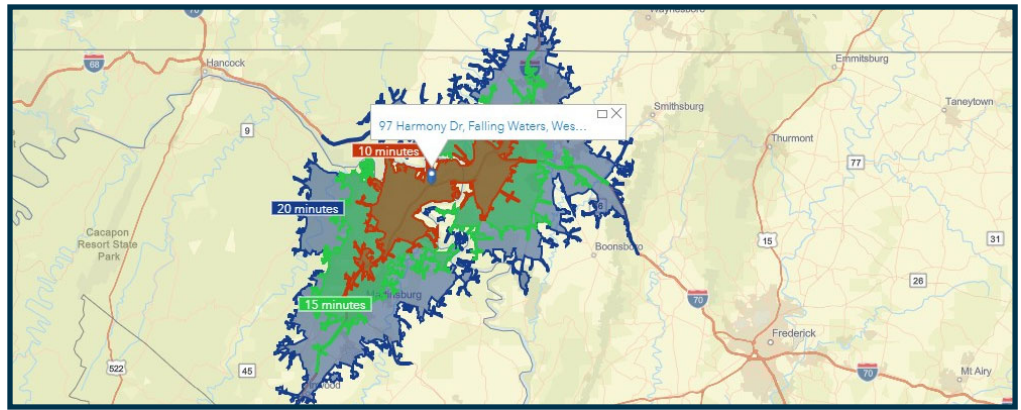
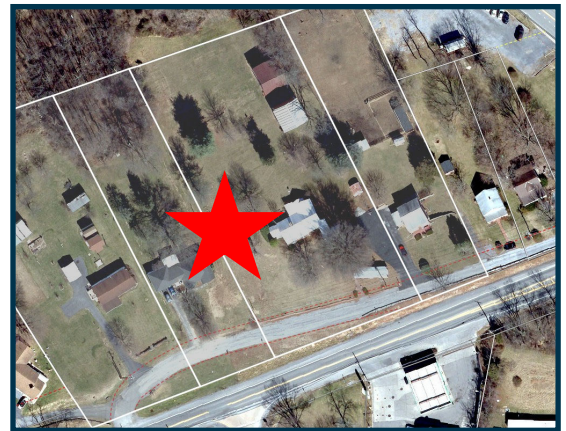




Commercial Land Opportunity

97 & 129 Harmony Drive / Falling Waters, WV 25419



FOR SALE - \$995,000—Price Reduced!

- 2 Lots for a total of 2.7 Acres
- Great Location!
- Direct Access off I-81
- Average daily traffic count – 10,001
- Highly Visible Retail Location
- Also available as land lease—rate negotiable
- No Zoning
- MLS# WVBE177592

Demographic Summary

	10 mile radius	20 mile radius
Population	30,227	195,792
Projected 5 year growth	2.02	1.31
Median Income	\$62,703	\$54,936
Median Age	42.3	39.4

