

Old Courthouse Square

1291-1357 Edwin Miller Boulevard - Martinsburg, WV 25404

±1,200-5,800 SF Available for Lease



Questions? Contact Us.

Melissa Lippe

MLippe@jcbarprop.com

p. 610-206-3319

c. 215-264-6964

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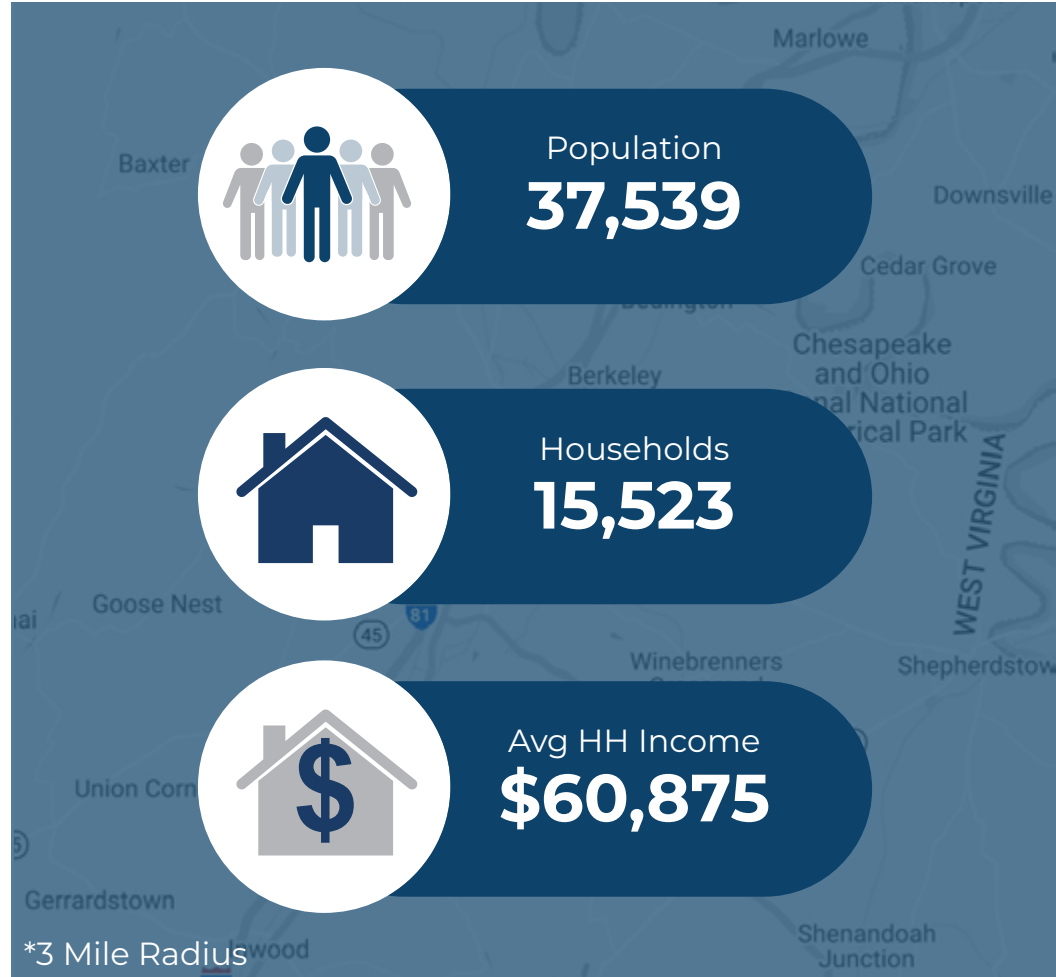
Highlights

