



JOIN THESE RETAILERS

MARTIN'S The UPS Store

HARBOR FREIGHT **GO**
QUALITY TOOLS LOWEST PRICES

Applebee's
GRILL + BAR

Jersey Mike's
SUBS

CVS
DUNKIN'

AutoZone

RETAIL FOR LEASE

- Available: 1,160 SF, 1,200 SF [Available 7/31/27], 1,800 SF [Available 4/30/27] & 2,800 SF
- Martin's anchored center located centrally between RT 9 and 340
- Directly across from Hollywood Casino at Charles Town Races & Slots [over 1.2 M visits annually]
- Great visibility from Flowing Spring Rd

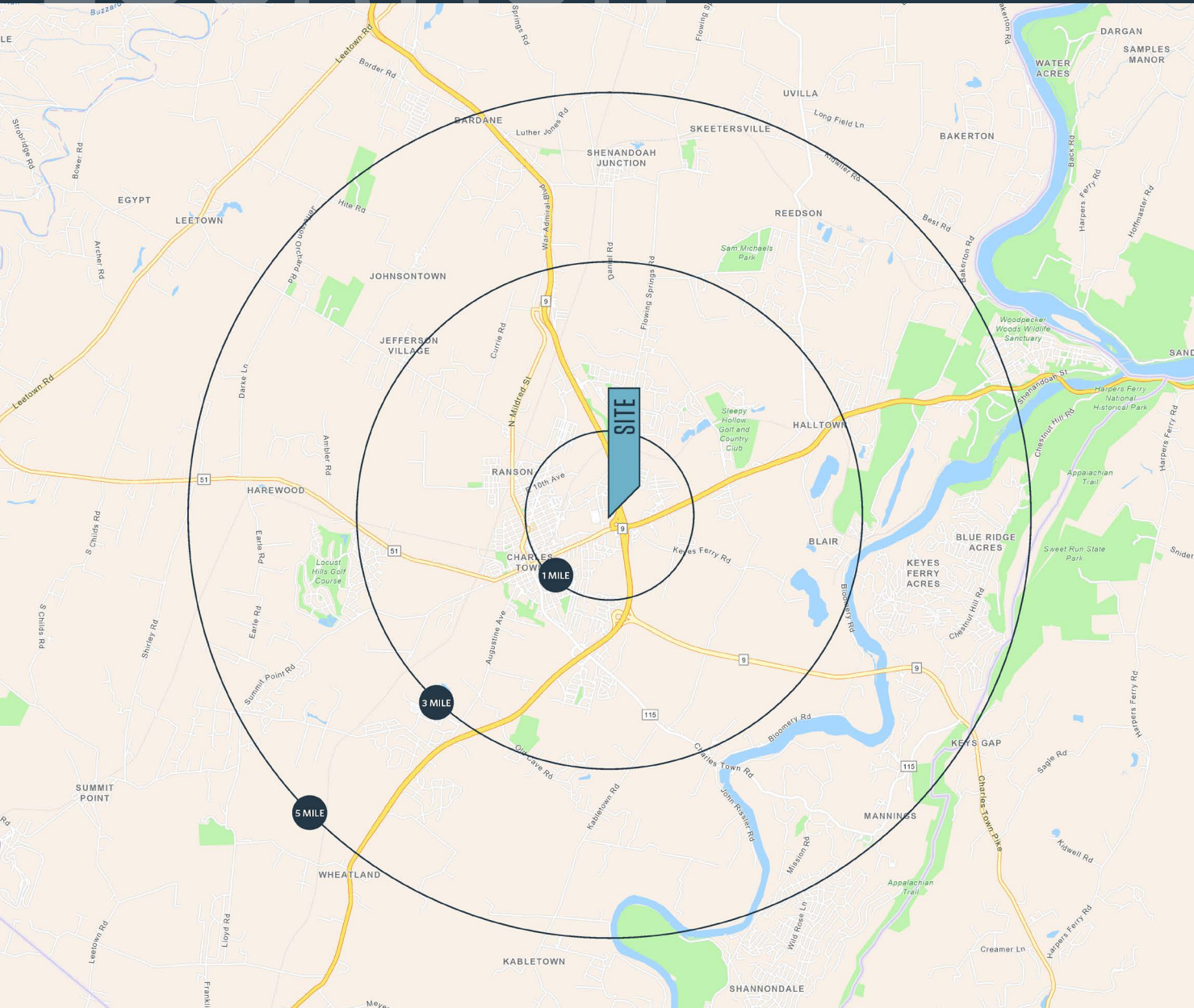
RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713

