



REAL ESTATE

For Lease – Pad site 1.2 acres

Food Lion Center

78 Worchester Dr, Falling Waters, WV 25419

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FOOD LION CENTER

ADDRESS:

78 Worchester Dr, Falling Waters, WV 25419

SPACE AVAILABLE:

Pad Site – 1.2 acres

HIGHLIGHTS:

Food Lion Grocery center just off exit 23 on I-81 with high traffic and visibility

128,000 CPD on I-81 N/S

10 MILE DEMOS:

Population:
146,666

Average HHI:
\$73,874

Households:
55,609

Average Household Net Worth:
\$407,834





A2Z REAL ESTATE

Top 10 Employers in Berkeley County:

- Berkeley County Board of Education
- Macy's
- United States Department of Veteran's Affairs
- Quad Graphics
- Procter & Gamble
- Wal-Mart
- Orgill
- Berkeley County Commission
- FedEx

Fast growing single family housing development area

New communities include over 150 units by JBG Builders:

Timberwood East

Nadenbousch Pines

Quail Ridge

Estates at Edgemoor

3-6 bedroom/2-5 bathroom homes starting \$285,000

And 2 new communities by Ryan Homes with over 200 units:

Southbrook

Arcadia North Villas

3 bedroom homes and townhomes, \$300,000 and up

Only 10 miles from Martinsburg which is the fastest growing city in the state



128,000 CPD

1.2 acres

SITE

A&T

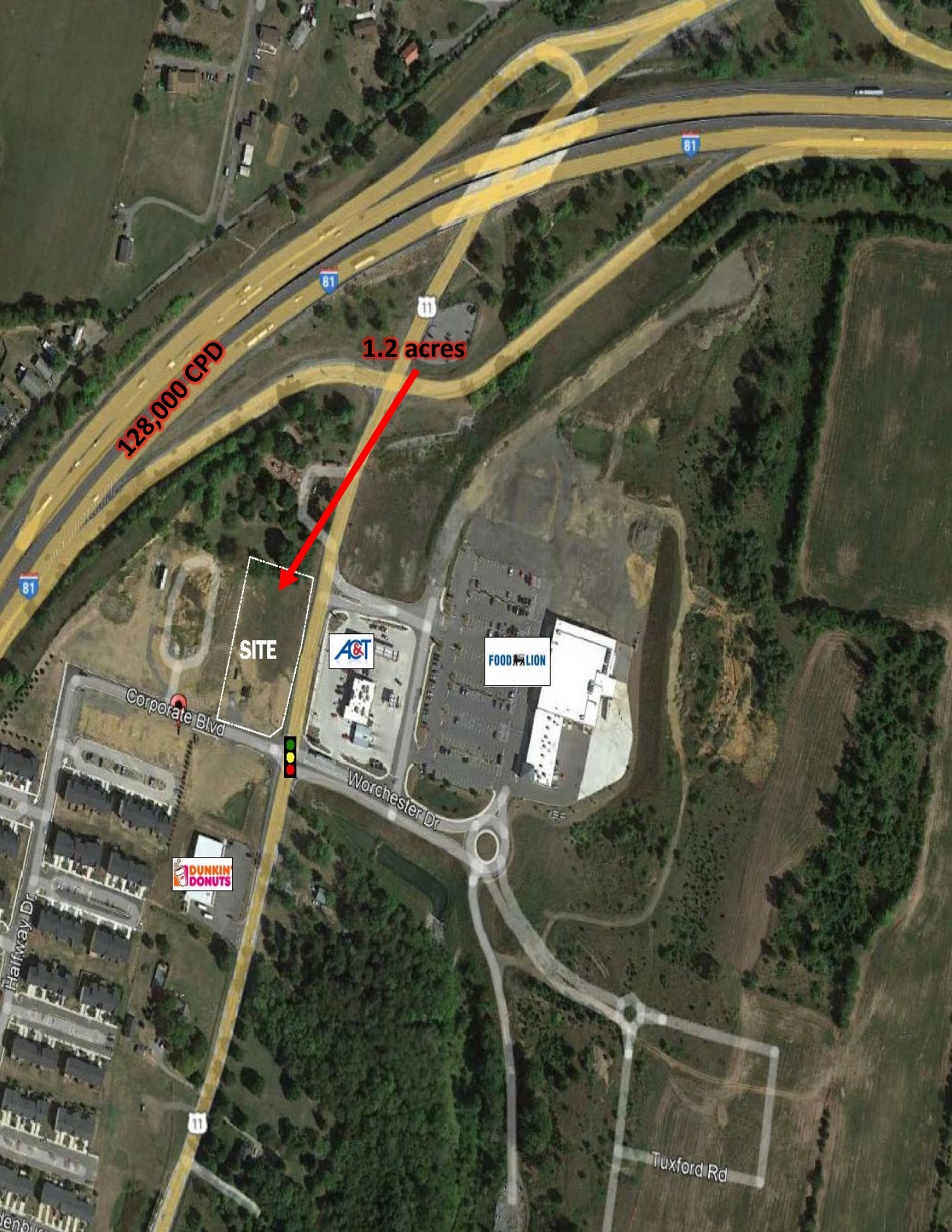
FOOD LION

Corporate Blvd

Worcester Dr

DUNKIN DONUTS

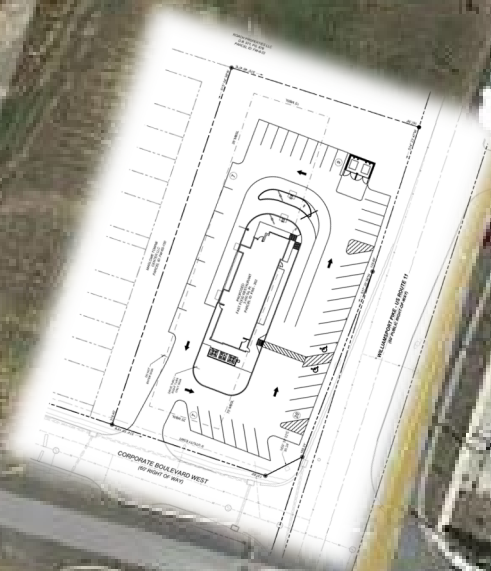
Tuxford Rd





128,000 CPD

1.2 acres



Lands Ct

Datta Ave



Corporate Blvd

Worcester Dr

Corporate Blvd

Williamsport Pike





View from I-81



View from I-81

New Housing Construction directly
behind Food Lion Center



78 Worchester Dr

Falling Waters, WV 25419

March 2022

- metro by T-Mobile
- Jensen Subs
- DQ
- Builders FirstSource
- AT&T
- Red Robin
- claire's
- 6
- QUALITY
- Domino's
- DUNKIN'
- BR
- bp
- TACO BELL
- POPEYES
- Little Caesars
- FC hair cuttery
- UNITED BANK
- Advance! Auto Parts
- DOLLAR TREE
- Walmart
- SUBWAY
- SHEETZ
- McDonald's
- BURGER KING

- Red Roof
- Precision Tune Auto Care
- SUNOCO
- M&T Bank
- SHEETZ
- Waffle House
- SUBWAY
- McDonald's
- DOLLAR GENERAL
- NAPA

- DUNKIN'
- Exxon
- DOLLAR GENERAL
- SUBWAY
- FOOD LION
- 7 ELEVEN
- bp

128,000 CPD

Leatherman
Falling Waters
Campsite

DEMOGRAPHICS

