



FOR SALE
SPECIAL PURPOSE
MARKETING FLYER



125 S. MAPLE AVENUE
MARTINSBURG, WV 25401



TARGET

BEST BUY

CRUMBL

PETSMART

SHEETZ

CHICK-FIL-A

LOWE'S

EXIT 12

STARBUCKS

MARTIN'S

HOBBY LOBBY

DAIRY QUEEN



WALMART

7-ELEVEN

125 S. MAPLE AVENUE

MARTINSBURG FIRE STATION

EPTA TRANSIT STOP

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Interior Photos

Interior photos of the property.

08

Exterior Photos

Exterior photos of the property from various angles.

12

Aerial Photos

Aerial photos of the property from various heights and angles.

14

304.901.7788
BlackDiamondRealty.net

Aaron Poling, Associate / Salesperson
apoling@blackdiamondrealty.net
M. 304.283.0214



SPECIAL PURPOSE FOR SALE

125 S. MAPLE AVENUE MARTINSBURG, WV 25401

SALE PRICE / \$800,000

GROSS BUILDING SIZE / 25,024 (+/-) SQ FT

PROPERTY TYPE / SPECIAL PURPOSE

CITY LIMITS / INSIDE

**PROPERTY FEATURES / EXCELLENT
VISIBILITY, OFF-STREET PARKING
AVAILABLE, ELEVATOR SHAFT, HISTORIC
BUILDING, LOCATED DOWNTOWN,**

Historic Landmark & Prime Downtown Location

- Former United States Courthouse & Post Office in downtown Martinsburg
- Situated within the Historic Preservation District at the corner of West King & South Maple Streets
- Highly visible, walkable location near downtown amenities and cultural destinations

Expansive Scale with Exceptional Historic Character

- Approximately 25,024 (+/-) square feet across three levels plus basement
- Original wood flooring, marble accents, cast-iron columns, fireplaces, and preserved detailing
- Grand former courtroom and oversized historic windows providing abundant natural light

Flexible Adaptive Reuse with Event & Institutional Potential

- Existing elevator shaft offering straightforward modernization for full accessibility
- Ideal for a discovery museum, educational campus, nonprofit headquarters, or cultural center
- Strong potential for a signature event venue and wedding destination within a landmark setting

FOR SALE

LOCATED 1.5 MILES TO I-81, EXIT 13 - 2 MILES TO I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

- Built in 1895
- Approximately 25,024 (+/-) square feet across three levels plus basement
- Former United States Courthouse & Post Office with preserved historic integrity
- Three and a half story red pressed brick and stone construction
- Large grand courtroom space
- Basement level includes mechanical systems, storage, and support areas

INGRESS / EGRESS / PARKING

- Prominent corner location at West King & South Maple Streets in downtown Martinsburg
- Multiple access points supporting efficient circulation throughout the building
- Existing structured entryways designed for public institutional use
- On-site parking available for staff, visitors, or event use
- Strong pedestrian access and walkability to surrounding downtown core
- Direct connectivity to major regional transportation routes via nearby I-81 Exit 13 (1.5 miles) and Exit 12 (2 miles)

LEGAL DESCRIPTION / ZONING

- Inside city limits of Martinsburg
- Parcel 270, Tax Map 14, Martinsburg Corp of Berkeley County
- Deed Book 1411, Page 686
- No Zoning Restrictions

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	Mountaineer Gas Company
Water	City of Martinsburg
Sewer	City of Martinsburg
Trash	City of Martinsburg
Cable/Internet	Multiple Providers



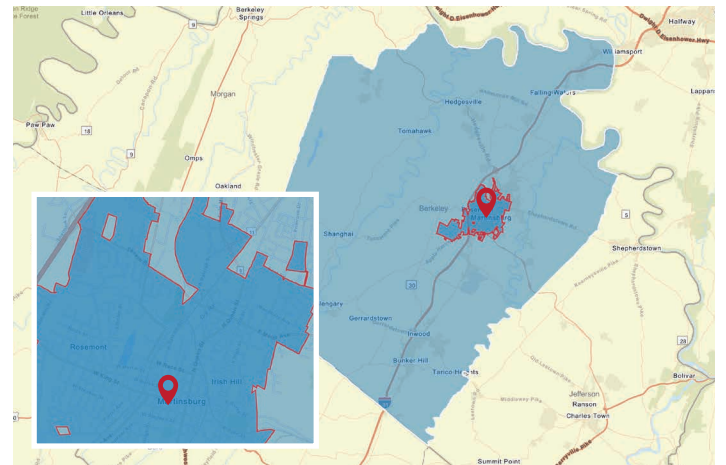
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All these major markets are readily accessible from this County via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with the "small town" character and sense of community.

