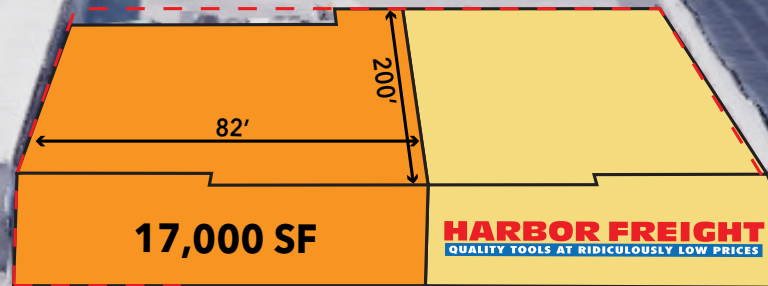




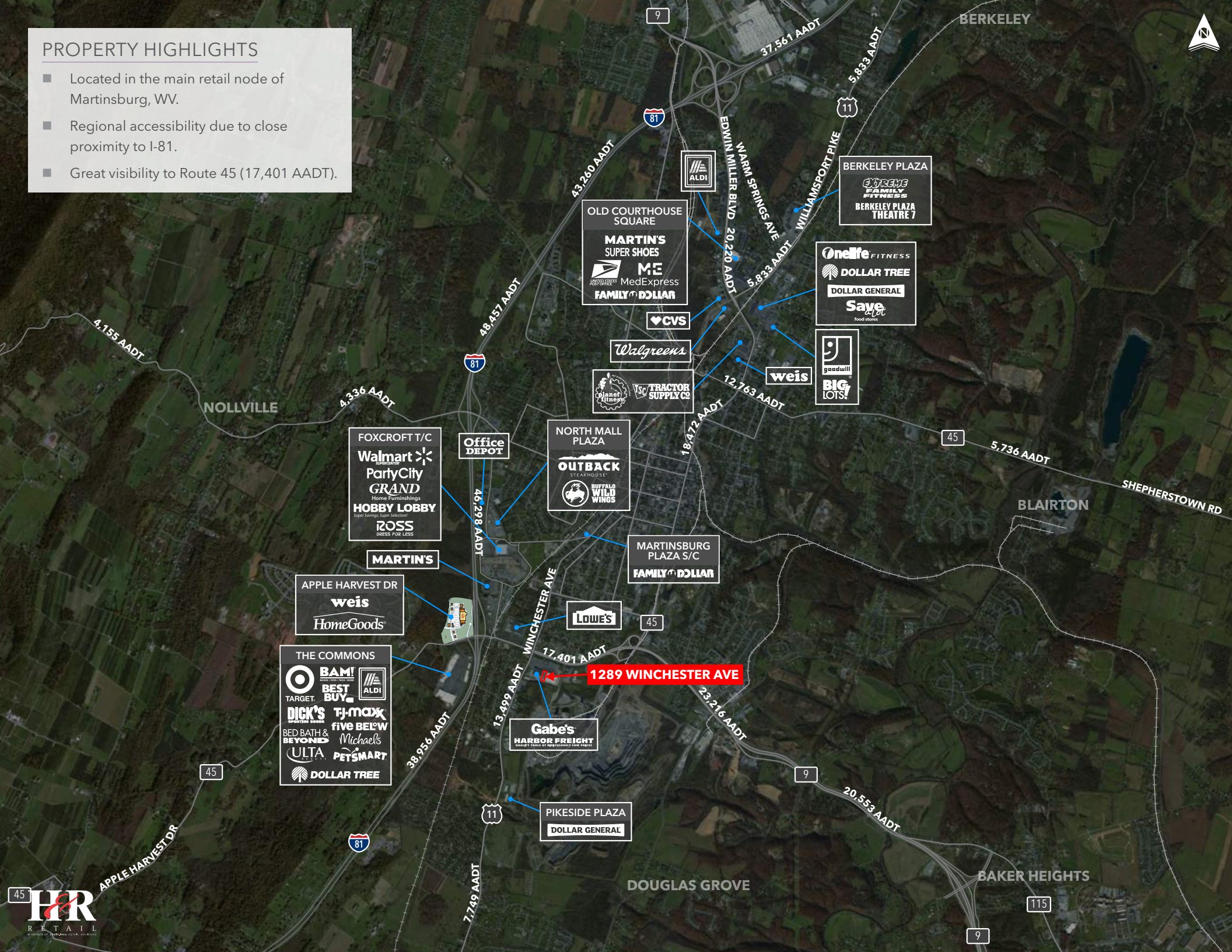
1289 WINCHESTER AVENUE

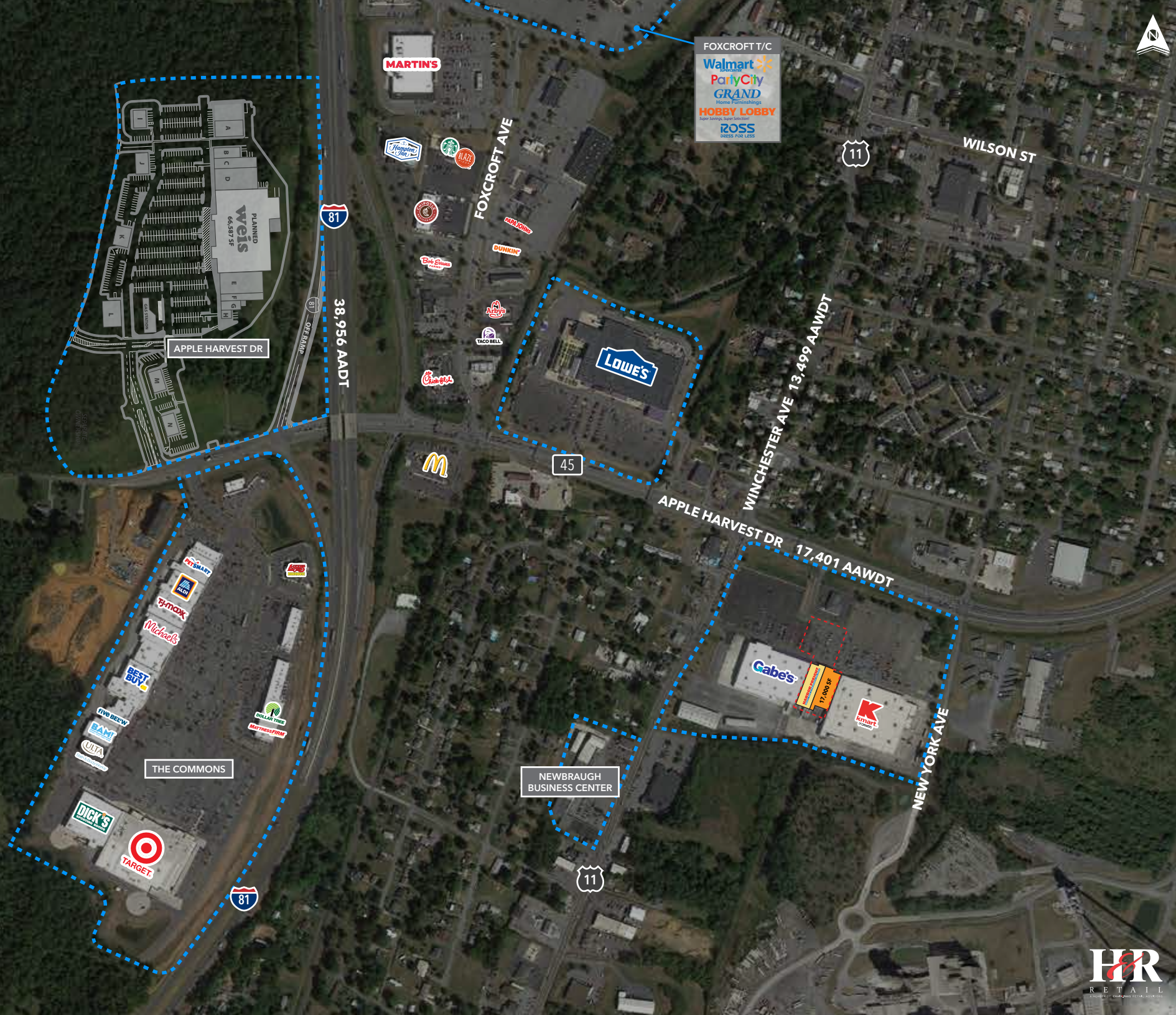
MARTINSBURG, WV 25405



PROPERTY HIGHLIGHTS

- Located in the main retail node of Martinsburg, WV.
- Regional accessibility due to close proximity to I-81.
- Great visibility to Route 45 (17,401 AADT).





