

Old Courthouse Square

1291-1357 Edwin Miller Blvd, Martinsburg, WV 25404

2,005 - 5,800 SF Available for Lease




J.C. BAR

Old Courthouse Square

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Highlights

• Join: **MARTIN'S**



SUPER SHOES
MORE BRANDS • MORE VALUE



- Underwent renovations in 2018!
- 22,973 SF on in-line retail available for lease
- Suites from 2,005 - 5,800 SF
- GLA 203,360 SF



Population
37,539



Households
15,523



Avg Household Income
\$60,875

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 7,884 | 37,539 | 60,755 |
| Households | 3,406 | 15,523 | 24,512 |
| Avg Household Income | \$60,989 | \$60,875 | \$69,188 |
| Daytime Employees | 3,669 | 14,326 | 19,276 |

Questions? Get in touch.



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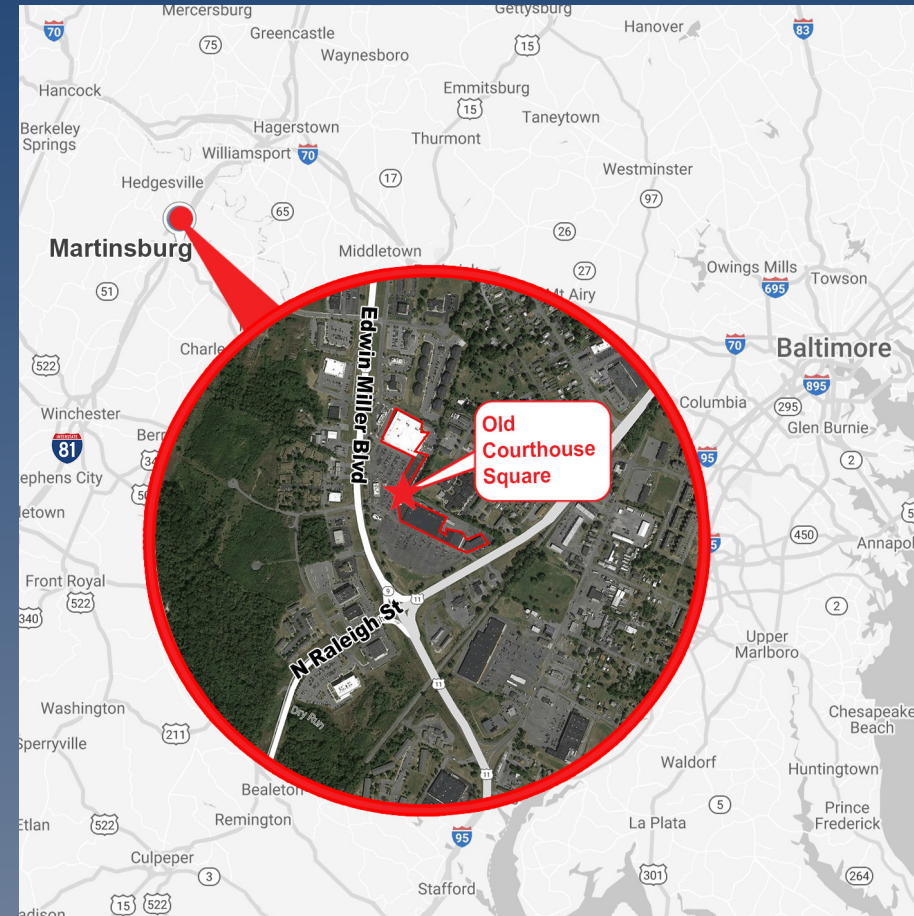
About Old Courthouse Square

Triple BAR Group, along with J.C. BAR Properties, Triple Crown Corporation, and Weathervane Capital Partners are pleased to announce the acquisition of Old Courthouse Square, a ±4.6 acre grocery-anchored retail shopping center centrally located in Martinsburg, WV.