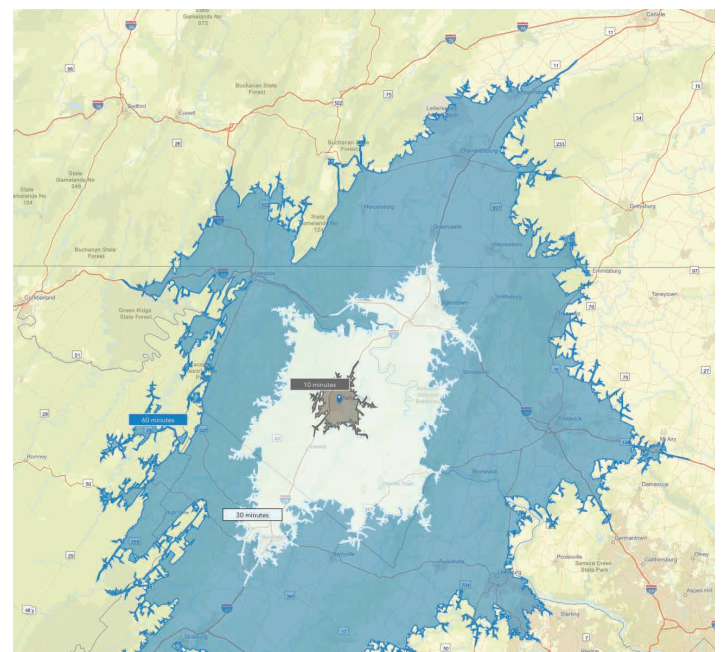
Berkeley County has a total population of 132,864 and a median household income of \$82,088. Total number of businesses is 2,713.

The **City of Martinsburg** has a total population of 18,928 and a median household income of \$58,655. Total number of businesses is 966.

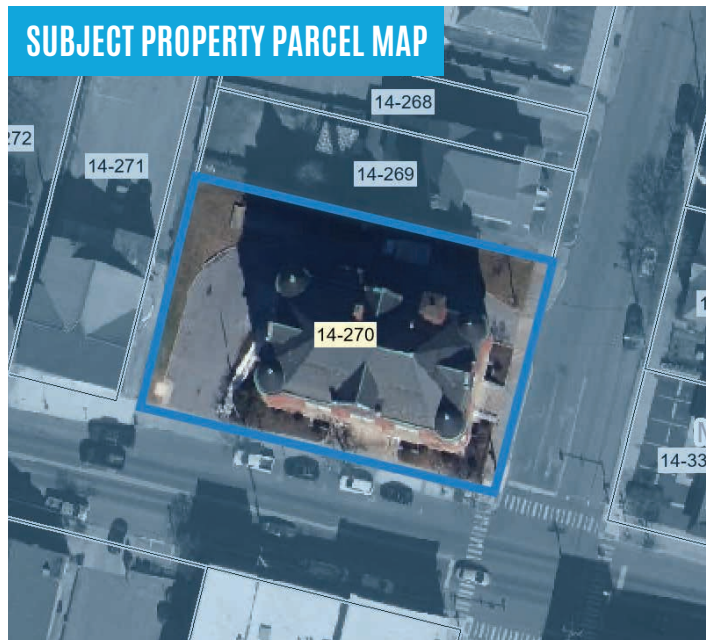
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Martinsburg City Limits 📍 Subject Location



