

RANSON-CHARLES TOWN, WV

PRIME RETAIL SPACE FOR LEASE

THE POTOMAC MARKETPLACE

217 Oak Lee Drive Ranson, West Virginia 25438



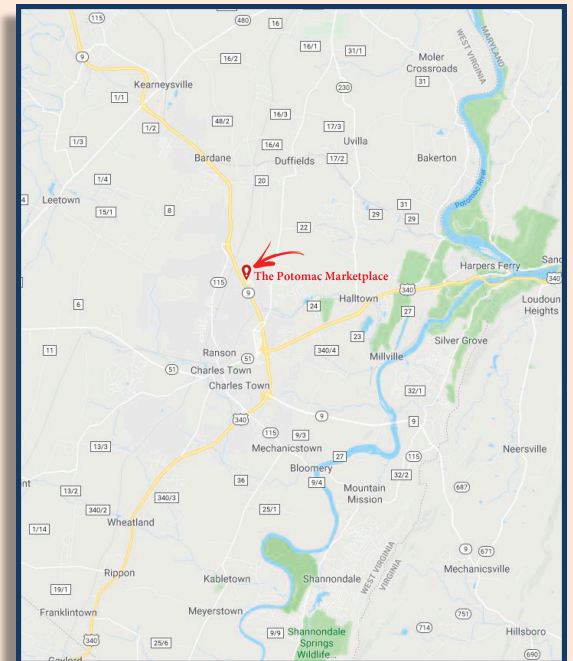
1,200 SF pad site unit available!



The Potomac Marketplace's 379,243 sf retail center boasts an array of national and destination retailers strategically located just one mile from the Hollywood Casino at Charles Town Races, a premier casino and thoroughbred horse racing complex with over three million visitors annually. The center is the dominant retail property in Ranson-Charles Town MSA, a bedroom community of Washington, DC and the Dulles/Reston, Virginia tech corridor with strong demographics and growth history.

This busy retail hub along Route 9, with over 18,000 vehicles/day, is a high growth area featuring over 85,000 residents with average household income of over \$82,000 within a 10 mile radius and construction of the 1,100 unit President's Pointe residential development is currently underway.

The Potomac Marketplace thrives with a strong tenant roster anchored by Marshalls, Home Depot, Kohl's, Petco, Weis Markets, and Weis Gas complemented by casual dining including Panera Bread, Roy Rogers, Dunkin' Donuts-Baskin Robbins, California Tortilla, Glory Days Grill, Ledo Pizza and Subway. In addition, the center provides a strong collection of service based tenants including Shoe Dept., Apricot Lane Boutique, Valley Health Center, Lendmark Financial, Hair Cuttery, City National Bank, State Farm, Executive Cleaners, AT&T and Pivot Physical Therapy Clinic.



DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
Population	31,845	88,524	205,588
Households	12,194	33,560	78,178
Avg HH Income \$	95,174	96,129	96,333

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