- Well-positioned Martin's anchored center located at heavily trafficked intersection, Edwin Miller Blvd. and N Raleigh Street
- Prime endcap available - fit out in perfect medical/urgent care condition
- Edwin-Miller Boulevard: 12,777 AADT
- Great proximity to Interstate 81
- GLA ±201,966 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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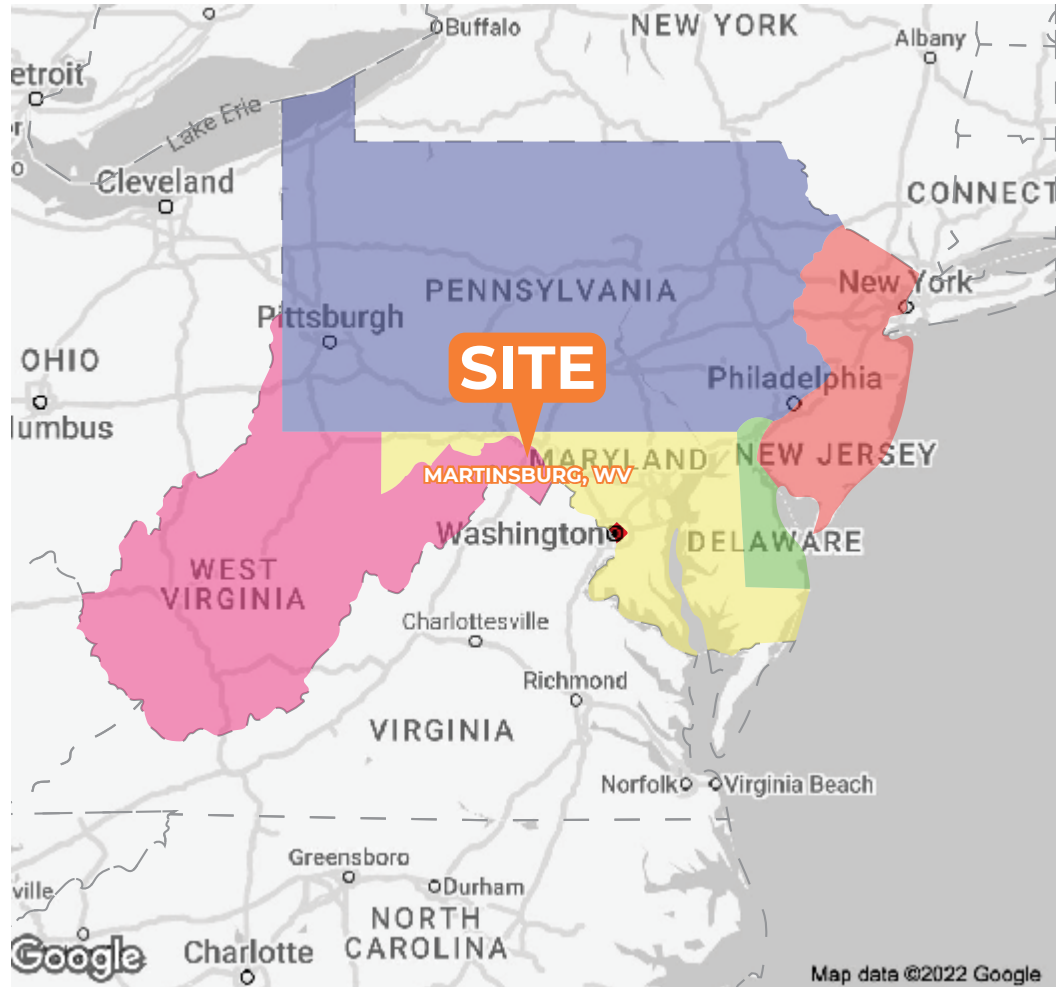
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About Old Courthouse Square

