

Prepared for:

Quick Serve  
Restaurant

**A2Z**

REAL ESTATE

***For Lease – Pad Site 1.2 acres with  
Drive Thru Option***

**VISIBLE FROM ROUTE 81 ON EXIT 23,  
128,000 CARS PER DAY**

**78 Worchester Dr, Falling Waters, WV 25419**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

C: 814-242-7969

**STEVE ZAMIAS JR.**

Co-Founder & CFO

C: 814-525-2057

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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

13,600 CPD on Route 11 in front of the center

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:

Overlook

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

DUNKIN DONUTS

New Overlook  
Apartments and Homes

Corporate Blvd

Worcester Dr

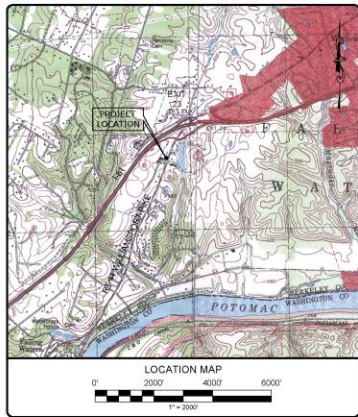
Tuxford Rd

Halfway Dr

lenbur







SITUATED ALONG WILLIAMSPORT PIKE (US ROUTE 11) AND INTERSTATE 495 IN FALLS CHURCH, DISTRICT NO. 7, NO. PARCEL 100, BERKELEY COUNTY, WEST VIRGINIA

**AREA TABULATION**

TOTAL NUMBER OF LOTS	1
TOTAL AREA OF LOTS	1.2188 AC OR 53,081 SQ. FT.
IRREGULAR COVERAGE	3.80% OR 14.35%
IMPERVIOUS AREA COVERAGE	XXX.X%
% IMPERVIOUS	XXX.X%
STORMWATER RUNOFF AREA PLANNED	XXX.SQ. FT.

**GENERAL NOTES**

- LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- BOUNDARIES AND DISTANCES ARE IN ACCORDANCE WITH A RESURVEY PLAN PREPARED BY CATOCH MOUNTAIN SURVEYS, INC. AND THE APPROVED PRELIMINARY PLAN FOR REVERSED VILLAGES AND GRADING SURVEY PERFORMED BY ALL LAND SERVICES, INC. IN JANUARY 2012. THE MONUMENT NORTH BEARING IS IN THE REVERSE DIRECTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONING ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 54020308B6, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2008 AND IS NOT IN A 100-YEAR FLOODPLAIN AREA.
- THIS SHEET PLAN CONFORMS TO THE TREATMENT PLAN AND PREVIOUSLY APPROVED BY BERKELEY COUNTY FOR REVERSED VILLAGES.
- THERE ARE NO EXISTING UTILITY AREAS LOCATED ON THE SUBJECT SITE THAT WOULD ADVERSELY AFFECT THE DEVELOPMENT.
- PARKING REQUIREMENTS:
  - REQUIREMENTS: 1 SPACE / 100 SQ. FT. CUSTOMER SERVICE AREA
  - PARKING REQUIRED: 2,138 SQ. FT. / 50-62 SPACES
  - PARKING PROVIDED: 43 SPACES @ 400 SQ. FT.