FOX CROFT T/C
 Walmart
 PartyCity
 GRAND Home Furnishings
 HOBBY LOBBY
 Super Savings. Super Quality.
 ROSS
 DRESS FOR LESS

PLANNED WEGS
 66,587 SF

A B C D E F G H I J K L M N

APPLE HARVEST DR



38,956 AADT

MARTIN'S

FOX CROFT AVE



WILSON ST

Lowe's

45

WINCHESTER AVE 13,499 AAWDT

THE COMMONS

Target
 Dick's
 Best Buy
 Michaels
 B&M
 Ulta
 Dollar Tree
 Party City
 Aldi



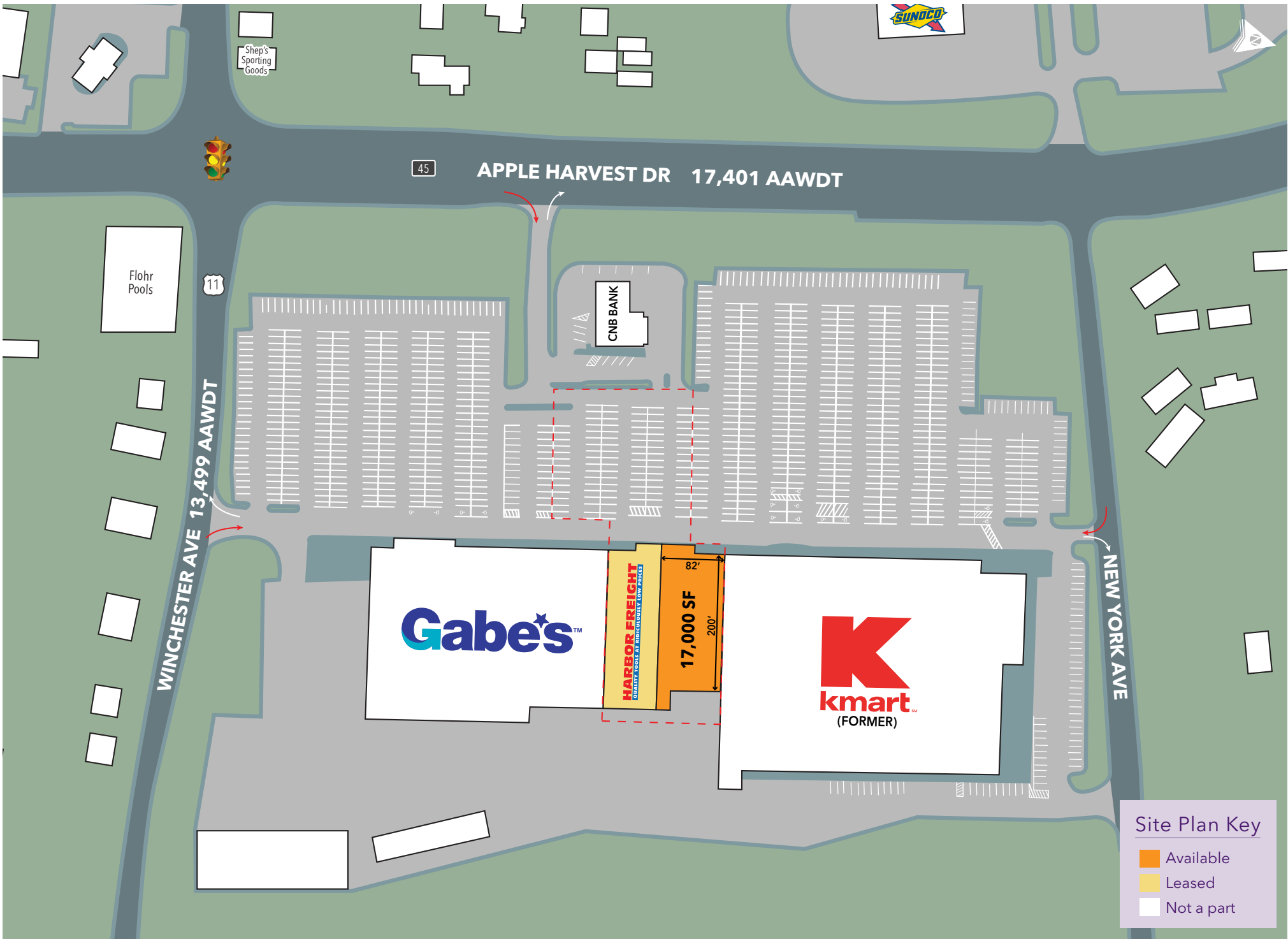
NEWBRAUGH BUSINESS CENTER



APPLE HARVEST DR 17,401 AAWDT

Gabe's
 17,000 SF
 Kmart

NEW YORK AVE

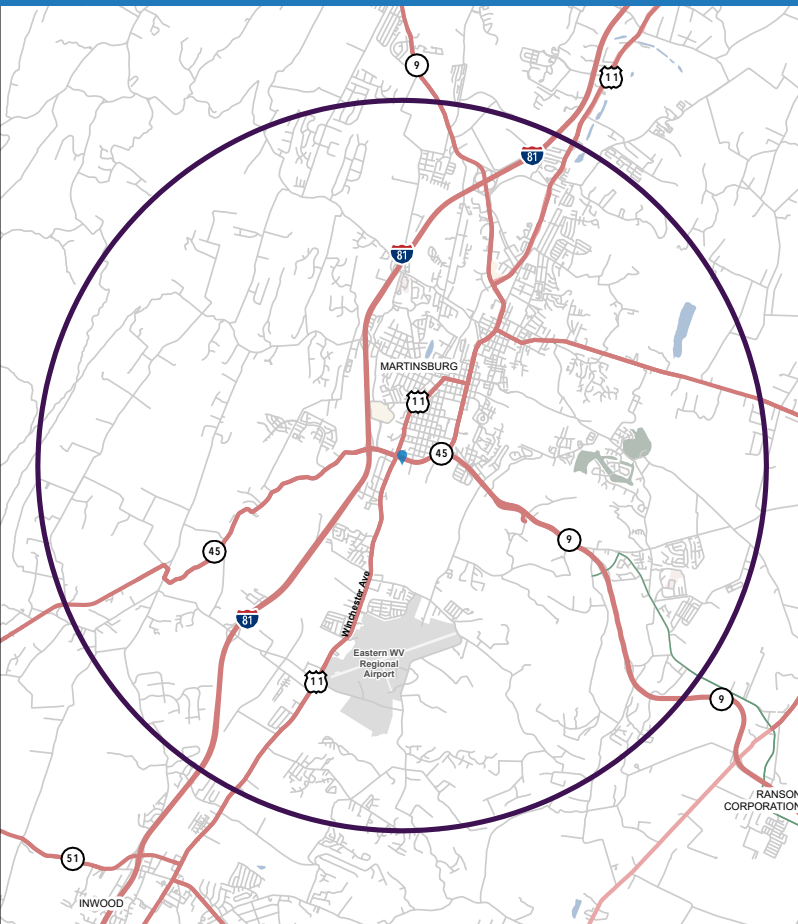




MARTINSBURG, WV

DEMOGRAPHIC PROFILE (2021)

1289 Winchester Avenue
Ring of 5 miles



KEY FACTS

61,032

Population

38.8

Median Age

23,615

Households

EDUCATION



29%

High School Diploma



14%

Bachelor's Degree



8%

Graduate/Professional Degree

INCOME



\$56,864

Median Household Income

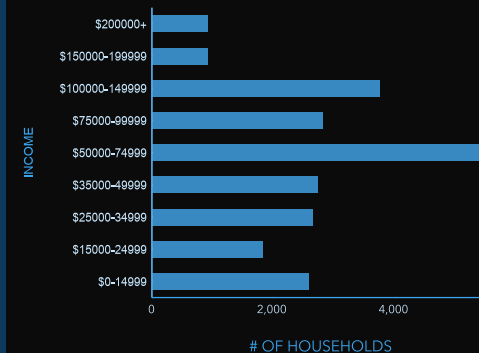


\$28,320

Per Capita Income

\$73,333

AVERAGE HH INCOME (\$)



1,707

Total Businesses

BUSINESS



62,604

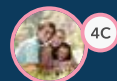
Daytime Population



130

Food Srv & Drinking Places

TAPESTRY SEGMENTS



4C

Middleburg

8,115 (34.4%) of households

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.



8E

Front Porches

3,346 (14.2%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.



4A

Workday Drive

2,295 (9.7%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans.



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