

The logo for A2Z Real Estate features the letters 'A', '2', and 'Z' in a bold, stylized font. The 'A' and 'Z' are black, while the '2' is red with a white outline. The background of the entire advertisement is a photograph of an Aldi store at dusk, with the store's name visible on signs and windows.

A2Z

REAL ESTATE

For Lease – 36,440 sf

INWOOD PLAZA

4803 Gerrardstown Rd, Inwood, WV 25428

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A2Z REAL ESTATE

INWOOD PLAZA

ADDRESS:

4803 Gerrardstown Rd, Inwood,
WV 25428

HIGHLIGHTS:

- Hard corner intersection
- 18,000 CPD on Gerrardstown Rd
- On primary retail and commuter corridor
- Directly Adjacent to I-81 Highway Exit with Strong Traffic Counts of 57,600 CPD
- Significant street frontage with multiple access points

10 mile population is 103,289
10 mile average HHI is \$78,518

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's premier location for a new business or a development project.

At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:

- Clorox
- FedEx
- Procter & Gamble
- Wal-Mart Associate, Inc.
- Argos (Columbia)
- Knauf Insulation (Germany)
- Logoplaste (France)
- MAAX by Aker (Canada)



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

SITE



18,100 CPD

TENANT	SQ FT
Food Lion	36,440
Valley Health	2,700
	1,800
Subway	1,200
Whale of a Wash	1,200