**SOILS**

INC. WILKENT-BIRKES CHANNELLY S11 LOAM

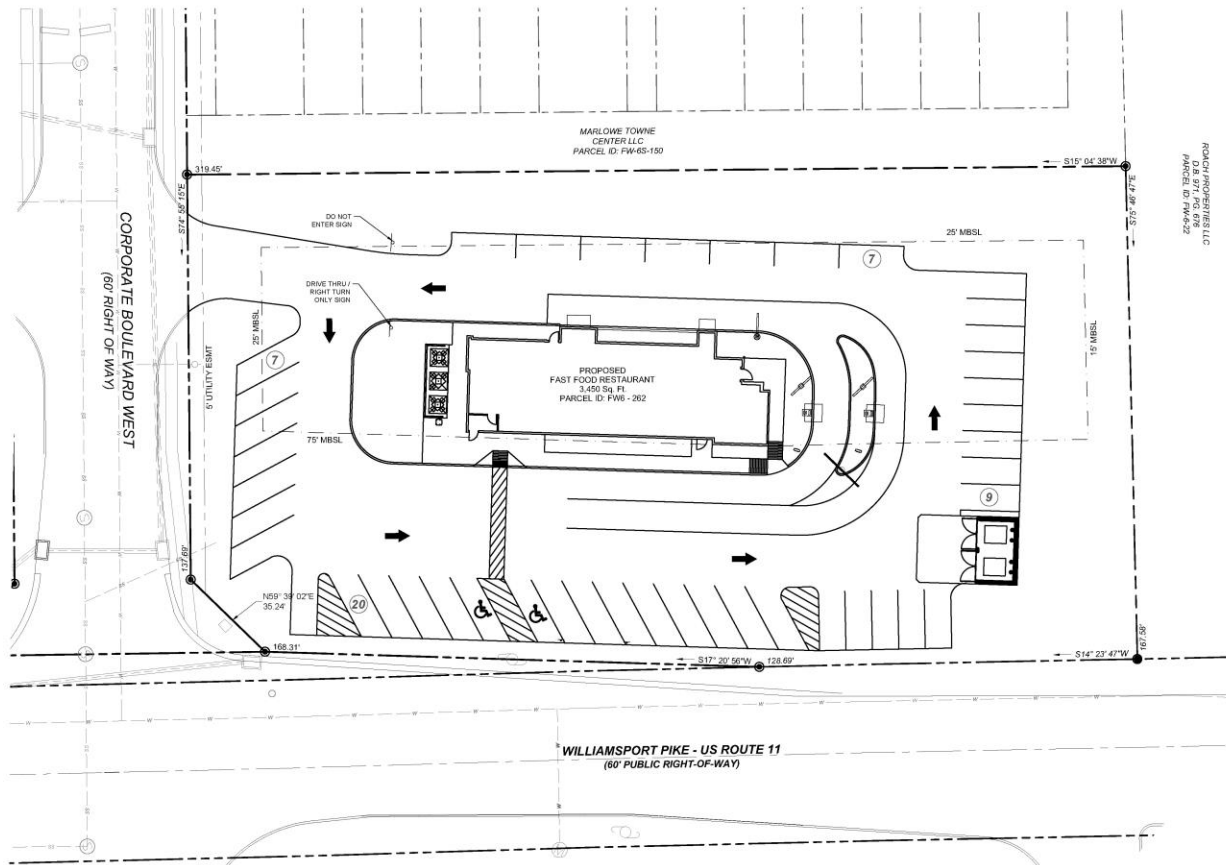
POSSIBLE PROBLEMS: UNSATURATED SOILS  
 SOILS ARE HEAVILY COMPACTED  
 DEPTH TO SEASONAL HIGH WATER TABLE MORE THAN 4 FEET  
 FLOODING RISK: SEVERE  
 DEPTH TO BEDROCK IS 20 INCHES  
 EROSION HAZARD: SEVERE

COMMUNITY DEVELOPMENT  
 UTILITY POLE: 20 FT.  
 MANAGEMENT CONCERN: THE HAZARD OF EROSION IS SEVERE ON CONSTRUCTION SITES. THE DEPTH TO BEDROCK IS A LIMITATION ON SITES FOR SEPTIC TANK ABSORPTION FIELDS. THE DEPTH TO BEDROCK AND THE SOILS ARE MODERATE LIMITATIONS AFFECTING EXCAVATIONS, BUILDING SITE DEVELOPMENT AND CONSTRUCTION OF ROADS. ESTABLISHING AND MAINTAINING VEGETATION ON ROAD BANKS IS DIFFICULT ON GRAVELY, SUSCEPTIBLE SOILS. THE ROCK FRAGMENTS IN THE SURFACE LAYER MAKE ESTABLISHMENT OF LAWNS DIFFICULT.

MANAGEMENT MEASURES:  
 WHEN BUILDING FOOTINGS, THESE SOILS, INSTALLING WIDE WIDE REINFORCED FOOTERS AND FOOTER BRANES, SEALING THE FOUNDATION WALLS AND BACKFILLING WITH POROUS MATERIALS HELP TO KEEP FOUNDATION AND BASEMENT DRY AND TO PREVENT CRACKING. BUILDINGS AND ROADS SHOULD BE CONSTRUCTED ON WELL COMPACTED FILL MATERIALS. MAINTAINING THE PLANT COVER ON CONSTRUCTION SITES AND ESTABLISHING PLANT COVER IN DISTURBED AREAS WILL LIMIT THE EROSION AND SEDIMENTATION.