LOCATION

JEFFERSON CROSSING

91 SARATOGA DRIVE, CHARLES TOWN, WV 25414, JEFFERSON COUNTY



PROPERTY HIGHLIGHTS:

- 1,160 SF
- 1,200 Available 4/30/27
- 1,800 SF Available 7/31/27
- 2,800 SF

DEMOGRAPHICS | 2025:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|-----------|-----------|
| Population | 5,343 | 22,063 | 35,965 |
| Daytime Population | 7,254 | 22,326 | 35,965 |
| Households | 2,397 | 8,896 | 13,992 |
| Average HH Income | \$89,270 | \$109,548 | \$123,505 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

| | |
|---------------------------|------------|
| Cattail Run, WV 9 | 28,298 ADT |
| East Washington St, WV 51 | 19,129 ADT |
| Flowing Springs Road | 6,843 ADT |

RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713



MARKET

JEFFERSON CROSSING

91 SARATOGA DRIVE, CHARLES TOWN, WV 25414, JEFFERSON COUNTY



RACHEL KLEIN, SALESPERSON
rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
ehueter@klnb.com | 703-268-2713



SITE PLAN

JEFFERSON CROSSING

91 SARATOGA DRIVE, CHARLES TOWN, WV 25414, JEFFERSON COUNTY



| | | | | | | | | |
|-----|--------------------------------------|----------|-----|--------------------------------------|-----------|-------|-------------------------------|-----------|
| 71A | HAIR CUTTERY | 1,200 SF | 114 | BUFFALO WILD WINGS GO | 1,300 SF | 188 | CVS | 8,450 SF |
| 71B | SASSY NAIL SPA | 1,200 SF | 116 | AVAILABLE | 2,800 SF | 190 | MARTIN'S FOOD | 75,650 SF |
| 71C | JERSEY MIKE'S SUBS | 1,200 SF | 176 | GREAT WALL RESTAURANT | 1,200 SF | 200 | AVAILABLE [FORMER SWEET FROG] | 1,160 SF |
| 71D | UPS STORE | 1,200 SF | 178 | TOBACCO & VAPOR | 1,200 SF | PAD-1 | AUTO ZONE | 7,000 SF |
| 71E | AVAILABLE - 4/30/27 [DO NOT DISTURB] | 1,800 SF | 180 | AVAILABLE - 7/31/27 [DO NOT DISTURB] | 1,200 SF | PAD-2 | MARTIN'S FUEL | 2,400 SF |
| 71F | FRESHLY FOLDED LAUNDRY | 2,406 SF | 182 | SHERWIN-WILLIAMS | 4,000 SF | PAD-3 | APPLEBEE'S | 5,250 SF |
| 112 | DUNKIN' | 1,500 SF | 186 | HARBOR FREIGHT | 15,758 SF | | | |

RACHEL KLEIN, SALESPERSON
 rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER
 ehuetter@klnb.com | 703-268-2713





JEFFERSON CROSSING

91 SARATOGA DRIVE, CHARLES TOWN, WV 25414, JEFFERSON COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

RACHEL KLEIN, SALESPERSON

rklein@klnb.com | 443-632-2087

ERNIE HUETER, PRINCIPAL BROKER

ehueter@klnb.com | 703-268-2713

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.