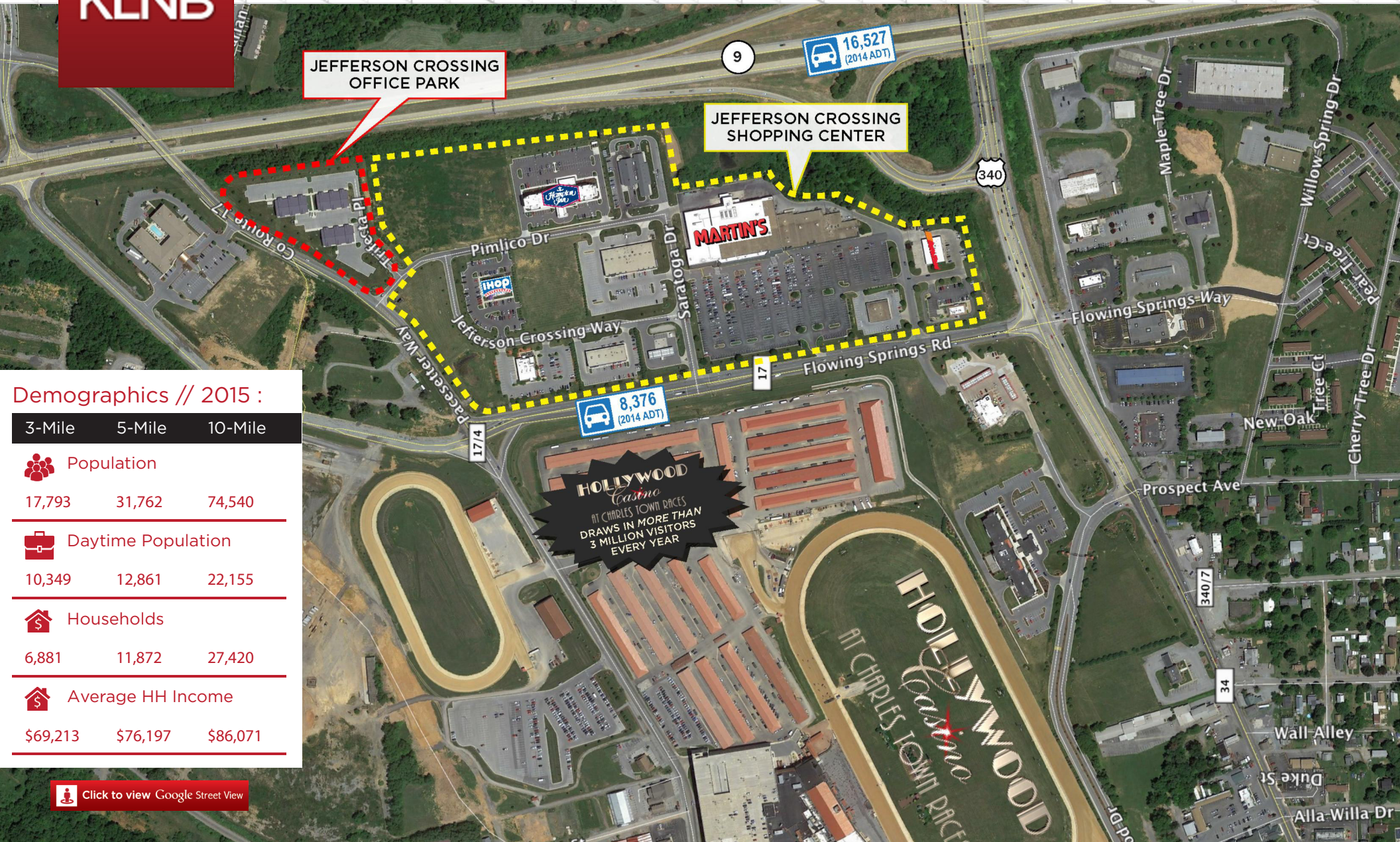
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Vienna, VA 22182
www.klnbretail.com

KLNBretail
Commercial Real Estate Services

KLNB

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Demographics // 2015 :

	3-Mile	5-Mile	10-Mile
Population	17,793	31,762	74,540
Daytime Population	10,349	12,861	22,155
Households	6,881	11,872	27,420
Average HH Income	\$69,213	\$76,197	\$86,071

[Click to view Google Street View](#)

Location & Demographics

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Ranson/Charles Town
Jefferson County | West Virginia

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- Google Earth Pro -
Fall 2014 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.

Market Aerial

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Office Park Photos

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Click here to visit
property website

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