**FLOOD PLAIN**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONING ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 54020308B6, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**GENERAL INFORMATION NARRATIVE**

THE SUBJECT SITE IS LOCATED ALONG THE WEST SIDE OF US ROUTE 11 APPROXIMATELY 1.6081 SOUTH OF INTERSTATE 495. THE DEVELOPER IS PROPOSING THE CONSTRUCTION OF A 3,450 SQ. FT. PRESTANDARD FAST FOOD RESTAURANT. THIS SITE LIES WITHIN THE REVERSED VILLAGES DEVELOPMENT TRACT IS A MIXED USE PLAN CONSISTING OF TOWNHOMES, SINGLE-FAMILY LOTS AND COMMERCIAL GUT FRONTS. PLANS WERE PREVIOUSLY SUBMITTED AND APPROVED FOR THE DEVELOPMENT AND ALL REQUIRED APPROVALS AND PERMITS WERE OBTAINED AND THE PRELIMINARY PLAN WAS A SCENIC APPROVAL FROM BERKELEY COUNTY. THE PURPOSE OF THE PLAN IS TO DEVELOP ONE OF THE COMMERCIAL GUT PARCELS FOR THIS PROJECT.

- THE PROJECT CONSISTS OF THE DEVELOPMENT OF PARCEL FWS-262 WHICH IS 1.2188 AC OR 53,081 SQ. FT.
- THE PROPERTY HAS HISTORICALLY BEEN USED FOR AGRICULTURAL PURPOSES.
- THE SITE WILL GAIN ACCESS VIA CORPORATE BLVD AND REQUIRE NO ADDITIONAL STREET CONSTRUCTION.
- NO GEOLOGIC FEATURES ARE PRESENT ON THE SUBJECT PROPERTY.
- SOIL TYPES ARE AS SHOWN ON THIS PLAN.
- THE SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER ALONG THE ROAD FRONTAGE OF THE PROPERTY.



Know what's below.  
 Call before you dig.  
 DIAL 811 or 800-245-4848

**UTILITY NOTIFICATION**

ALL LAND SERVICES DO NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED BY ABOVE-GROUND INDICATORS AND AVAILABLE UTILITY AND SUBMIT DRAWINGS. IT IS THE RESPONSIBILITY OF THE OWNER OR THE OWNER'S ARCHITECT/ENGINEER TO VERIFY THEMSELVES THAT NO HAZARDS EXIST OR DAMAGE WILL OCCUR TO UTILITIES IF IT IS SUSPECTED THAT MISS UTILITY BE CONTACTED AT PHONE NO. 1-800-245-4848.



**DEVELOPER**  
 BERKELEY DEVELOPMENTS  
 1174 DALY HIGHWAY, SUITE B  
 HAGERSTOWN, MD 21740

**OWNER**  
 MARLOWE TOWNE CENTER LLC  
 8145 BARD SHOP ROAD  
 HAGERSTOWN, MD 21740

DATE	ISSUE	DESCRIPTION
03/27/22	1	ISSUE

**PREPARED FOR:**  
 WASKO DEVELOPMENTS  
 1174 DALY HIGHWAY, SUITE B  
 HAGERSTOWN, MD 21740

**ECO LAND SOLUTIONS, INC.**  
 Land Planning & Engineering  
 Christopher J. Hester, P.E.  
 15000 DALLAS ROAD, SUITE 100  
 HAGERSTOWN, MD 21740  
 Tel: (800) 245-4848  
 Fax: (410) 391-4544  
 info@ecoland.com