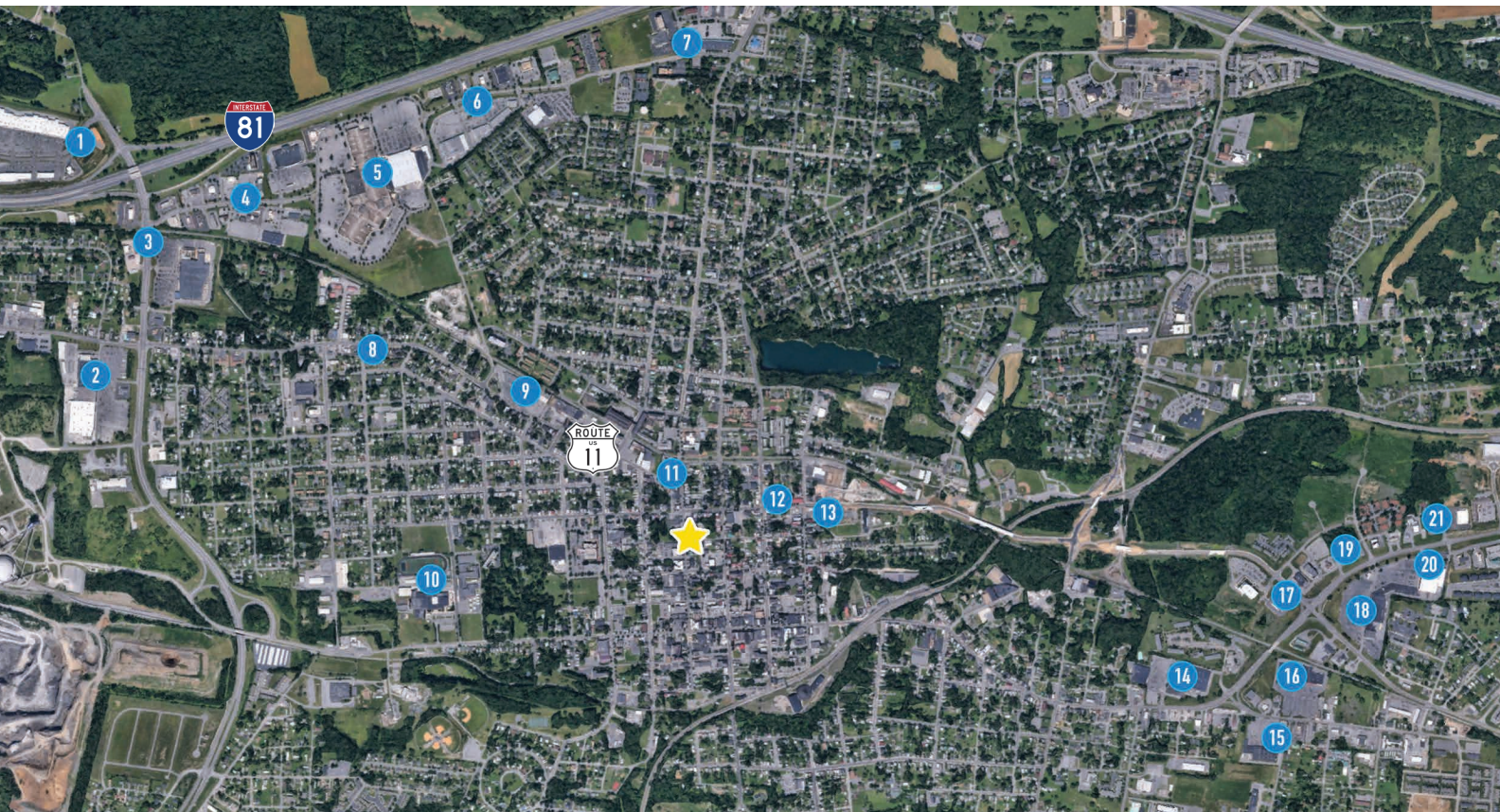
Distance to nearby cities: Charles Town, WV - 15 miles, Hagerstown, MD - 24 miles, Winchester, VA - 25 miles, Frederick, MD - 40 miles, Leesburg, VA - 42 miles, Washington, DC - 77 miles, Baltimore, MD - 95 miles.



FOR SALE

LOCATED 1.5 MILES FROM I-81, EXIT 13 - 2 MILES FROM I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT

SURROUNDING AMENITIES



The Google aerial above highlights several of the most popular surrounding locations. The subject property at 125 S. Maple Avenue has been referenced with a yellow star.