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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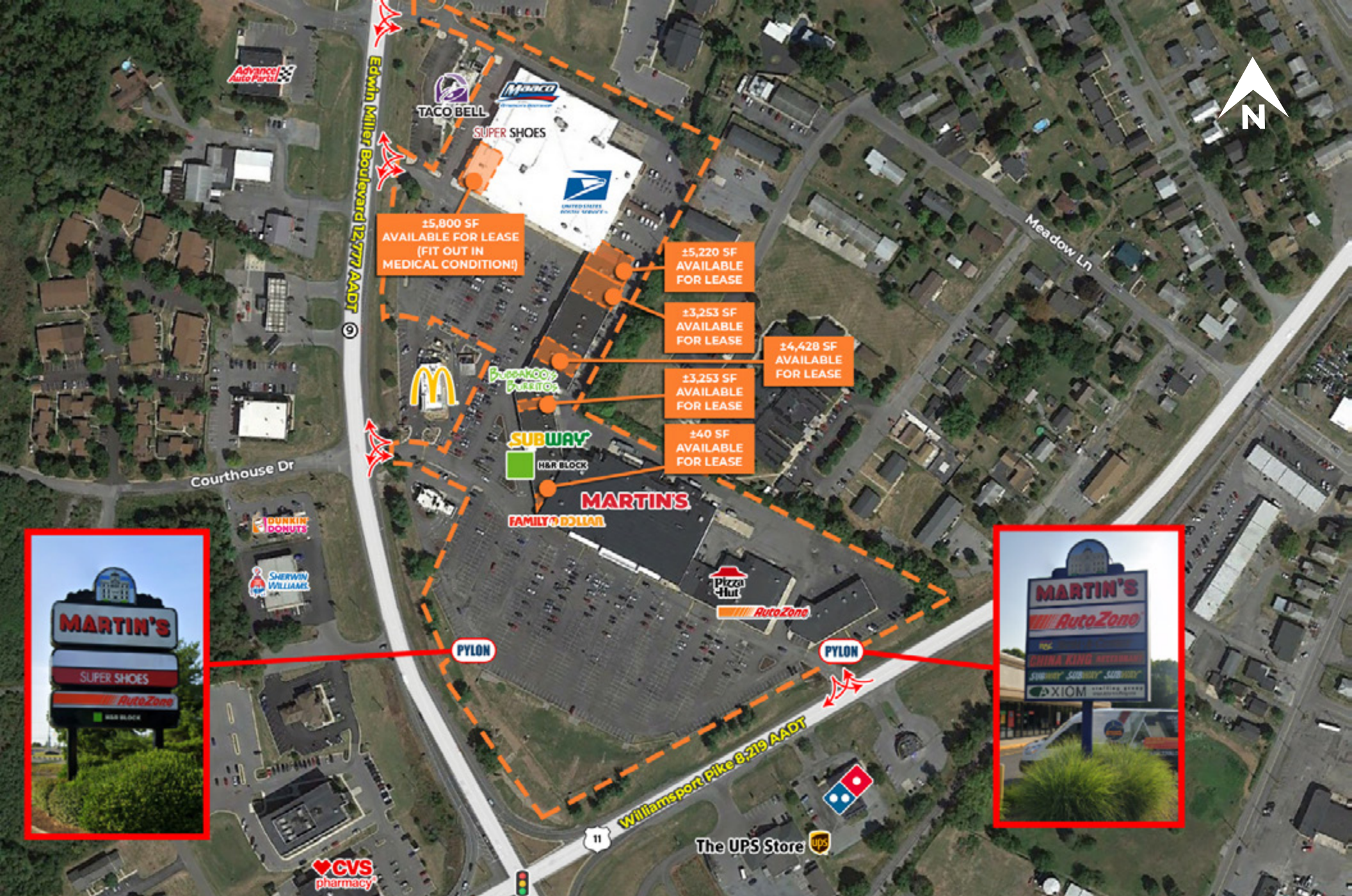
Edwin Miller Blvd, Martinsburg, WV 25404



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	Med-Fast Pharmacy	±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	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	AVAILABLE	±4,428 SF
1343	JHMS Martial Arts	±1,600 SF
1345	Sophia's Italian Restuarant	±1,600 SF
1347	Beauty International	±3,200 SF
1351	AVAILABLE	±3,253 SF
1353	AVAILABLE	±5,220 SF
1355A	AVAILABLE	±5,800 SF
1355A	AVAILABLE	±5,800 SF
1355B	Super Shoes	±14,886 SF
1357	Maaco	±12,829 SF
	Ground McDonald's	Pad

