klnb

PADS AVAILABLE AT RUTHERFORD CROSSING

151 MARKET ST, WINCHESTER, VA 22603



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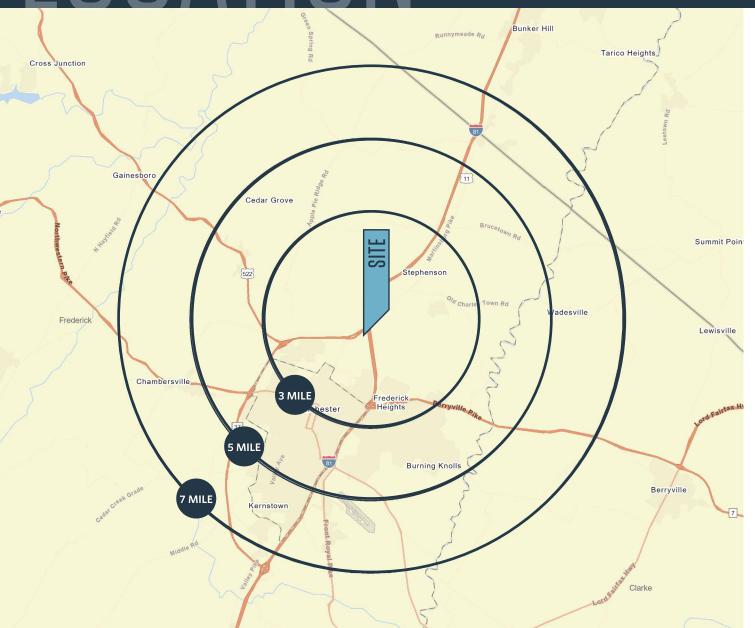
RETAIL FOR LEASE

- 3.63 acres for ground lease in front of an existing 400,000 sf shopping center that is currently 98% leased.
- Regional access of I-81 (63,000 ADT) and Martinsburg Pike (19,000 ADT)
- Proximate to daytime population including FEMA (700 employees) and nearby industrial parks including 2 new buildings totaling 820,000 sf.
- Strong residential growth including Snowden Bridge, a residential development less than 1 mile from the site under construction with 2,600 homes at completion.

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PROPERTY HIGHLIGHTS:

• 3.63 acres pad site available

DEMOGRAPHICS | 2022:

3-MILE 5-MILE 7-MILE

Population

29,376 61,534 78,115

Daytime Population

16,382 56,628 68,597

Households

10,976 23,288 29,869

Average HH Income

\$89,981 \$104,212 \$104,920

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2021:

Martinsburg Pike 12,980 ADT I-81 52,130 ADT



PADS AVAILABLE AT RUTHERFORD CROSSING 151 MARKET ST, WINCHESTER, VA 22603 STONEWALL PLAZA (122,000 SF) MARTINIS **O TARGET** DOLLAR TREE LOWE'S PETSMART **RUTHERFORD CROSSING CVS** OUND HILL COMMONS (203,091 SF) WINCHESTER GATEWAY (160,000 SF) Walmart MARTIN'S APPLE VALLEY SQUARE Shopping center (75,000 SF) petco T DOLLAR TREE 50 Amherst St harp + CVS Berry Nille Pike





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SITE PLAN

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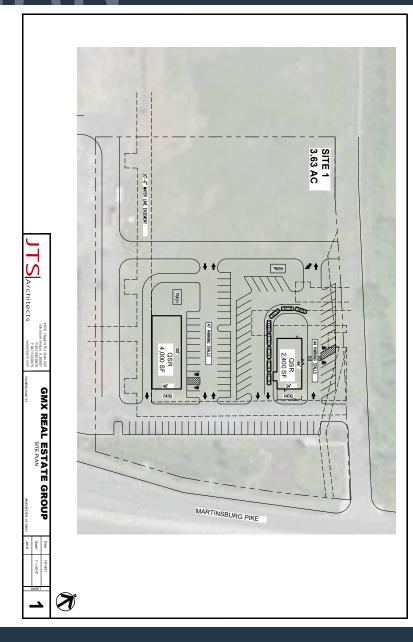




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FOR MORE INFORMATION, PLEASE CONTACT:

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