

Old Courthouse Square

1291-1357 Edwin Miller Boulevard - Martinsburg, WV 25404

±1,200 SF Available For Lease



Questions? Contact Us.

Melissa Lippe

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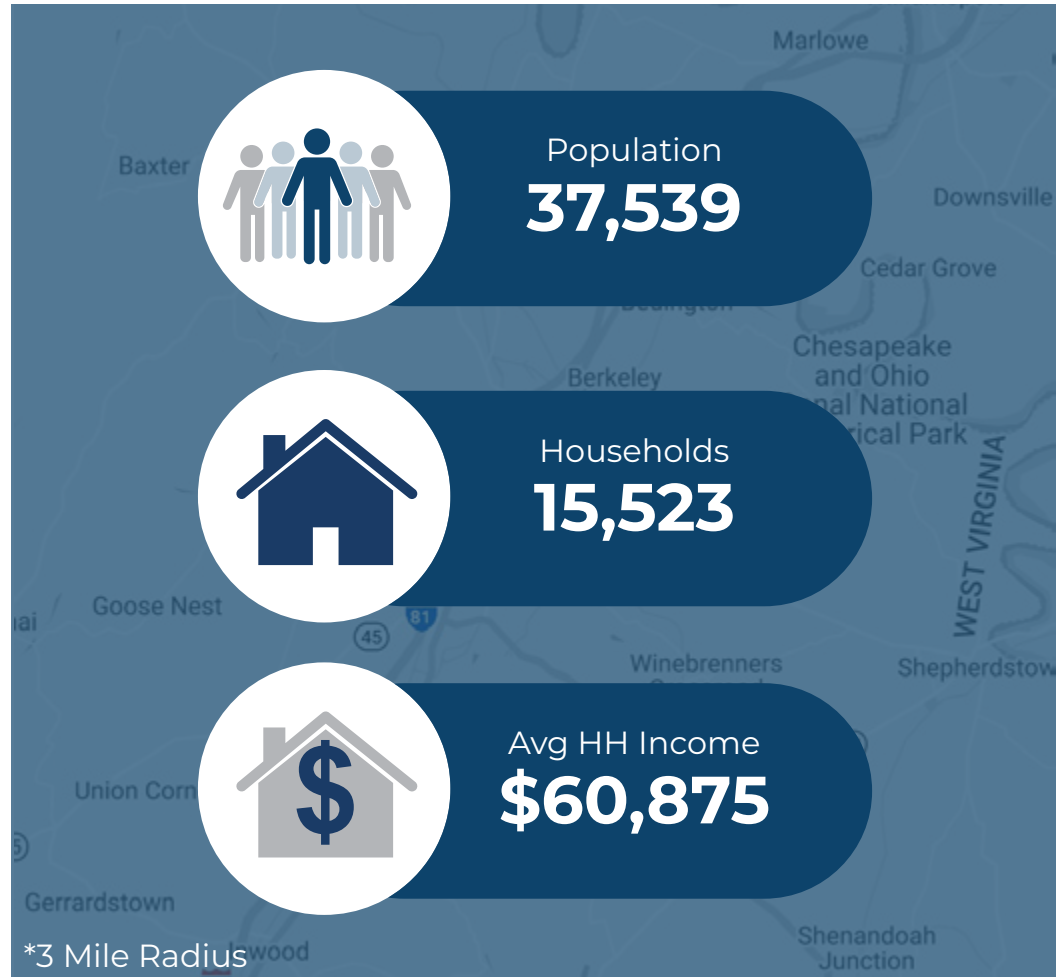
Highlights

- Well-positioned Martin's anchored center located at heavily trafficked intersection, Edwin Miller Blvd. and N Raleigh Street
- Great co-tenancy with USPS, Autozone, Family Dollar, Subway, Taco Bell, and Pizza Hut.
- Edwin-Miller Boulevard: 12,777 AADT
- Great proximity to Interstate 81
- GLA ±202,360 SF