BERKELEY COUNTY  
 WEST VIRGINIA

**FAST FOOD RESTAURANT**  
**SKETCH PLAN**

DRAWN BY	XXX
CHECKED BY	XXX
PROJECT NO.	XXX
SHEET	01

01 OF 01



128,000 CPD

1.2 acres



Landis Ct

Data Ave

11

Corporate Blvd

Worcester Dr

Corporate Blvd

Williamsport Pike

New Overlook  
Apartments and Homes





View from I-81 EXIT 23



View from I-81 EXIT 23

Overlook - New Housing Construction  
directly behind Food Lion Center







View from Darla Dr



Street view on Route 11



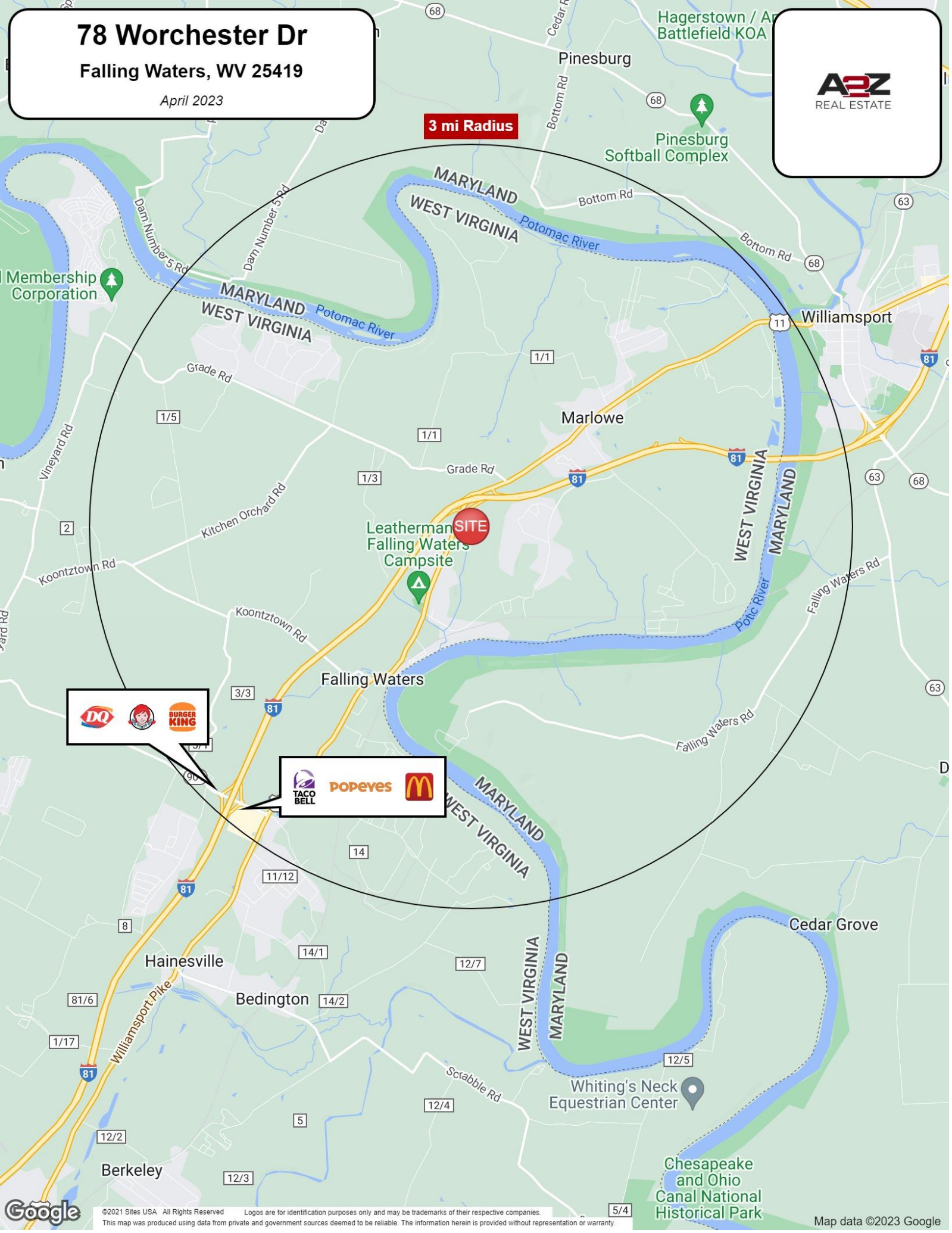
# 78 Worchester Dr

## Falling Waters, WV 25419

April 2023



3 mi Radius





# 78 Worchester Dr Falling Waters, WV 25419

March 2022

- metro by T-Mobile
- Jack & Jill Subs
- DQ
- Builders FirstSource
- T-Mobile
- Claires
- 6
- Quality
- Dunkin'
- BR
- bp
- Taco Bell
- Popeyes
- Little Caesars
- FC Haircutters
- 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  
13,600 CPD