- 1 Retail Commons; Target, Pet Smart, T.J. Max, Best Buy, Crumbl, Jersey Mike's, Dick's Sporting Goods, Ulta, Books-A-Million
- 2 Gabes
- 3 Lowe's, Sheetz, McDonald's
- 4 Foxcroft Ave; Chick-Fil-A, Arby's, Taco Bell, Dunkin', Chipotle, Panda Express, Starbucks
- 5 Hobby Lobby, Walmart, Olive Garden, Panera, Onelife Fitness, Tru Hilton
- 6 Outback, Buffalo Wild Wings, Wendy's, Office Depot, Cracker Barrel
- 7 Holiday Inn, Fairfield Inn, Rocs, Sheetz
- 8 Dairy Queen
- 9 Family Dollar
- 10 Martinsburg High and Middle School
- 11 7-Eleven
- 12 Martinsburg Fire Station
- 13 Coming Soon; EPTA Transit Bus Stop
- 14 Tractor Supply, Weis, Planet Fitness
- 15 Big Lots, Dollar Tree
- 16 Save a Lot
- 17 Walgreens, CVS
- 18 Martin's, McDonald's, AutoZone Auto Parts, Subway
- 19 Dunkin'
- 20 Super Shoes, Taco Bell, Arby's
- 21 Advance Auto Parts, ALDI