JOIN



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



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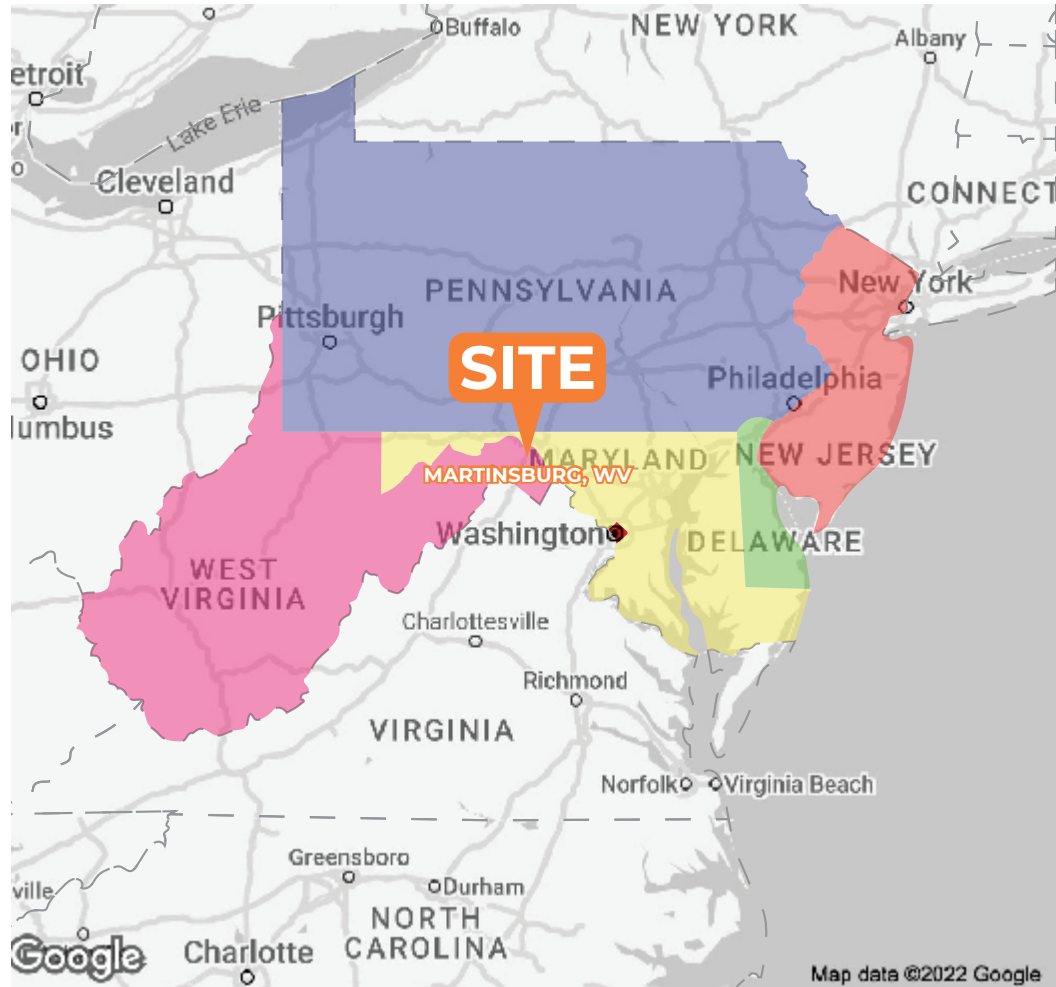
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About Old Courthouse Square

Old Courthouse Square is anchored by Martin's Food Stores and joined along 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 with 50,500 AADT and is located at the signalized 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 well-traveled 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.



