

APPLE HARVEST DRIVE

MARTINSBURG, WV 25401

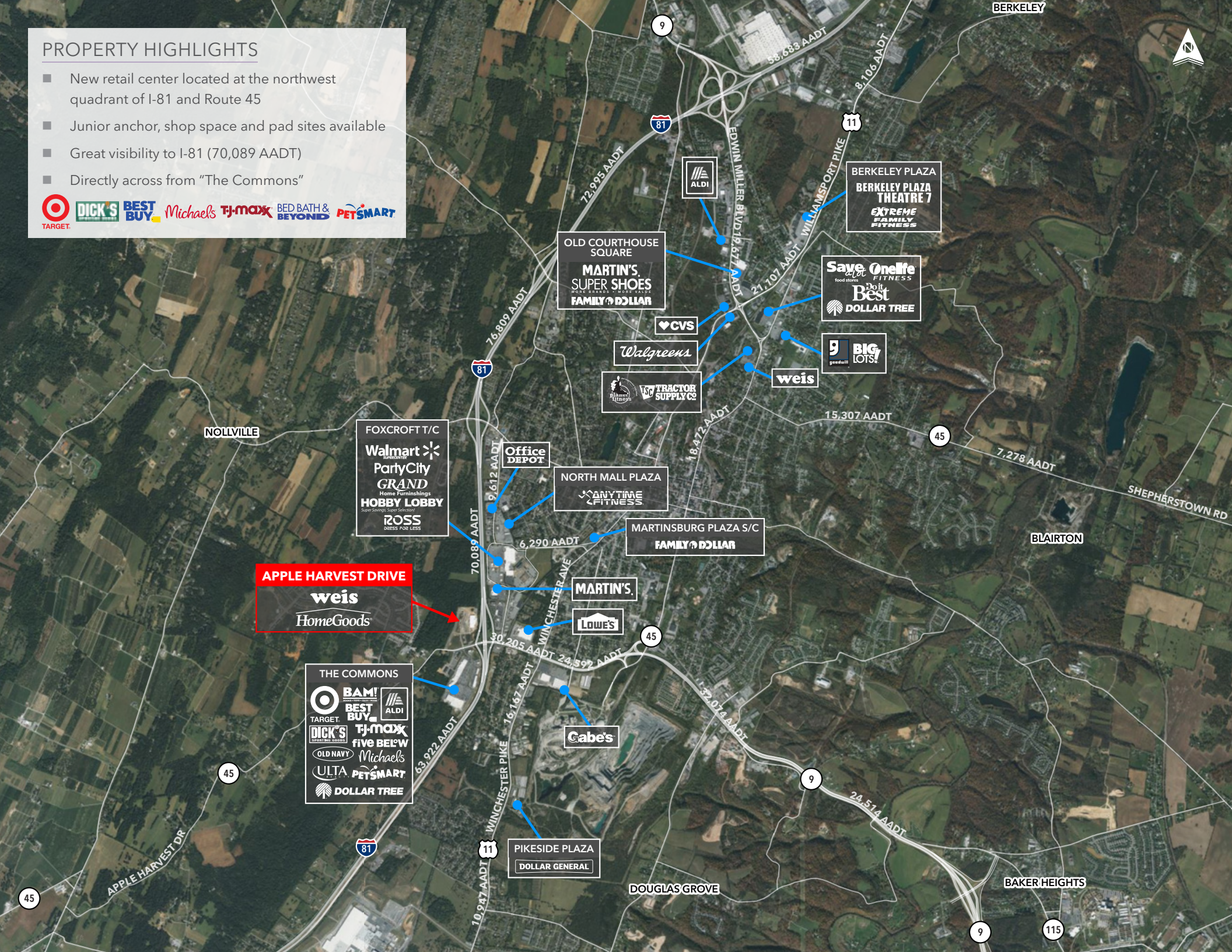
weis
markets

400



PROPERTY HIGHLIGHTS

- New retail center located at the northwest quadrant of I-81 and Route 45
- Junior anchor, shop space and pad sites available
- Great visibility to I-81 (70,089 AADT)
- Directly across from "The Commons"



APPLE HARVEST DRIVE
weis
 HomeGoods

THE COMMONS
 TARGET
 DICK'S
 BEST BUY
 TJ-MAXX
 FIVE BELOW
 OLD NAVY
 MICHAEL'S
 ULTA
 PETS M A R T
 DOLLAR TREE

FOX CROFT T/C
 Walmart
 Party City
 GRAND
 Home Furnishings
 HOBBY LOBBY
 ROSS
 DRESS FOR LESS

OLD COURTHOUSE SQUARE
 MARTIN'S
 SUPER SHOES
 FAMILY DOLLAR

CVS
 Walgreens

TRACTOR SUPPLY CO.