SITE

36,440 sf





SITE

Vintage Motorcar Company

Sleepy Creek Mountain

FOX AUTOMOTIVE

AUTONET

McDonald's

Advance Auto Parts

BB&T

DQ

U-HAUL

GERRARDSTOWN RD. / STATE HIGHWAY 51

Hardee's

TACO BELL

BURGER KING

Waffle House

UNITED STATES POSTAL SERVICE

FAMILY DOLLAR

FedEx

Arby's

Walgreens

Dominos

NAPA

CVS pharmacy

NWOOD

9,200 VEHICLES PER DAY

Authentic Italian

7,600 VEHICLES PER DAY

ROBINSON

DOLLAR GENERAL

STATE HIGHWAY 51

JSB

U.S. HIGHWAY 21

MUSSELMAN HIGH SCHOOL

MUSSELMAN MIDDLE SCHOOL

HERITAGE HALL

HERITAGE HALL

FAST CASH PAWNS

18,700 VEHICLES PER DAY

55,800 VEHICLES PER DAY

4803 Gerrardstown Rd

Inwood, WV 25428

January 2022



57.6K



SUBWAY

FOOD LION

WAFFLE HOUSE



18.1K

51.9K



21.9K

TRUIST Arby's AutoZone UNITED BANK
Advance Auto Parts DQ FAMILY DOLLAR Pizza Hut

Walgreens SHEETZ
DOLLAR GENERAL NAPA CVS pharmacy

DOLLAR GENERAL

LOCATION MAP

SITE

HAGERSTOWN
35 mins | 30 miles

FREDERICK
56 mins | 39 miles

BALTIMORE
1 hr 45 mins | 87 miles

WASHINGTON DC
1 hr 35 mins | 87 miles

2020 POPULATION

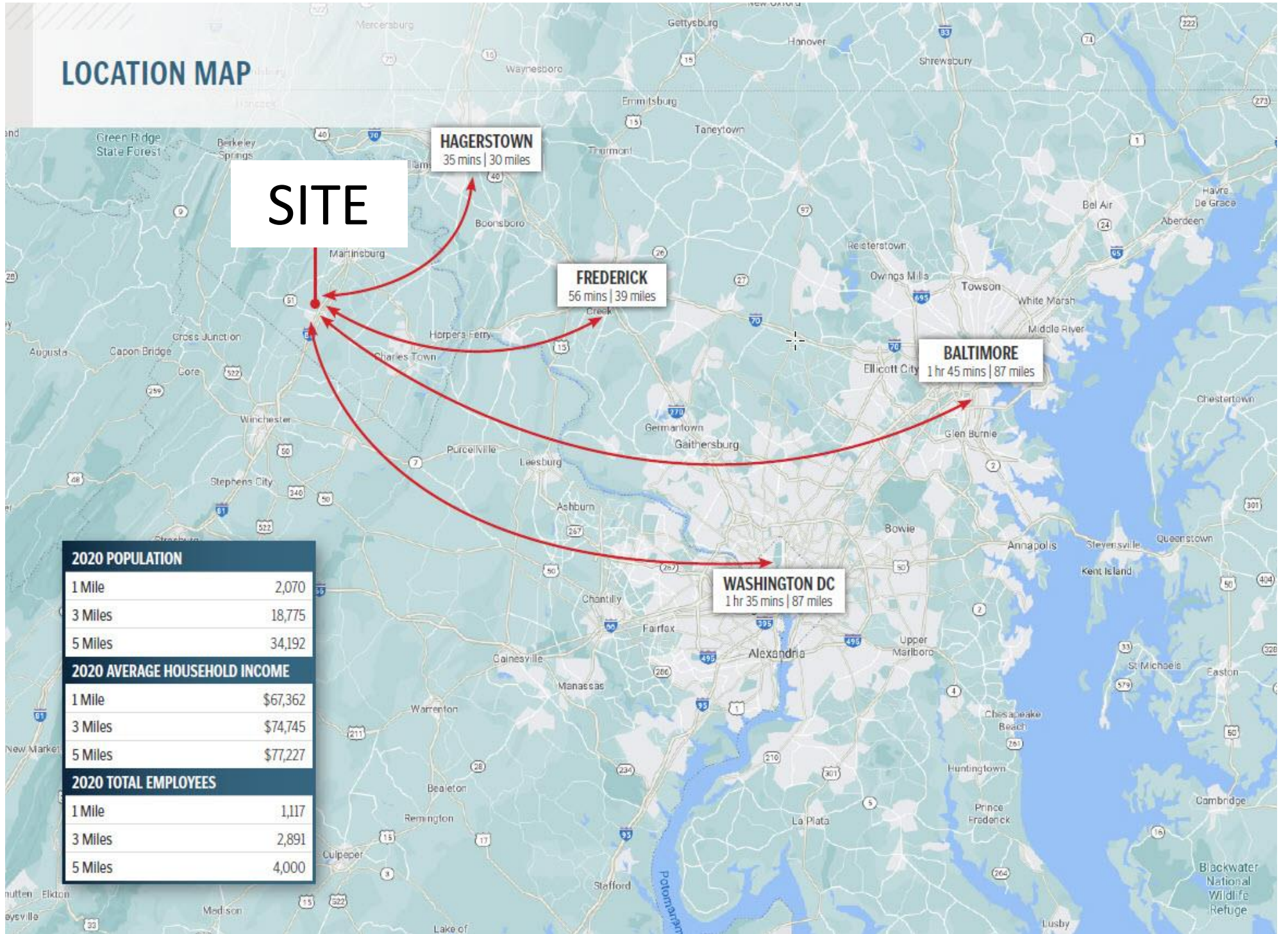
1 Mile	2,070
3 Miles	18,775
5 Miles	34,192

2020 AVERAGE HOUSEHOLD INCOME

1 Mile	\$67,362
3 Miles	\$74,745
5 Miles	\$77,227

2020 TOTAL EMPLOYES

1 Mile	1,117
3 Miles	2,891
5 Miles	4,000



DEMOGRAPHICS

4803 Gerrardstown Rd Inwood, WV 25428	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2022 Estimated Population	2,616	19,318	34,922	106,914
2027 Projected Population	2,755	20,286	36,956	112,213
2020 Census Population	2,559	18,446	33,427	102,538
2010 Census Population	2,070	15,389	28,490	90,084
Projected Annual Growth 2022 to 2027	1.1%	1.0%	1.2%	1.0%
Historical Annual Growth 2010 to 2022	2.2%	2.1%	1.9%	1.6%
2022 Median Age	34.9	35.3	37.0	38.7
Households				
2022 Estimated Households	1,015	7,259	13,151	41,253
2027 Projected Households	1,088	7,757	14,160	44,088
2020 Census Households	986	6,884	12,502	39,312
2010 Census Households	783	5,658	10,496	34,128
Projected Annual Growth 2022 to 2027	1.4%	1.4%	1.5%	1.4%
Historical Annual Growth 2010 to 2022	2.5%	2.4%	2.1%	1.7%
Race and Ethnicity				
2022 Estimated White	84.5%	86.2%	87.2%	82.6%
2022 Estimated Black or African American	6.8%	5.9%	5.4%	8.9%
2022 Estimated Asian or Pacific Islander	1.3%	1.0%	0.9%	1.2%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2022 Estimated Other Races	7.2%	6.6%	6.3%	7.0%
2022 Estimated Hispanic	5.6%	5.2%	5.0%	5.7%
Income				
2022 Estimated Average Household Income	\$57,838	\$80,437	\$80,245	\$80,650
2022 Estimated Median Household Income	\$65,101	\$73,064	\$76,339	\$73,763
2022 Estimated Per Capita Income	\$22,437	\$30,226	\$30,227	\$31,218
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.6%	3.6%	3.6%
2022 Estimated Some High School (Grade Level 9 to 11)	11.0%	7.6%	6.9%	7.0%
2022 Estimated High School Graduate	40.1%	42.4%	41.6%	35.3%
2022 Estimated Some College	18.9%	19.4%	19.0%	20.4%
2022 Estimated Associates Degree Only	9.2%	10.1%	9.3%	8.9%
2022 Estimated Bachelors Degree Only	10.3%	10.9%	12.1%	15.3%
2022 Estimated Graduate Degree	4.6%	6.0%	7.5%	9.5%
Business				
2022 Estimated Total Businesses	126	337	548	2,592
2022 Estimated Total Employees	968	2,457	5,583	28,881
2022 Estimated Employee Population per Business	7.7	7.3	10.2	11.1
2022 Estimated Residential Population per Business	20.7	57.4	63.7	41.2



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CONTACT



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