For more information please contact:
OakCrest Commercial Real Estate

Steve Stolipher

Steve.Stolipher@OakCrestCommercial.com

Cell | 304.283.0614

Main | 540.504.0788

126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

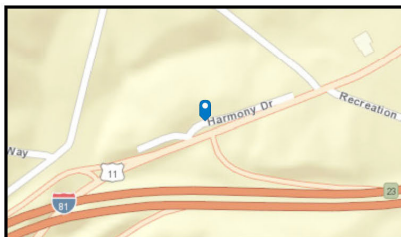
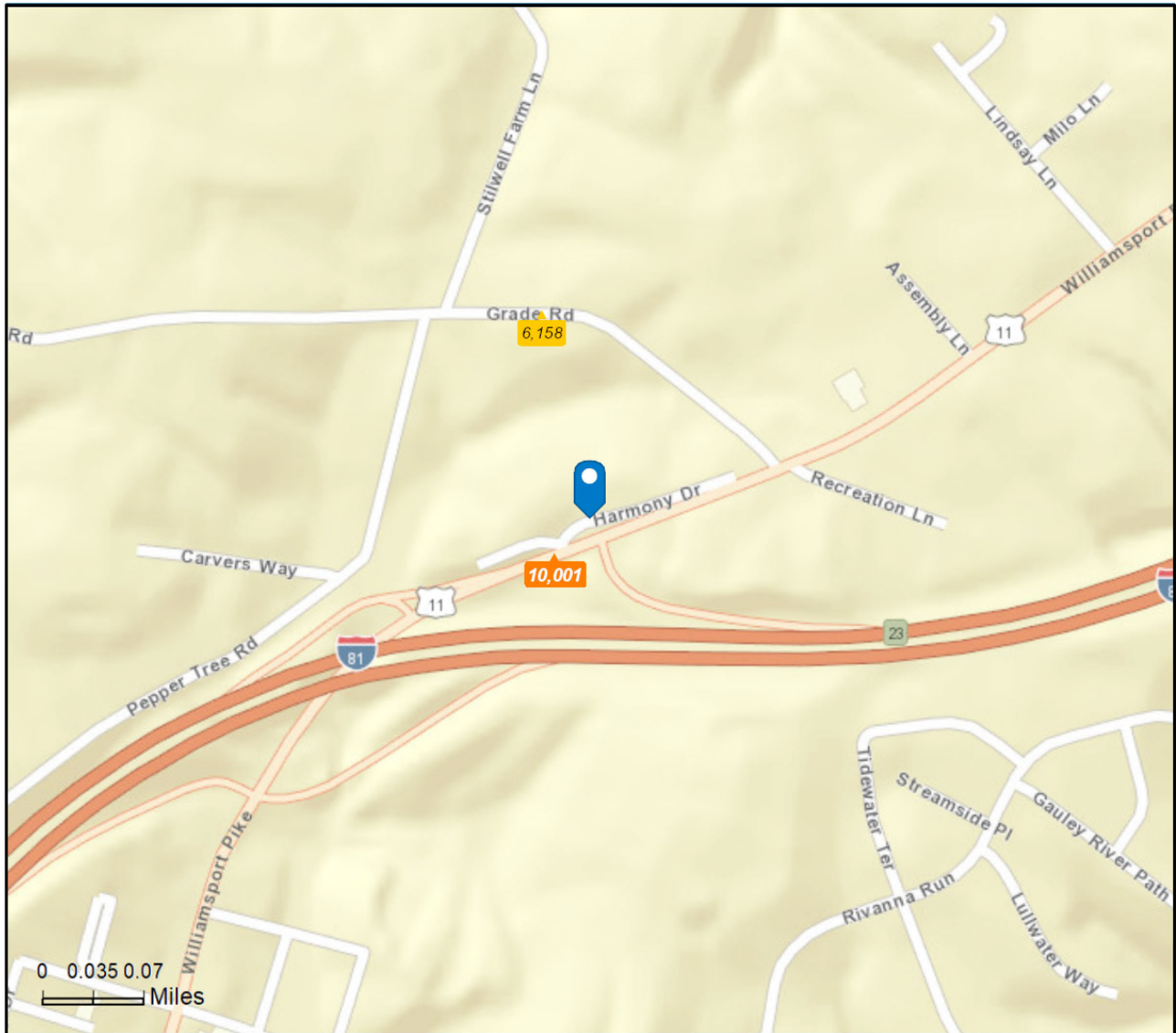
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

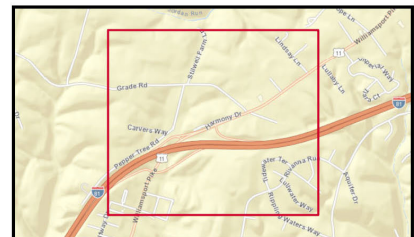
97 & 129 Harmony Drive

97 Harmony Dr, Falling Waters, West Virginia, 25419
Drive Time: 10, 15, 20 minute radii

Prepared by Esri
Latitude: 39.58140
Longitude: -77.87318



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

97 & 129 Harmony Drive

