

PROPERTY HIGHLIGHTS:

- 3.63 acres pad site available

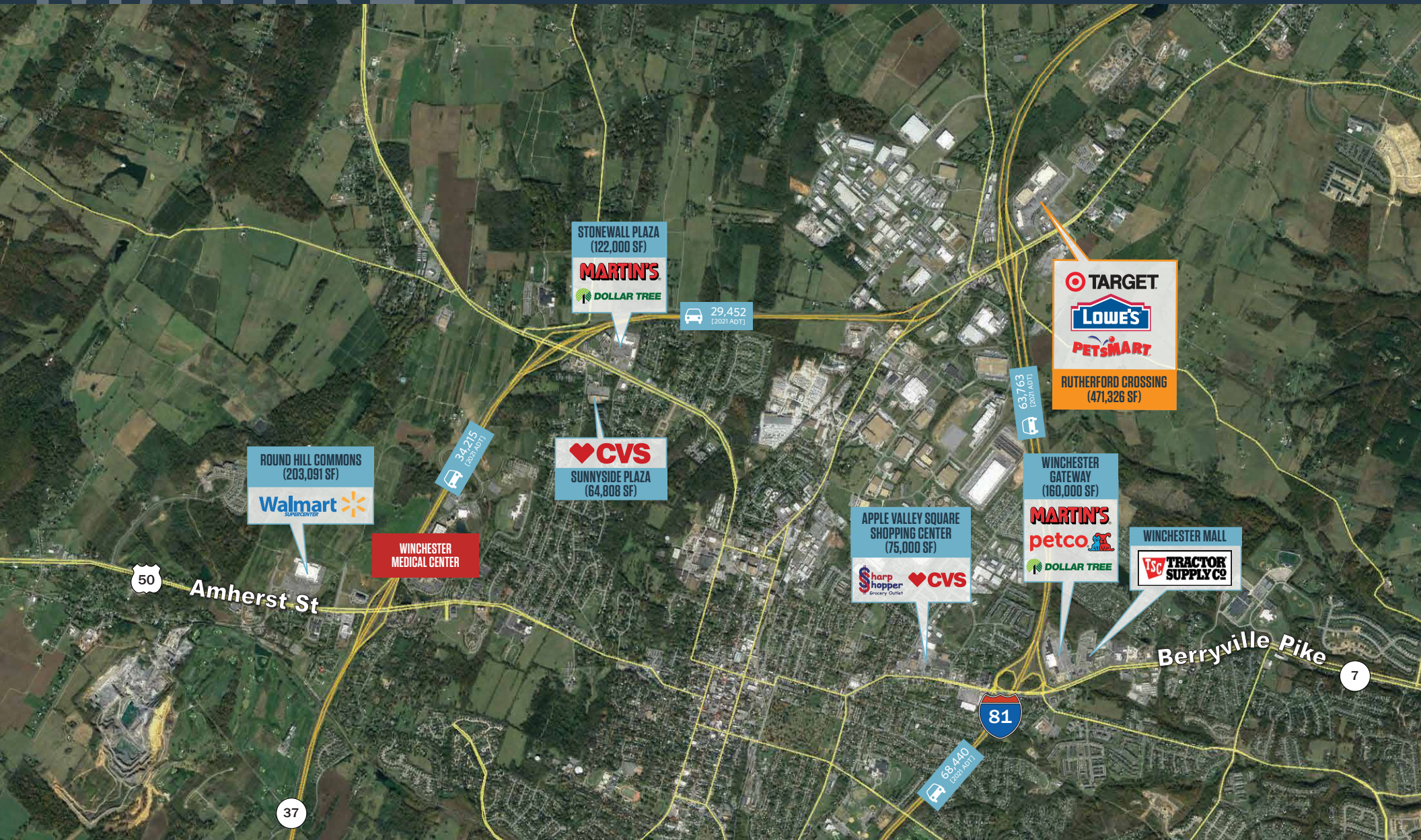
DEMOGRAPHICS | 2022:

