



# Jefferson Crossing

91 Saratoga Drive, Charles Town, WV 25414

**Retail Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

163,866 SF

### AVAILABILITY

- 3,010 SF
- 2,200 SF
- 1,160 SF
- 1,200 SF
- 12,000 SF



**Henry Renaud**

Direct | 571.765.4421

Cell | 703-463-8013

Email | henry@renaudconsulting.net

Owned and operated by:



### PLACER.AI DATA

- Above average performing shopping center nationwide
- Top visited shopping center in WV

Martin's anchored shopping center with great visibility from Flowing Springs Road (Route 17). Across from Hollywood Casino at Charles Town Races & Slots that attracts 10 million visitors annually.

JOIN THESE RETAILERS:



### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	5,103	\$74,019	2,066
3 mile	19,413	\$86,077	7,096
5 mile	33,581	\$96,147	9,905

[Click For Street View](#)



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# Leasing Plan

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### Tenants

91E	Samson Properties	5,500
91C	Ginza Japanese Steakhouse	4,000
91A	Not Available	4,000
91B	Not Available	4,000
114	Available	3,010
116	Foam City	2,800
71F	Freshly Folded Laundry	2,406
91D	Pure Nails Spa	2,300
71E	H&R Block	1,800
71A	Hair Cuttery	1,200
71C	Jersey Mike's Subs	1,200
71D	Available	1,200
71B	US Cellular	1,200
190	Martin's Food	75,650
186	Available	12,000
188	CVS	8,450
182	Sherwin-Williams	4,000
184-1	Available	2,200
184	Pizza Hut Wing Street	1,500
176	Great Wall Restaurant	1,200
180	GNC	1,200
178	Tobacco & Vapor	1,200
200	Available (Former Sweet Frog)	1,160
PAD1	AutoZone	7,000
PAD1A	Taco Bell	1,500
PAD2	Martin's Fuels	2,400
PAD3	Applebee's	5,250
PAD4	IHOP	5,500
PAD5	Charles Town Auto Wash	10,000
<b>Total</b>		<b>174,826</b>





# Location Map

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# Radius Map





# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Walmart
- Hollywood Casino
- Anytime Fitness
- Dollar Tree
- Sally Beauty Supply
- Aldi
- Food Lion
- Gold's Gym
- Weis
- Home Depot
- Kohl's Subway
- Petco
- Dollar General
- 7-Eleven
- Chick-Fil-A
- Tractor Supply Co
- Little Caesars
- Marshalls

