

# Office and Retail Space For Lease – Jefferson Crossing

Charles Town, West Virginia



Located Directly Across from Hollywood Casino – Jefferson County's Premier Entertainment Destination



For Additional  
Information:

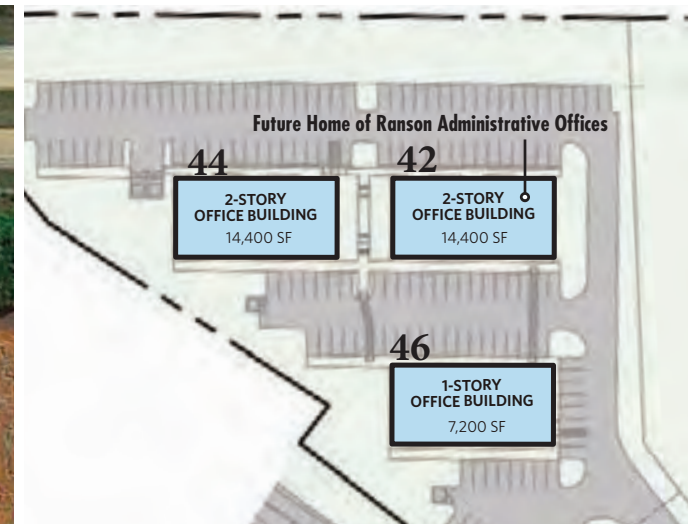
Sam Pozez | (703) 698-4028  
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# Space for Lease



## Property Highlights

- Excellent Location – Conveniently located and within walking distance to 156 apartments, two Hilton-branded Hotels, numerous restaurants, and a grocery store
- Competitive asking rent
- Located at Trifecta Place and Pimlico Drive just off Flowing Springs Road
- 44 Trifecta — 10,000 SF Available  
46 Trifecta — 4,800 SF Available
- 2nd generation dental space available
- Immediately adjacent to Hollywood Casino at Charles Town Races
  - Largest super-regional attraction
  - 3 million visitors annually
  - Largest employer in Jefferson County and Top 5 in the State of West Virginia
  - The exclusive casino within a 70 mi. range
- Located adjacent to the future home of the City of Ranson administrative offices



### 44 Trifecta

Unit #	Tenant	Sq. Feet
101-105	Available	7,200
200	Foot Care Center	1,196
201	V. W. Brown Insurance	1,200
203	Available	1,314
204	Available	1,421
205	Shenandoah Valley Medical	2,000

### 46 Trifecta

Unit #	Tenant	Sq. Feet
100	Available	3,000
102-105	WVU Medicine	4,132



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# Exceptionally Located in Charles Town, WV



## POPULATION (2020 EST)

<b>5 Mile</b>	33,290	.....	<b>10 Mile</b>	78,056
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## HOUSEHOLDS

<b>5 Mile</b>	12,489	.....	<b>10 Mile</b>	28,271
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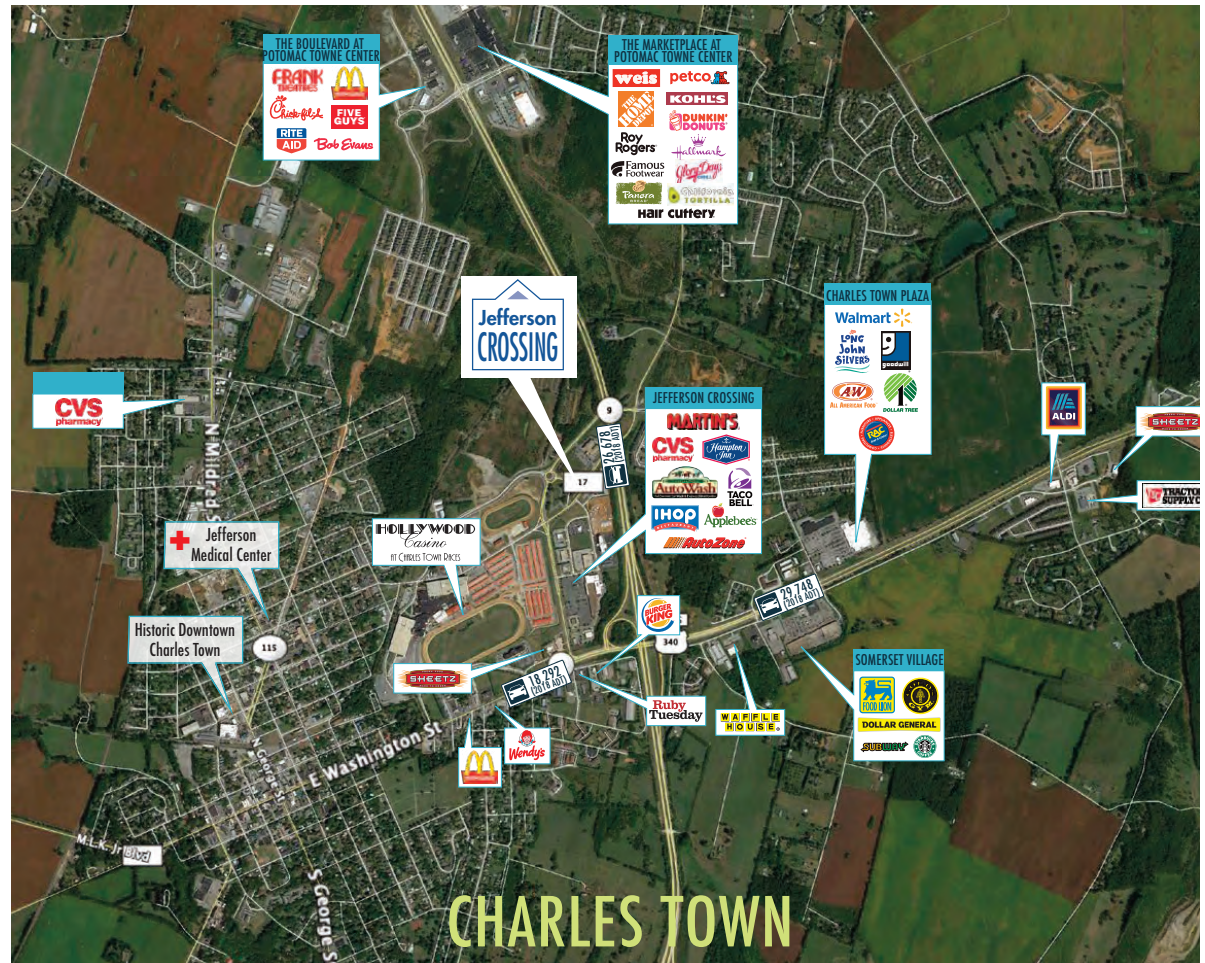
## AVERAGE HOUSEHOLD INCOME

<b>5 Mile</b>	\$97,022	.....	<b>10 Mile</b>	\$99,359
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## Median Age

<b>5 Mile</b>	41	.....	<b>10 Mile</b>	40.5
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**For Additional  
Information,  
Please Contact:**

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