

# PROPERTY SUMMARY: RANSON SHOPPES

38 JOSHUA FREEMAN BLVD, RANSON, WV 25438



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# PROPERTY SUMMARY: INVESTMENT OVERVIEW

EXECUTIVE SUMMARY | PROPERTY DESCRIPTION | AERIALS & SITE PLANS



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#### AT-A-GLANCE SUMMARY

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Sale Price:</b>        | \$3,550,000                     |
| <b>Cap Rate:</b>          | 7.26%                           |
| <b>NOI:</b>               | \$257,569                       |
| <b>Lot Size:</b>          | 1.98 Acres                      |
| <b>Building SF:</b>       | 16,384 SF                       |
| <b>Occupied:</b>          | 88% (pending 1 lease execution) |
| <b>Suites:</b>            | 6                               |
| <b>Rt 9 Traffic Count</b> | 24,954 AADT                     |
| <b>Parking Ratio</b>      | 77 spaces: 4.7/1,000 SF         |
| <b>County</b>             | Jefferson County                |

#### NNN INVESTMENT: SOLID TENANT MIX WITH TERM IN PLACE

Ranson Shoppes is a 16,384 SF retail center located at a signalized intersection on Ranson's main commercial corridor, WV Route 9. Constructed in 2009, the center has been exceptionally maintained by the original developers. The center features a solid lineup of national tenants: Mattress Warehouse, Little Caesars and Five Guys, as well as regional favorite El Pollon Peruvian chicken. An additional tenant, Hair Works, has a lease pending execution. All leases are NNN, with term in place, escalations and options.

#### ROUTE 9 & THE BOULEVARD AT POTOMAC CENTER

Ranson Shoppes is a condominiumized parcel inside a 48 acre master-plan commercial development known as The Boulevard at Potomac Center. Ranson Shoppes is across Route 9 from The Marketplace at Potomac Towne Center, a 374,000 SF power center, anchored by Weis, Home Depot and Kohl's. With its ease of access and visibility, this corridor has recently enjoyed increasing housing and retail growth.

#### RANSON: DESTINATION FOR HISTORY AND TOURISM

Ranson Shoppes is one mile from Hollywood Casino at Charles Town Races & Slots, a major tourist destination for gaming and horse-racing, attracting 10 million visitors annually. Located in West Virginia's Panhandle, Ranson is an hour drive from D.C., forty minutes from Dulles Airport, twenty minutes from Frederick and minutes from historic Harpers Ferry and Revolutionary and Civil War battlefields.



### THE PROPERTY

Map/Parcel: 8E / 0001 0000 0000

County & District: Jackson County; District 8, Ranson Corp

Zoning: UCX : Urban Commercial

Access: Signalized intersection of Rt 9 and N Fairfax Blvd. Additional access via Joshua Freeman Blvd.

Parking: 77 free surface spaces. Ratio of 4.7/1,000 SF.

Number of Suites: 6 Suites. Currently 4 tenants are in-place, 1 lease pending execution and 1 vacancy.

### SITE & IDENTIFICATION

Year Built: 2009

Building Size: 16,384 SF

Lot Size: 1.98 Acres

### CONSTRUCTION & STRUCTURAL

Construction: Type II: Concrete slab, steel frame, masonry walls, wooden roof trusses and deck.

Roof: PVC membrane over ISO board insulation (white roof). 15-year roof warranty in place as of 2009.

HVAC: Roof top packaged units (RTU). Propane gas heat.

Fire Suppression: Building is sprinklered.

Water & Sewer: City/County water & sewer.

### BOULEVARD AT POTOMAC TOWNE CENTER MASTER PLAN

Ranson Shoppes, an individually-owned condo parcel in the 49 acre Boulevard at Potomac Towne Center master plan development, pays quarterly condo dues to the association. These dues are reimbursable as part of tenant's CAM (for full information, see the "Declaration of Easements, Covenants, Obligations and Restrictions" and tenant leases, available in Due Diligence files).





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RANSON SHOPPES: NNN RETAIL CENTER FOR SALE