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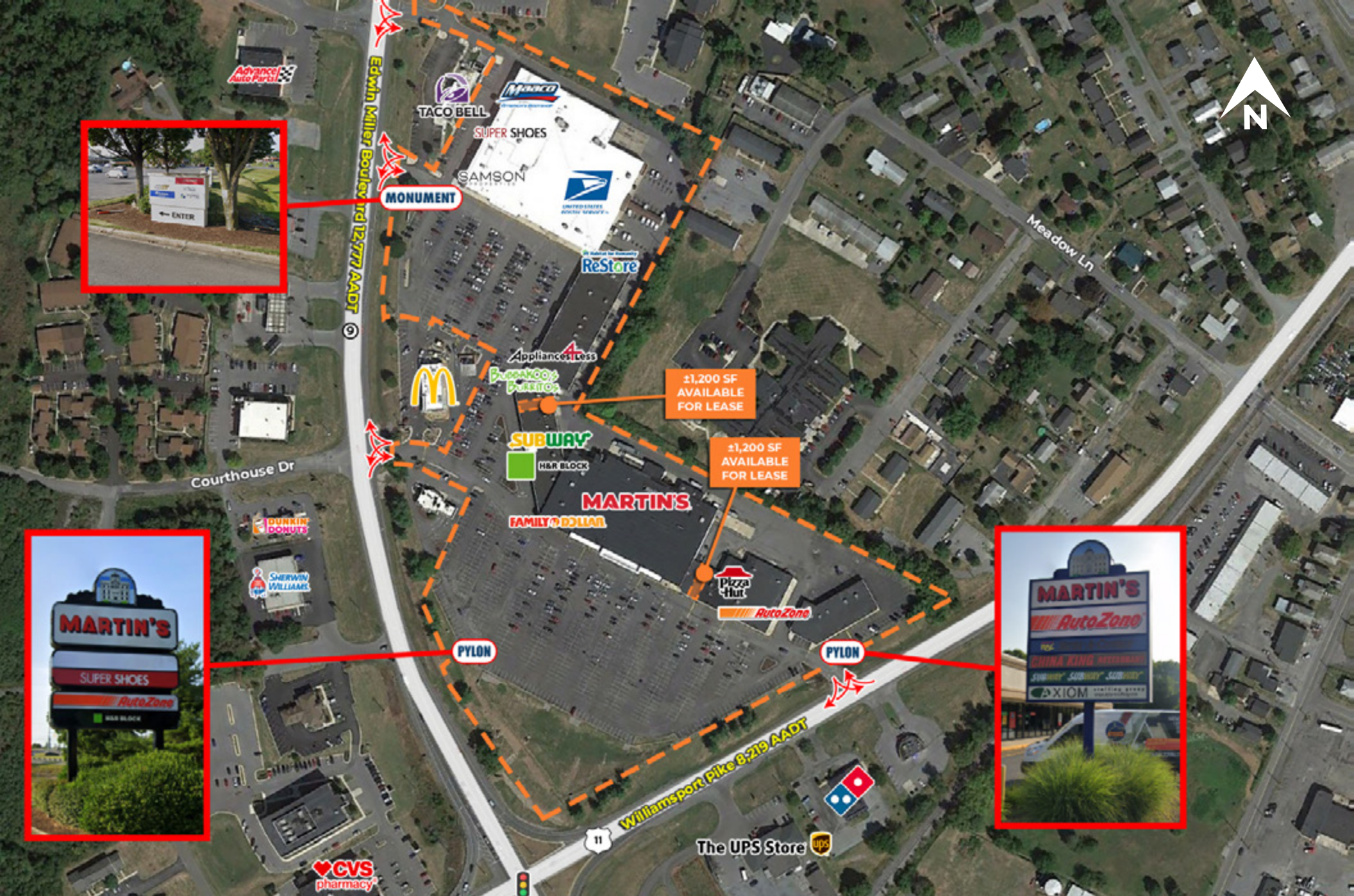
Edwin Miller Blvd, Martinsburg, WV 25404