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



39,569

Total Population



1,541

Businesses



47,061

Daytime Population



\$275,236

Median Home Value



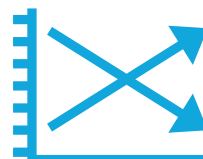
\$34,962

Per Capita Income



\$66,618

Median Household Income



1.4%

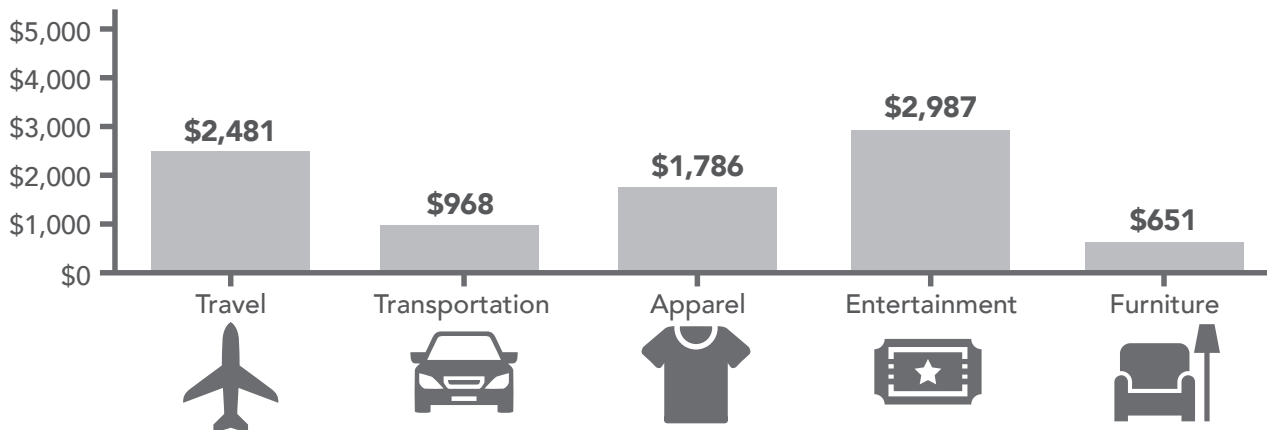
2025-2030 Pop Growth Rate



16,939

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



61,857

Total Population



1,848

Businesses



65,571

Daytime Population



\$294,035

Median Home Value



\$37,160

Per Capita Income



\$75,002

Median Household Income



1.6%

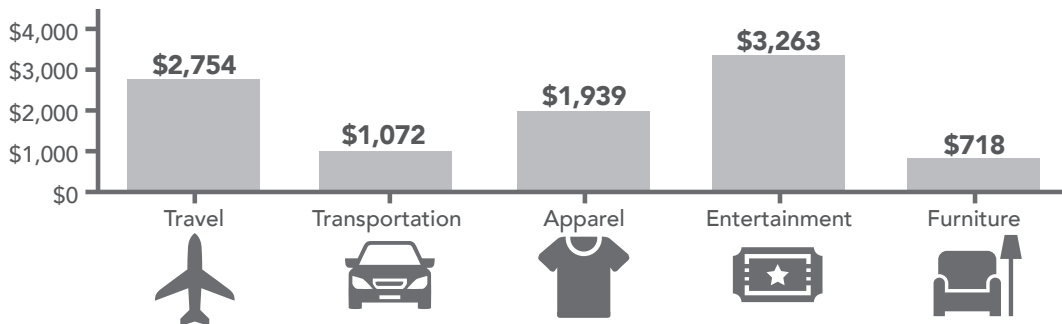
2025-2030 Pop Growth Rate



24,845

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



131,914

Total Population



3,071

Businesses



117,594

Daytime Population



\$307,557

Median Home Value



\$40,284

Per Capita Income



\$82,584

Median Household Income



1.7%

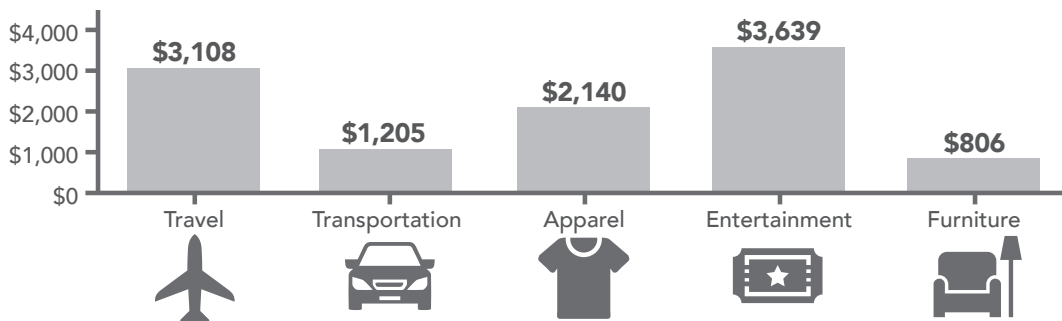
2025-2030 Pop Growth Rate



50,248

Housing Units (2020)

KEY SPENDING FACTS



INTERIOR PHOTOS



First Floor.



Safe.

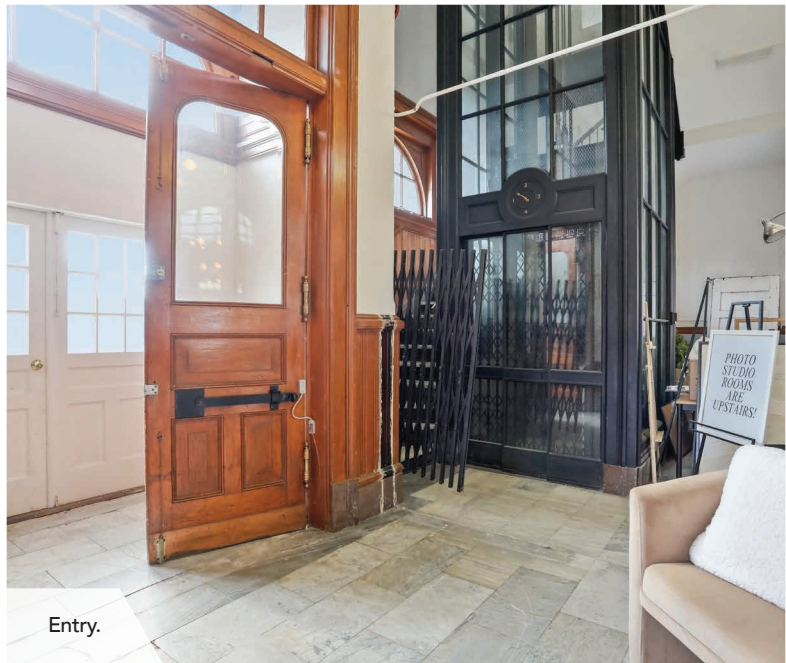


First Floor.

FOR SALE
LOCATED 1.5 MILES FROM I-81, EXIT 13 - 2 MILES FROM I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT



First Floor.