INVESTMENT OVERVIEW | Site Plan



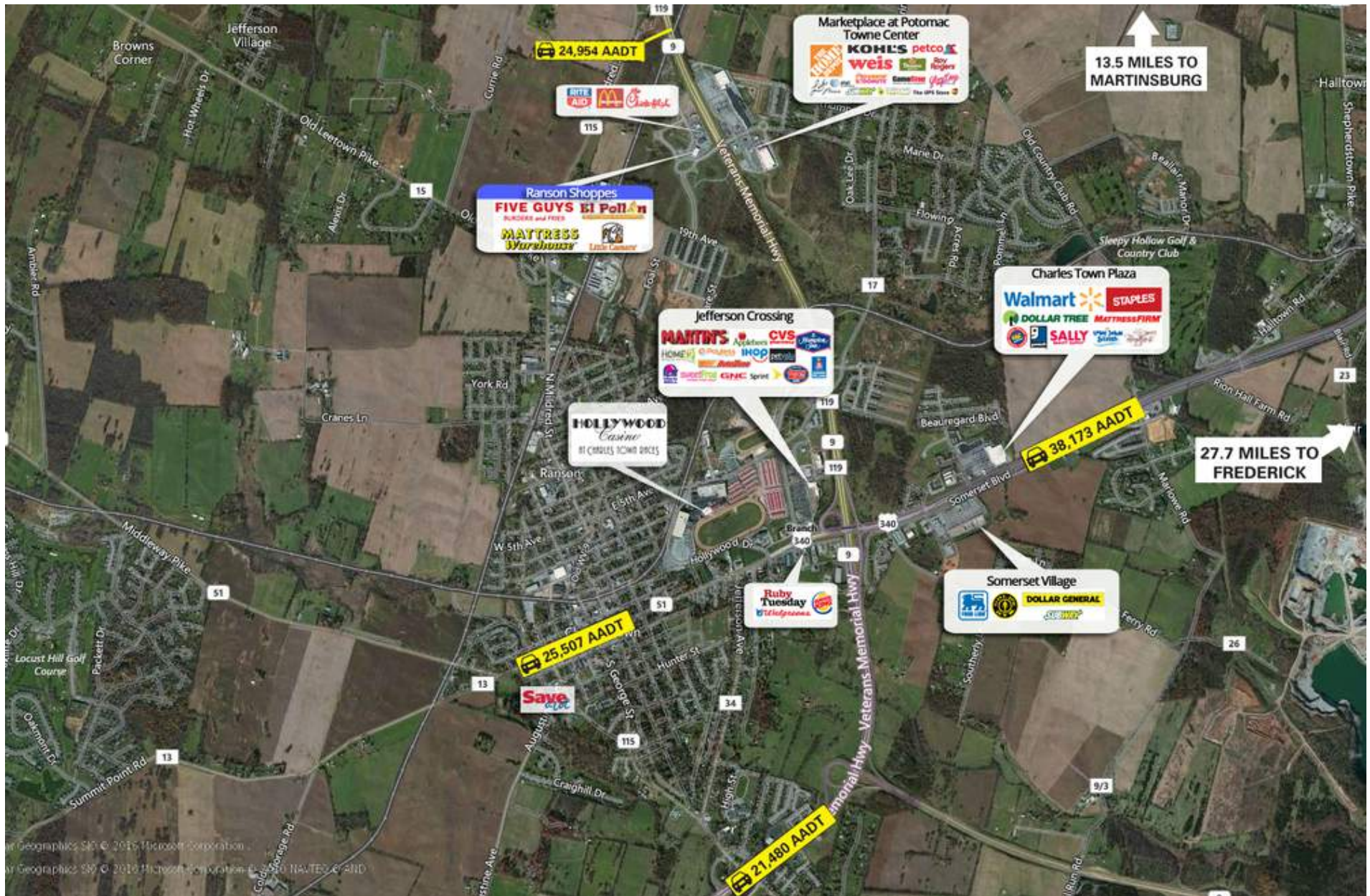


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RANSON SHOPPES: NNN RETAIL CENTER FOR SALE



INVESTMENT OVERVIEW | Retail Marketplace





# PROPERTY SUMMARY: MARKET OVERVIEW

MARKETPLACE IN PHOTOS | MAPS | DEMOGRAPHICS | PROPERTY PHOTOS



Charles Town Races & Slots (approx. 1 mile away)

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RANSON SHOPPES: NNN RETAIL CENTER FOR SALE

MARKET OVERVIEW | Marketplace in Photos



Charles Town Races, Ranson, WV



Hollywood Casino, Ranson, WV



Hollywood Casino, Ranson, WV



Historic Ranson, Ranson, WV



Jefferson Courthouse, Ranson, WV



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RANSON SHOPPES: NNN RETAIL CENTER FOR SALE



