

NEARBY RETAILERS



RETAIL FOR LEASE

- Located at the crossroads of Berryville Pike and Gateway Drive in Winchester, Frederick County, Virginia.
- Pad Site available - can accommodate fast food, bank, automotive, etc.
- Signalized intersection at Berryville Pike and Gateway Drive.
- Across from Winchester Gateway, over 150,000 square feet including Martin's Food, Petco, Tractor Supply Co., and Dollar Tree.

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SITE PLAN

GATEWAY SOUTH

BERRYVILLE PIKE & GATEWAY DRIVE, WINCHESTER, VA 22603 FREDRICK COUNTY



- EXECUTED LEASE
- IN NEGOTIATION
- AVAILABLE

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AERIAL

GATEWAY SOUTH

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Winchester
Frederick County | Virginia

klnb

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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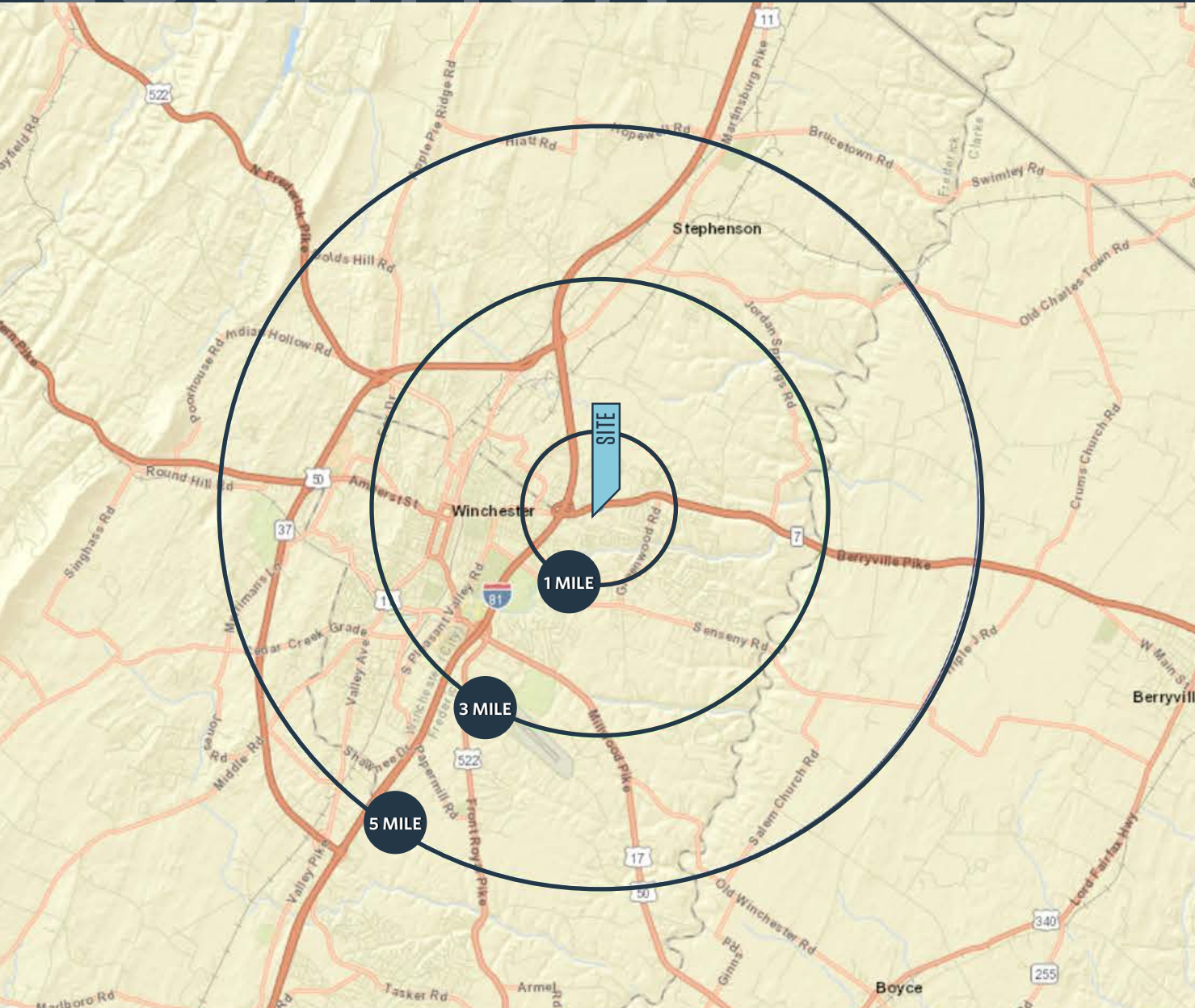
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LOCATION

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DEMOGRAPHICS | 2018:

	1-MILE	3-MILE	5-MILE
Population	9,812	44,035	63,401
Daytime Population	3,739	27,399	69,207
Households	3,711	16,077	23,916
Median HH Income	\$53,486	\$56,979	\$58,086

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Berryville Pike	26,000 ADT
I-81	63,000 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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