

WINCHESTER SOUTH MARKETPLACE

201 Maranto Manor Drive, Winchester, VA 22602
Frederick County



RETAIL FOR LEASE

JOIN:



- Pad sites available for ground lease
 - Proposed 24,000 SF strip
 - Two (2) proposed fast food/drive-thru pads – 2,100-2,600 SF
 - Proposed 6,000 SF strip
 - 1.24 acres pad site
 - 3.07 acres pad site
- Located at the signalized intersection of Tasker Woods Road (Rt 642) & Front Royal Pike (Rt 522)
- Situated with easy access to both Winchester and the growing Stephens City markets

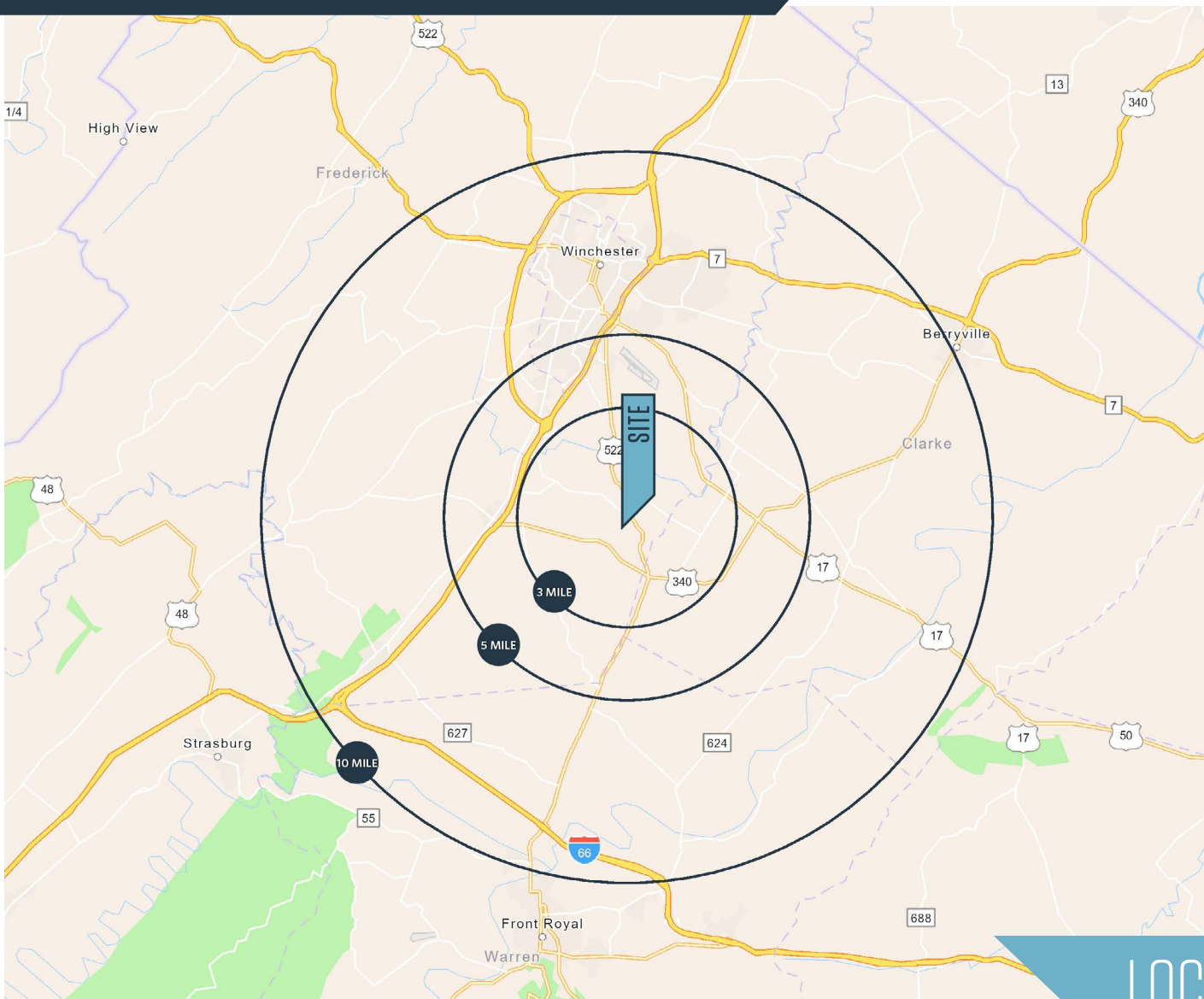
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AVAILABLE SPACE

- Proposed 24,000 SF strip
- Two (2) proposed fast food/drive-thru pads - 2,100-2,600 SF
- Proposed 6,000 SF strip
- 1.24 acres pad site
- 3.07 acres pad site

DEMOGRAPHICS | 2022:

3-MILE	5-MILE	10-MILE
Population		
21,626	34,638	115,334
Daytime Population		
2,975	16,012	79,046
Households		
8,093	13,010	43,352
Average HH Income		
\$106,814	\$104,262	\$106,965

