

Office and Retail Space For Lease – Jefferson Crossing

Charles Town, West Virginia



Located Directly Across from Hollywood Casino – Jefferson County's Premier Entertainment Destination



For Additional
Information:

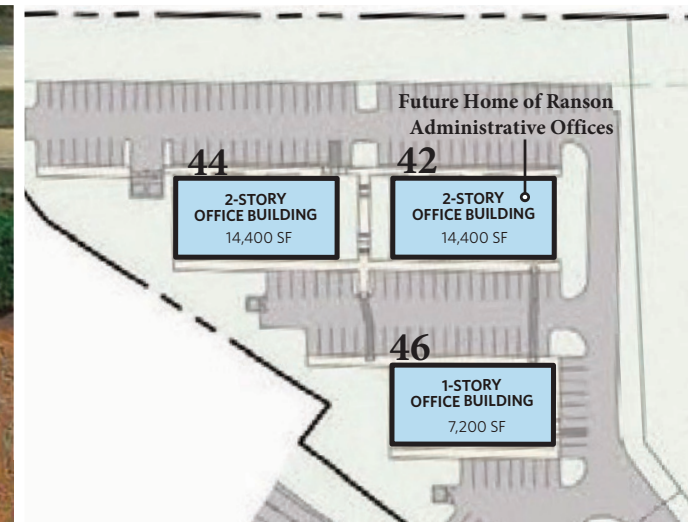
Sam Pozez | (703) 698-4028
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Space for Lease



Property Highlights

- Excellent Location – Conveniently located and within walking distance to 156 apartments, two Hilton branded hotels, numerous restaurants and a grocery store
- Competitive asking rent
- Located at Trifecta Place and Pimlico Drive just off Flowing Springs Road
- 44 Trifecta — 10,000 SF Available
46 Trifecta — 4,800 SF Available
- Immediately adjacent to Hollywood Casino at Charles Town Races
 - Largest super regional attraction
 - 3 million visitors annually
 - Largest employer in Jefferson County and Top 5 in the State of West Virginia
 - The exclusive casino within a 70 mi. range
- Located adjacent to the future home of the City of Ranson Administrative Offices



44 Trifecta

Unit #	Tenant	Sq. Feet
101-105	Available	7,200
200	Foot Care Center	1,196
201	V. W. Brown Insurance	1,200
203	Available	1,314
204	Available	1,421
205	Shenendoah Valley Medical	2,000

46 Trifecta

Unit #	Tenant	Sq. Feet
100	Available	3,000
102	Available	1,800
104-105	WVU Medicine	2,332



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Exceptionally Located in Charles Town, WV



POPULATION (2020 EST)

5 Mile	10 Mile
33,290		78,056



HOUSEHOLDS

5 Mile	10 Mile
12,489		28,271



AVERAGE HOUSEHOLD INCOME

5 Mile	10 Mile
\$97,022		\$99,359



Median Age

5 Mile	10 Mile
41		40.5



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Please Contact:**

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