



retail SPECIALISTS

FOR SALE

32,524 SF FORMER MOVIE THEATER

950 FOXCROFT AVENUE, MARTINSBURG, WEST VIRGINIA 25401




- Freestanding former movie theater in the center of Martinsburg's main retail corridor - just south of the city's newly redeveloped mall, Foxcroft Towne Center

- PROPERTY** 32,524 SF building on 4.9 acres



In Cooperation with Jerime Dudding, Agent, and Brandon Doerner, Broker, with Dudding Commercial Development, LLC
162 Criscon Ln. | Daniels, WV 25832 | Phone: (304) 237-8574

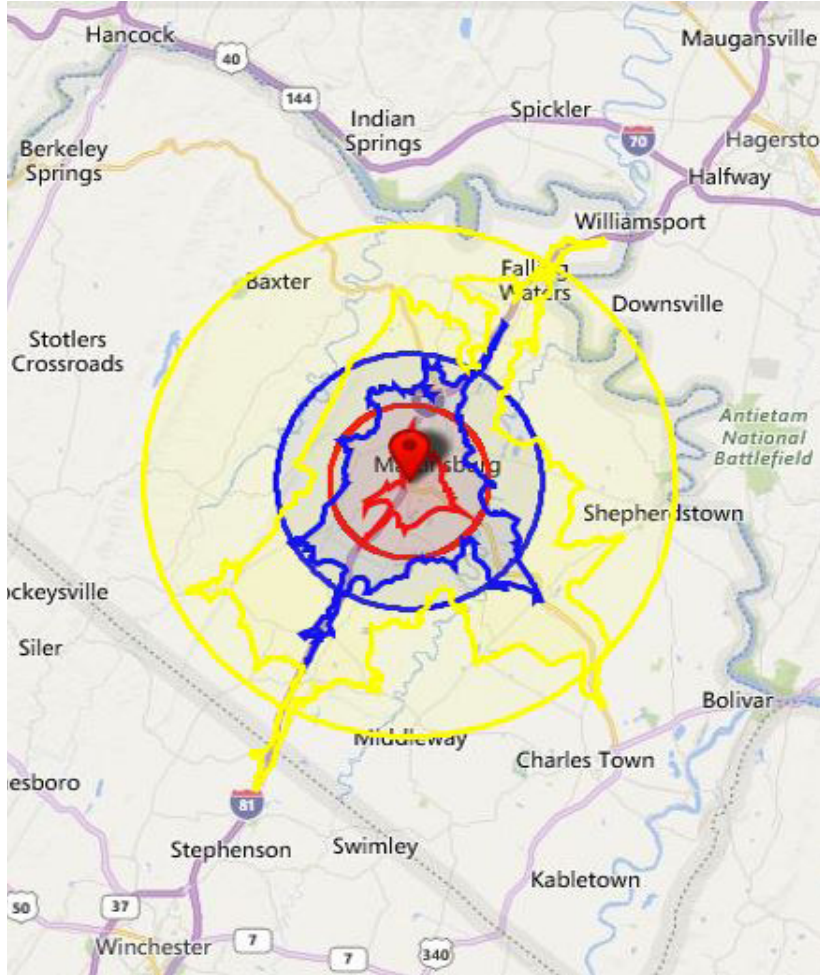
 POPULATION	 GROWTH RATE	 AVG HH INCOME
54,825	9.76% (PROJECTED 2017-2022)	\$65,327

*5 MILE RADIUS | SiteWise Pro

JOE STRAUSS | 205.490.2831 | JSTRAUSS@RETAILSPECIALISTS.COM
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DEMOGRAPHIC SNAPSHOT



	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS	5 MIN DRIVETIME	10 MIN DRIVETIME	15 MIN DRIVETIME
POPULATION	31,750	54,825	111,019	9,060	36,278	79,218
GROWTH (PROJECTED 2017-2022)	8.79%	9.76%	10.31%	5.02%	8.79%	10.39%
AVERAGE HH INCOME	\$58,157	\$65,327	\$70,250	\$48,916	\$60,784	\$67,237
MEDIAN NN INCOME	\$46,726	\$52,596	\$57,778	\$38,038	\$48,712	\$54,786



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