MARKET OVERVIEW | Marketplace in Photos



Retail across Route 9



Retail across Route 9



Neighboring Retail



New Residential Housing behind Center



Retail across Route 9

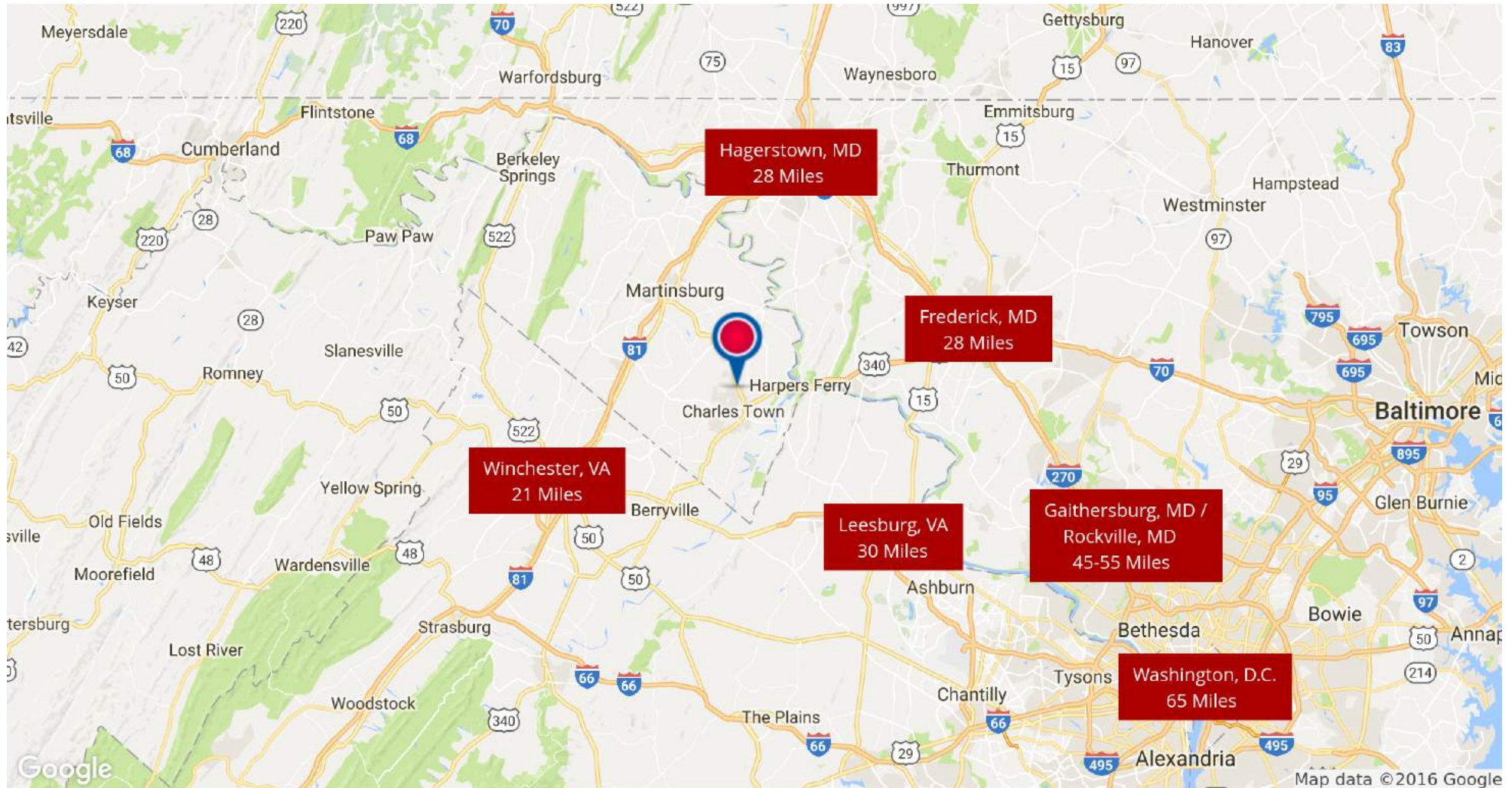


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RANSON SHOPPES: NNN RETAIL CENTER FOR SALE



MARKET OVERVIEW | Drive Distance Map





# 38 JOSHUA FREEMAN BLVD, RANSON, WV 25438

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MARKET OVERVIEW | Demographics Map



|                     | 5 Miles   | 10 Miles  | 15 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Population    | 31,443    | 81,938    | 183,526   |
| Population Density  | 400       | 261       | 260       |
| Median Age          | 37.9      | 37.6      | 37.9      |
| Median Age (Male)   | 38.6      | 38.2      | 38.0      |
| Median Age (Female) | 37.2      | 37.2      | 37.9      |
| Total Households    | 12,180    | 29,911    | 68,709    |
| # of Persons Per HH | 2.6       | 2.7       | 2.7       |
| Average HH Income   | \$73,146  | \$77,696  | \$75,790  |
| Average House Value | \$293,044 | \$279,641 | \$276,543 |

\* Demographic data derived from 2010 US Census





View with Route 9 in Distance





View of Ranson Shoppes from Route 9.





View from Fairfax Circle





View of Back of Center





**MATTRESS** Warehouse

*Ranson  
Shoppes*

Pylon in Back of Center





View from N Fairfax Boulevard, near Route 9 Signal





Fairfax Circle, Next to Center





Historic Harpers Ferry (8.00 miles from Ranson)



# ABOUT TROUT DANIEL & ASSOCIATES

## Full Service Commercial Real Estate based in Baltimore

TD&A has been helping our clients sell, lease, manage and develop commercial real estate since 1967. In that time, we have worked with both the biggest and smallest players in the local, regional and national real estate community.

It is our belief that in order to be successful we must represent the interests of our clients first. And if you do what is right for your clients, success will always follow. In that way, we've been able to build long relationships based on trust and with a long-view of our clients' best interests.

As our clients and history of sales will testify: we don't just make deals...we build relationships.

**Let's talk Investment Sales.**

**Gilbert R. Trout**

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