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Tasker Woods Road (Route 642)	7,906 ADT
Front Royal Pike (Route 522)	13,655 ADT

LOCATION & DEMOGRAPHICS

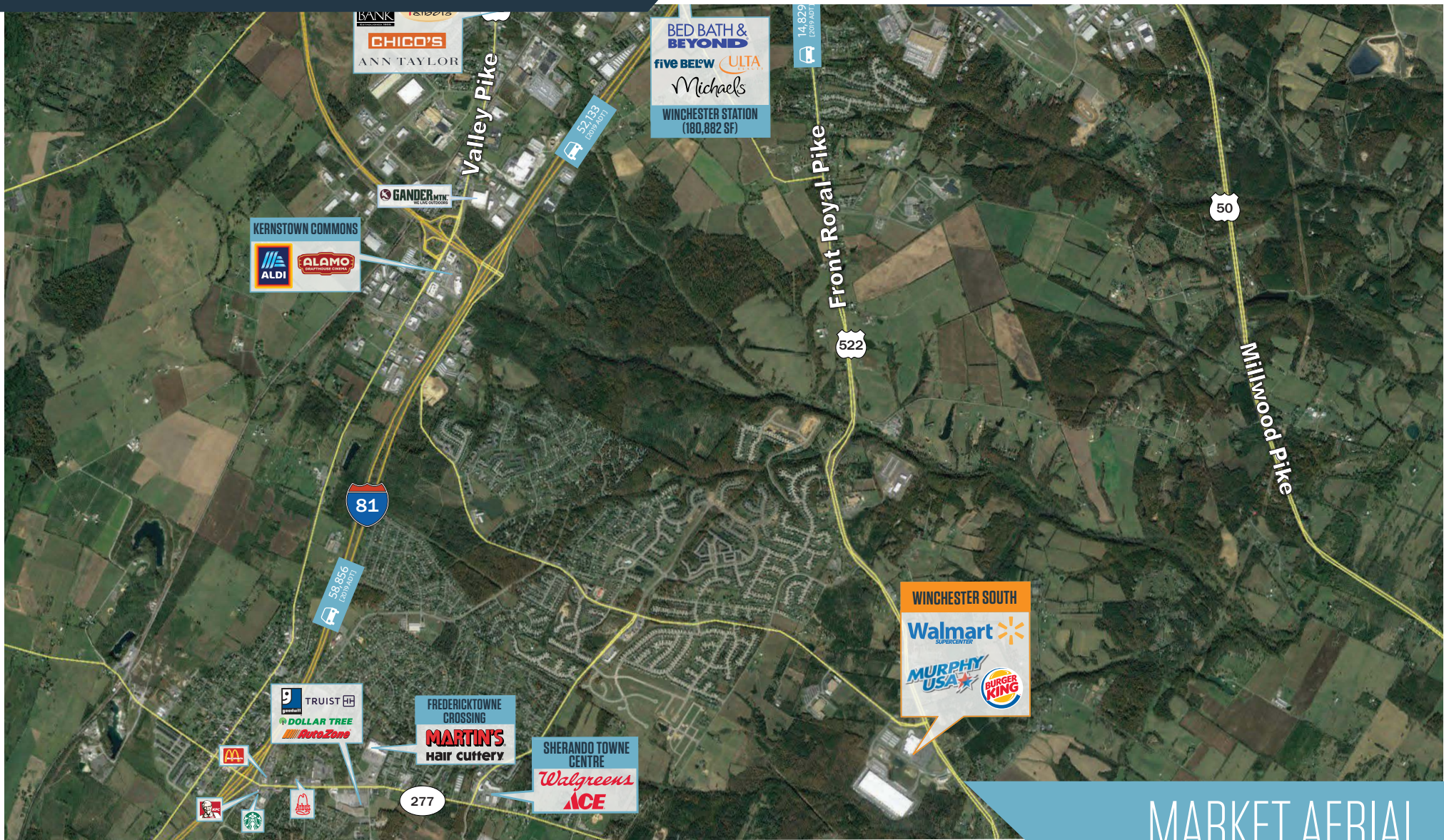
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MARKET AERIAL

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2,000 NEW UNITS APPROVED WITHIN 4 MILES!

HOUSING DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Average Household Size	2.77	2.68	2.62
Total Households	7,927	12,836	42,319
Total Housing Units	8,343	13,683	45,921
Population	22,000	34,545	113,423

SFD - SINGLE FAMILY DWELLING
MFD - MULTI FAMILY DWELLING

KERNSTOWN COMMONS





CROSSPOINTE
1,042 SFD



WINCHESTER SOUTH






FREDERICKTOWNE CROSSING



OLD DOMINION GREENS

CEDAR MEADOWS

SHERANDO TOWNE CENTRE








SOUTHERN HILLS

LAKE FREDERICK

HOUSING

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SITE PLAN

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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