NORTH MALL PLAZA
 ANYTIME FITNESS

MARTINSBURG PLAZA S/C
 FAMILY DOLLAR

MARTIN'S

LOWE'S

Gabe's

PIKESIDE PLAZA
 DOLLAR GENERAL

BERKELEY PLAZA
 BERKELEY PLAZA THEATRE 7
 EXTREME FAMILY FITNESS

Save OnLife
 FITNESS
 food stores
 Do it Best
 DOLLAR TREE

9 BIG LOTS!

weis

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SITE PLAN KEY

- AVAILABLE
- LEASED

ESTIMATED TIMING

- DELIVERED
- DELIVERY TBD



70,089 AADT



THE COMMONS

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PRIORITY DR



Bob Evans

MARTINSBURG FAMILY DINER

FOXCROFT AVE



30

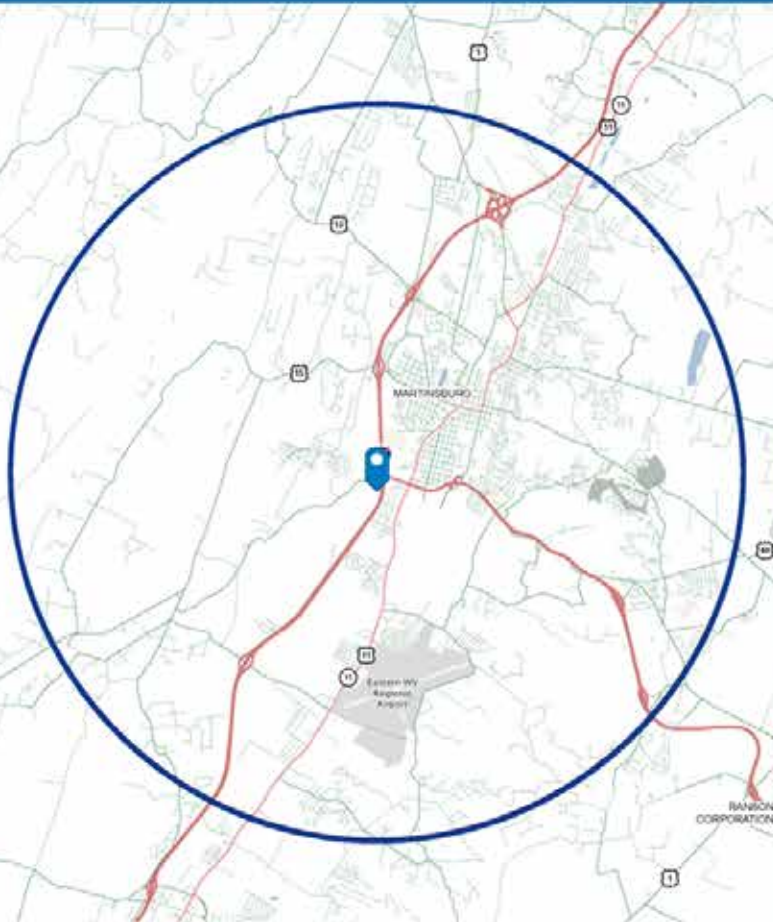




MARTINSBURG, WV

DEMOGRAPHIC PROFILE (2022)

Apple Harvest Drive
5 mile ring



KEY FACTS

58,394

Population

38.5

Median Age

23,217

Households

EDUCATION



30%

High School Diploma



15%

Bachelor's Degree



8%

Graduate/Professional Degree

INCOME



\$60,417

Median Household Income



\$32,867

Per Capita Income

\$82,177

AVERAGE HH INCOME (\$)



1,733

Total Businesses

BUSINESS



60,976

Daytime Population



128

Food Srv & Drinking Places

TAPESTRY SEGMENTS



4C

Middleburg

7,400 (31.9%) of households

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

- Young couples, many with children.
- Comfortable with the latest in technology, for convenience (online banking or seeing money on landlines) and entertainment.



BE

Front Porches

3,404 (14.7%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive.

- Composed of a blue-collar work force with a strong labor force participation rate.
- Price is more important than brand names or style to these consumers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



4A

Workday Drive

2,361 (10.2%) of households

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.

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