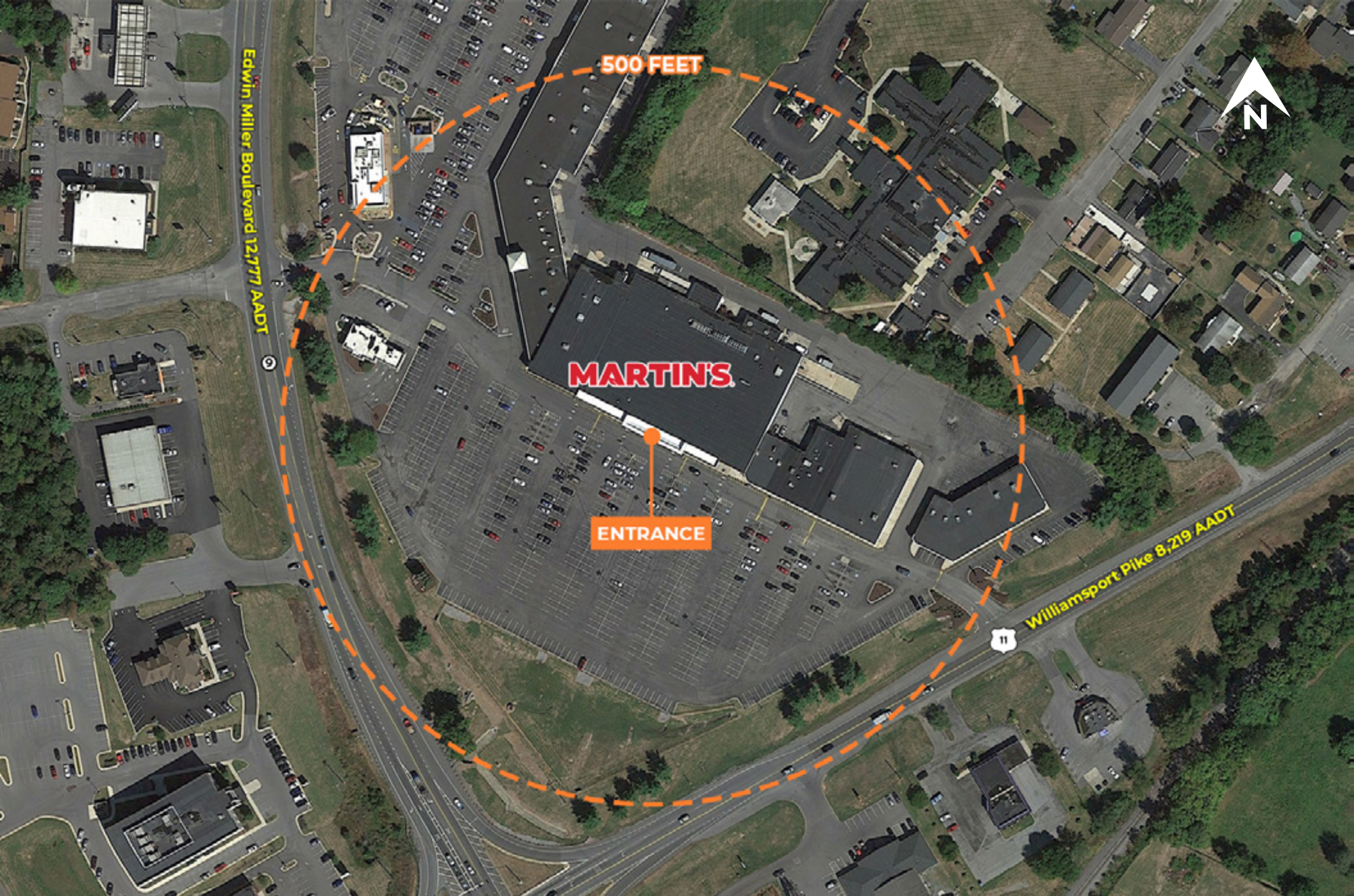


Site Plan



Local Aerial

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Radius Restriction



Market Aerial