

SALE/LEASE

Berkeley County, WV

13.293 ± ACRES AVAILABLE

TABLER STATION ROAD (ROUTE 32) | MARTINSBURG, WEST VIRGINIA, 25428

HIGHLIGHTS

- ▶ Immediate access off of Interstate 82, Exit 8 (CR 32, Tabler Station Road) in Berkeley County, West Virginia, south of Martinsburg
- ▶ Adjacent to Procter & Gamble multi-category manufacturing facility, a 5,000,000 sf development on 440 acres that will create over 1,000 construction jobs, employ approximately 2,000 people and draw in 700 ± semi-trailer trucks per day driving to and from I-81
- ▶ Close proximity to Eastern Regional Airport, drawing large numbers of freight-carrying truck traffic through Route 32
- ▶ Flexible zoning, allowing for most retail uses
- ▶ While serving as the county seat, Martinsburg is the state's fastest growing city and is the long-standing commercial and cultural hub of the county and of the Eastern Panhandle

IN PARTNERSHIP WITH:

REALCORP



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IMMEDIATE VICINITY

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TRADE AREA

TABLER STATION ROAD (ROUTE 32) | MARTINSBURG, WEST VIRGINIA, 25428

DOMINANT LIFESTYLES

10 min. drive time



30% Middleburg



LEARN MORE

Average HH Size: 2.73
Median Age: 35.3
Median HH Income: \$55,000

10% Soccer Moms



LEARN MORE

Average HH Size: 2.96
Median Age: 36.6
Median HH Income: \$84,000

6% Parks and Rec



LEARN MORE

Average HH Size: 2.49
Median Age: 40.3
Median HH Income: \$55,000



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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

5 min. 10 min. 15 min.



Population

2,529 39,122 82,300



Number of Households

1,055 15,116 31,396



Average Household Income

\$65,575 \$65,534 \$65,768



Daytime Employees

585 19,721 35,629

RETAIL EXPENDITURES

5 min. 10 min. 15 min.



Furniture & Home

\$1.0M \$14.3M \$129.7M



Entertainment & Recreation

\$2.6M \$37.7M \$78.6M



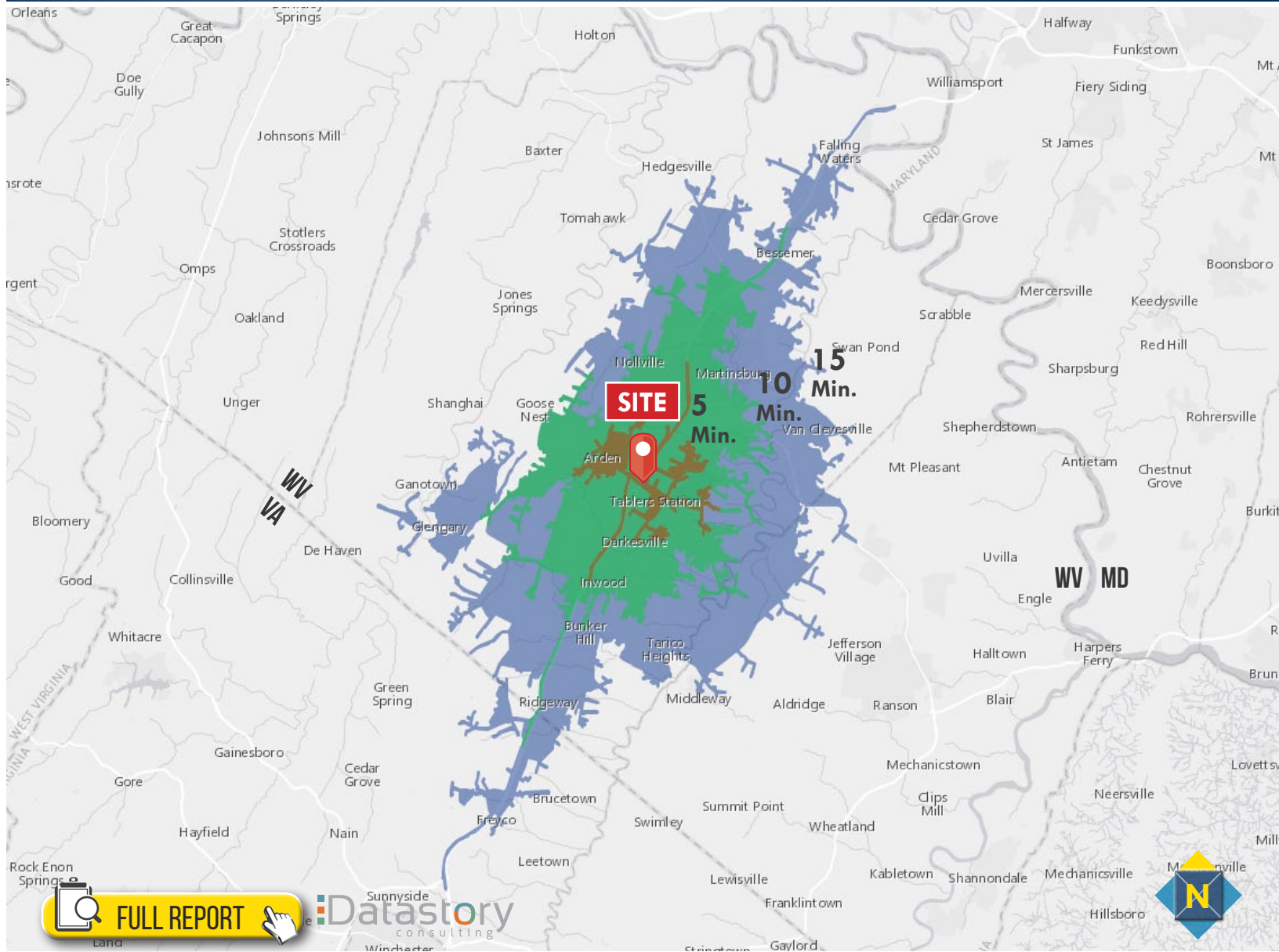
Fashion & Clothing

\$1.8M \$25.8M \$53.8M



Food & Drink

\$2.8M \$40.1M \$83.7M



Datastory
consulting



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