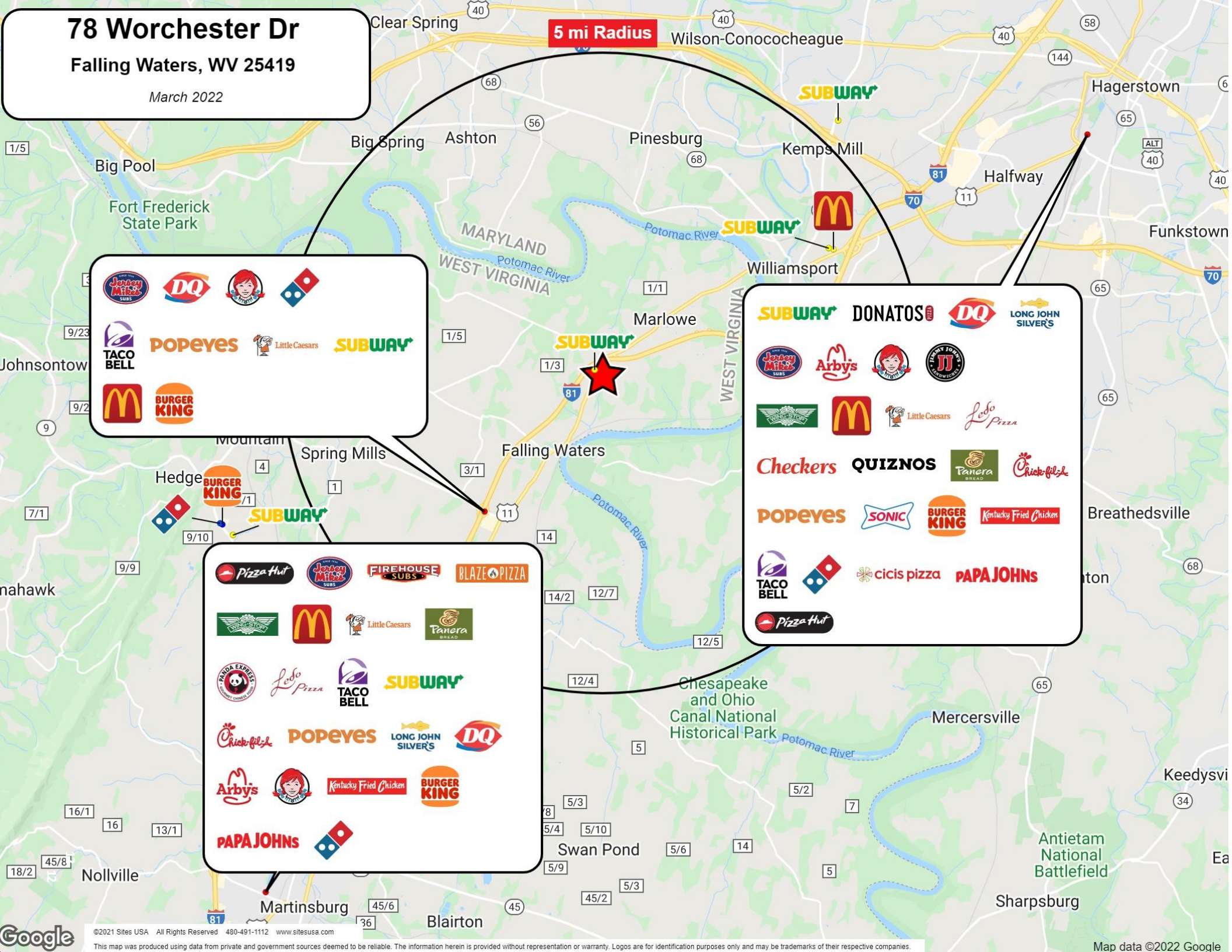


# 78 Worchester Dr

Falling Waters, WV 25419

March 2022

5 mi Radius





# DEMOGRAPHICS

78 Worchester Dr Falling Waters, WV 25419	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
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
<b>Households</b>				
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%
<b>Race and Ethnicity</b>				
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%
<b>Income</b>				
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
<b>Education (Age 25+)</b>				
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%
<b>Business</b>				
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





**A2Z**  
REAL ESTATE

## CONTACT

### A2Z REAL ESTATE INC

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Johnstown, PA 15901  
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