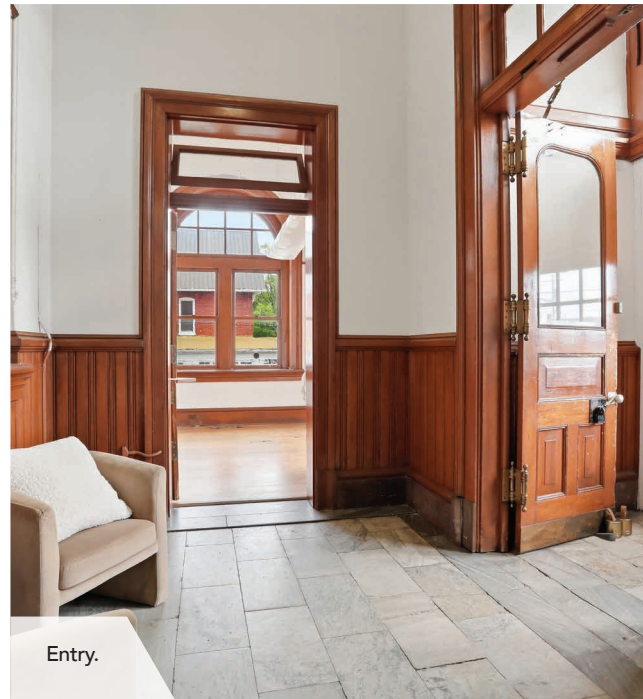


Entry.



Entry.

INTERIOR PHOTOS



FOR SALE
LOCATED 1.5 MILES FROM I-81, EXIT 13 - 2 MILES FROM I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT



Hallway.

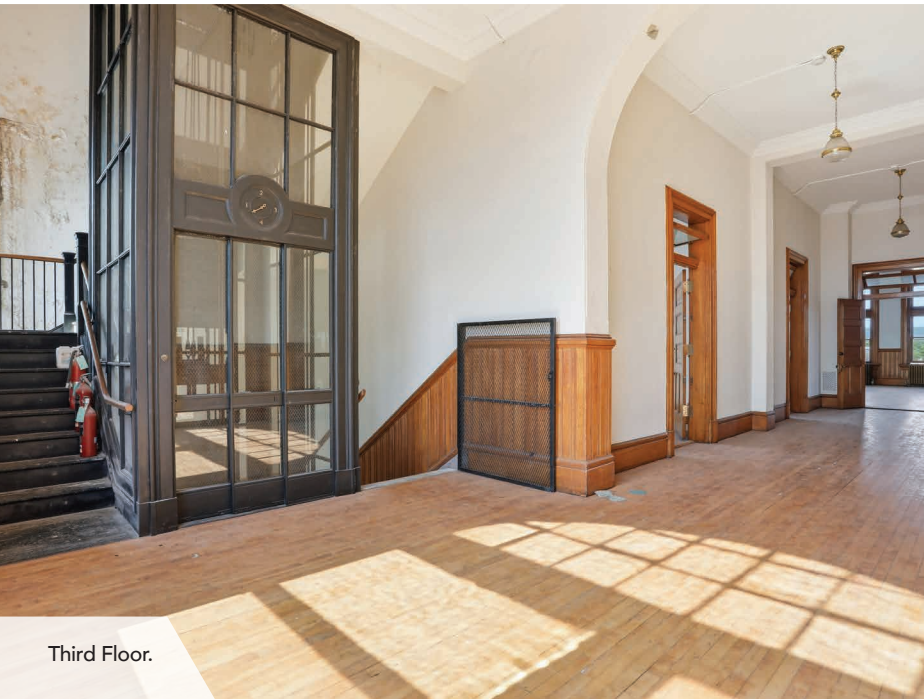


Second Floor.



Second Floor.

INTERIOR PHOTOS



Third Floor.



Restroom.



Third Floor.

FOR SALE
LOCATED 1.5 MILES FROM I-81, EXIT 13 - 2 MILES FROM I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT



Third Floor.



Third Floor.



Restroom.

EXTERIOR PHOTOS



Exterior.

FOR SALE

LOCATED 1.5 MILES FROM I-81, EXIT 13 - 2 MILES FROM I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT



Exterior.

AERIALS



Aerial Facing East.

FOR SALE
LOCATED 1.5 MILES FROM I-81, EXIT 13 - 2 MILES FROM I-81, EXIT 12
125 S. MAPLE AVENUE · MARTINSBURG, WV 25401 · 25,024 (+/-) SQ FT



Aerial Facing West.



CONTACT

BLACK DIAMOND REALTY

1209 N Queen Street
Martinsburg, WV 25404
P. 304.901.7788 | F. 304.599.3285
BlackDiamondRealty.net

PRIMARY CONTACT

Aaron Poling, Associate/Salesperson
M. 304.283.0214
apoling@blackdiamondrealty.net

SECONDARY CONTACTS

Josh Householder, Associate/Salesperson
M. 304.283.7664
jhouseholder@blackdiamondrealty.net