78 Worchester Dr Falling Waters, WV 25419		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population					
2021 Estimated Population	3,758	12,510	27,900	146,666	
2026 Projected Population	4,181	13,651	30,050	153,858	
2020 Census Population	3,258	11,133	27,543	145,379	
2010 Census Population	2,588	9,134	22,817	131,113	
Projected Annual Growth 2021 to 2026	2.3%	1.8%	1.5%	1.0%	
Historical Annual Growth 2010 to 2021	4.1%	3.4%	2.0%	1.1%	
2021 Median Age	38.5	40.1	42.0	38.7	
Households					
2021 Estimated Households	1,466	4,834	10,928	55,609	
2026 Projected Households	1,638	5,262	11,643	57,479	
2020 Census Households	1,258	4,276	10,754	55,087	
2010 Census Households	985	3,464	8,908	49,264	
Projected Annual Growth 2021 to 2026	2.3%	1.8%	1.3%	0.7%	
Historical Annual Growth 2010 to 2021	4.4%	3.6%	2.1%	1.2%	
Race and Ethnicity					
2021 Estimated White	84.1%	85.6%	86.2%	73.6%	
2021 Estimated Black or African American	5.3%	4.4%	4.6%	14.2%	
2021 Estimated Asian or Pacific Islander	1.2%	1.2%	1.3%	1.8%	
2021 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%	0.3%	
2021 Estimated Other Races	9.2%	8.6%	7.7%	10.1%	
2021 Estimated Hispanic	4.9%	4.4%	4.2%	6.3%	
Income					
2021 Estimated Average Household Income	\$92,305	\$88,418	\$83,484	\$73,874	
2021 Estimated Median Household Income	\$78,279	\$73,188	\$71,413	\$63,838	
2021 Estimated Per Capita Income	\$36,015	\$34,172	\$32,792	\$28,232	
Education (Age 25+)					
2021 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.5%	1.6%	3.2%	
2021 Estimated Some High School (Grade Level 9 to 11)	4.4%	6.7%	7.0%	9.8%	
2021 Estimated High School Graduate	41.6%	42.1%	42.1%	38.6%	
2021 Estimated Some College	18.7%	18.4%	19.6%	20.0%	
2021 Estimated Associates Degree Only	13.4%	10.6%	9.5%	8.1%	
2021 Estimated Bachelors Degree Only	13.7%	13.7%	13.1%	12.7%	
2021 Estimated Graduate Degree	7.6%	7.0%	7.0%	7.6%	
Business					
2021 Estimated Total Businesses	57	184	593	4,500	
2021 Estimated Total Employees	369	1,508	8,129	52,996	
2021 Estimated Employee Population per Business	6.5	8.2	13.7	11.8	
2021 Estimated Residential Population per Business	66.4	67.9	47.0	32.6	





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CONTACT

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