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



CLOSE-UP

PADS AVAILABLE AT RUTHERFORD CROSSING

151 MARKET ST, WINCHESTER, VA 22603



RYAN WILNER

rwilner@klnb.com | 443-632-2058

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

klnb

SITE PLAN

PADS AVAILABLE AT RUTHERFORD CROSSING

151 MARKET ST, WINCHESTER, VA 22603



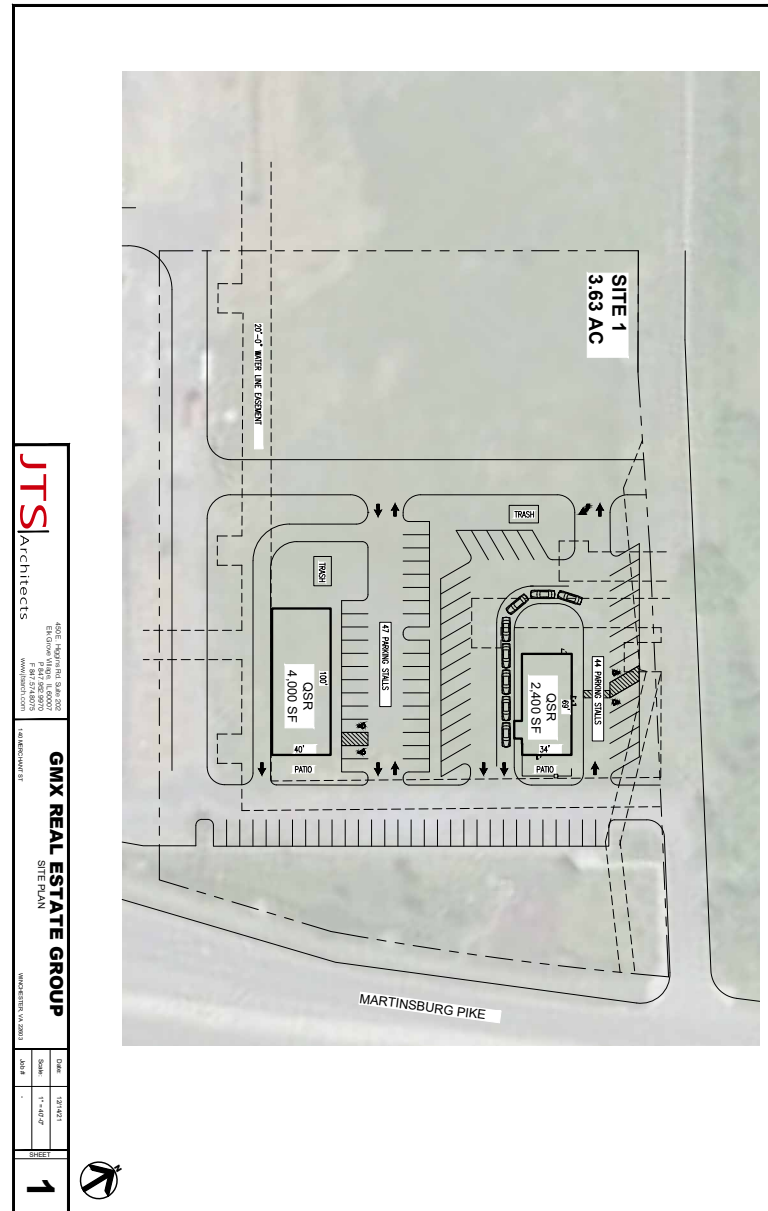
RYAN WILNER

rwilner@klnb.com | 443-632-2058

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

klnb





PADS AVAILABLE AT RUTHERFORD CROSSING

151 MARKET ST, WINCHESTER, VA 22603

FOR MORE INFORMATION, PLEASE CONTACT:

RYAN WILNER

rwilner@klnb.com
443-632-2058

ALEX SHEARER

ashearer@klnb.com
443-632-2081

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.