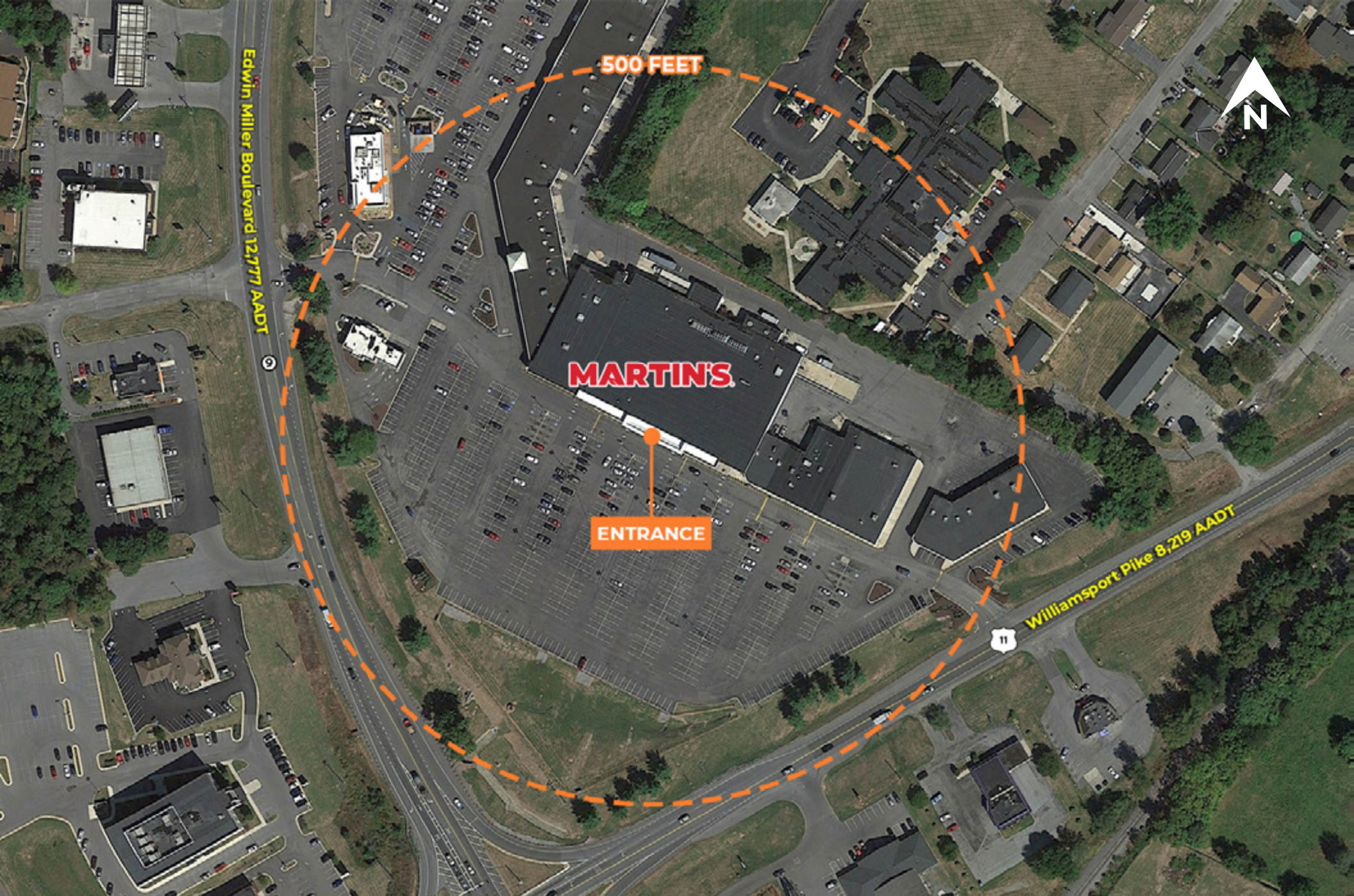
| Unit | Tenant | Square Footage |
|-------------------|------------------------------|------------------|
| 1291 | Summit Capital | ±5,000 SF |
| 1293-95 | Jordan's Flooring | ±2,564 SF |
| 1299 | Axiom Staffing Group | ±2,522 SF |
| 1305 | Autozone | ±12,000 SF |
| 1309A | Smoker Friendly | ±2,000 SF |
| 1309B | Pizza Hut | ±2,000 SF |
| 1311 | AVAILABLE | ±1,200 SF |
| 1313 | China King | ±1,200 SF |
| 1315 | GO Metro | ±1,200 SF |
| 1317 | Martin's | ±39,177 SF |
| 1317A | Jordan's Flooring Warehouse | ±4,060 SF |
| 1317B | Jordan's Flooring Warehouse | ±2,599 SF |
| 1319 | Family Dollar | ±11,229 SF |
| 1320 | Not Available | 40 SF |
| 1321 | H&R Block | ±3,643 SF |
| 1325 | Subway | ±1,200 SF |
| 1327 | Express Homes | ±1,200 SF |
| 1329 | Quality Cleaner | ±1,200 SF |
| 1331 | Sumo Asian Fusion | ±2,400 SF |
| 1335 | AVAILABLE | ±1,200 SF |
| 1337 | Twist & Turn Laundromat | ±3,178 SF |
| 1339 | Bubakoos | ±1,972 SF |
| 1341 | Appliance For Less | ±4,428 SF |
| 1343 | Nail Salon | ±1,600 SF |
| 1345 | Sofia's | ±1,600 SF |
| 1347 | Beauty International | ±3,200 SF |
| 1349B | OneMain Financial | ±2,400 SF |
| 1351 | The Ogden Newspaper | ±3,253 SF |
| 1353 | Habitat for Humanity ReStore | ±5,220 SF |
| 1355 | US Postal Service | ±43,966 SF |
| 1355A | Samson Properties | ±5,800 SF |
| 1355B | Super Shoes | ±14,886 SF |
| 1357 | Maaco | ±12,829 SF |
| Ground McDonald's | | Pad |



Site Plan



Local Aerial



Radius Restriction



Market Aerial