Old Courthouse Square is anchored by Martin's Food Stores. Co-anchoring the property is the U.S. Postal Service, Super Shoes and Rent A Center. The property features a strong mix of national and regional tenants combined with an outstanding assortment of traffic generating tenants.

The property is located just one and a half miles from I-81 (50,500 VPD) with outstanding site visibility from its location at the intersection of Edwin Miller Boulevard (Route 9) and N. Raleigh Street/Williamsport Pike (U.S. Route 11) with a combined 30,829 vehicles per day. Route 9 serves as a busy commercial corridor – home to significant employment centers, including the U.S. Social Security Administration, U.S. Internal Revenue Service, U.S. Agricultural Department and a Veteran's Affairs office.

This acquisition is the fifth property for the Triple BAR Group. Old Courthouse Square is managed by J.C. BAR Properties.



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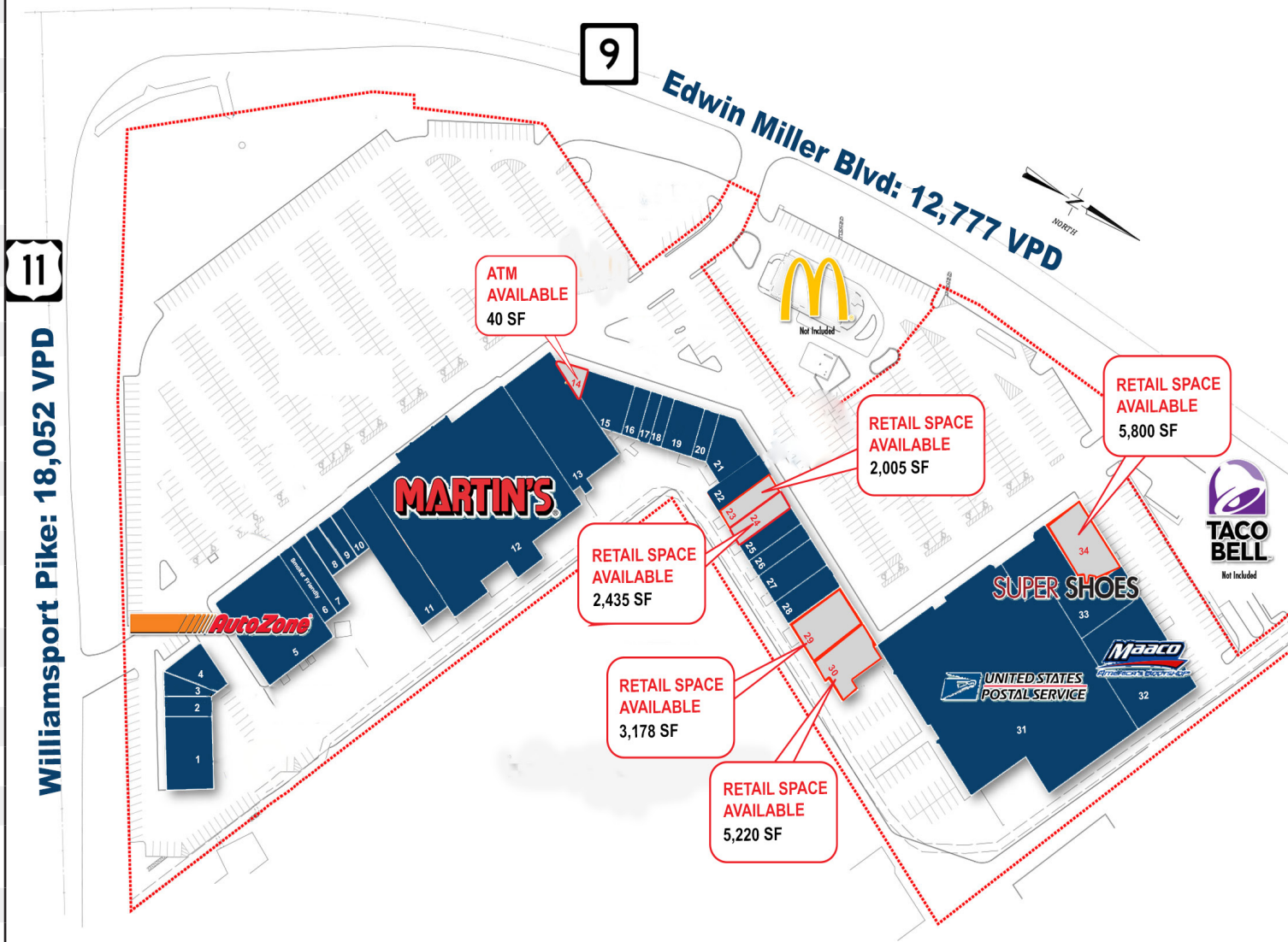
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| | | | |
|----|--------------------------------------|--------|----|
| 1 | Summit Capital | 5,000 | SF |
| 2 | Jordan's Flooring | 1,364 | SF |
| 3 | Jordan's Flooring | 1,200 | SF |
| 4 | Axiom Staffing Group | 2,522 | SF |
| 5 | AutoZone | 12,000 | SF |
| 6 | Smoker Friendly | 2,000 | SF |
| 7 | Pizza Hut | 2,000 | SF |
| 8 | China King | 1,200 | SF |
| 9 | MED-FAST Pharmacy | 1,200 | SF |
| 10 | Cricket | 2,000 | SF |
| 11 | Jordan's Flooring (Warehouse) | 2,599 | SF |
| 12 | Martin's | 39,177 | SF |
| 13 | Family Dollar | 11,229 | SF |
| 14 | AVAILABLE - ATM | 40 | SF |
| 15 | H&R Block | 3,643 | SF |
| 16 | Subway | 1,200 | SF |
| 17 | Express Modular | 1,200 | SF |
| 18 | Quality Cleaner | 1,200 | SF |
| 19 | Sumo Japanese | 2,400 | SF |
| 20 | Good Looks Barbershop & Beauty Salon | 1,200 | SF |
| 21 | Twist & Turn Laundry | 3,178 | SF |
| 22 | Bubbakoo's Burritos | 1,972 | SF |
| 23 | AVAILABLE | 2,005 | SF |
| 24 | AVAILABLE | 2,435 | SF |
| 25 | Martial Arts Studio | 1,600 | SF |
| 26 | Sophia's Italian Restaurant | 1,600 | SF |
| 27 | Beauty International | 2,400 | SF |
| 28 | Citi Financial | 2,400 | SF |
| 29 | AVAILABLE | 3,178 | SF |
| 30 | AVAILABLE | 5,220 | SF |
| 31 | USPS | 43,966 | SF |
| 32 | Maaco | 12,829 | SF |
| 33 | Super Shoes | 14,886 | SF |
| 33 | AVAILABLE | 5,800 | SF |



3-Mile Radius

SITE

DUNKIN'

TRUIST Kentucky Fried Chicken

MARTIN'S metro by T-Mobile cricket
MCDONALD'S BIG LOTS! save a lot jiffy lube
TACO BELL CARQUEST ALDI SUBWAY
DUNKIN' DQ Arby's
weis UNITED BANK DOLLAR GENERAL FAMILY DOLLAR
Advance Auto Parts AutoZone

UNITED BANK SUBWAY BURGER KING

SUBWAY

weis TRUIST MARTIN'S
ALDI DUNKIN' Starbucks Jason's Deli
FIREHOUSE SUBS AT&T FAMOUS footwear Chick-fil-A
DQ Arby's TACO BELL
MCDONALD'S WOODFOREST five BELOW DOLLAR TREE
Advance Auto Parts AutoZone

TRUIST FAMILY DOLLAR NAPA

DOLLAR GENERAL





BERKELEY PLAZA

EAGLE INTERMEDIATE SCHOOL

STONERISE
120-bed transitional care



SUPER SHOES
MORE BRANDS • MORE VALUE



OneMain Financial



MARTIN'S



BRIEL PC ATTORNEYS

DUNKIN'



SHERWIN WILLIAMS