



NEARBY RETAILERS



RETAIL FOR LEASE

- 3,265 SF (can be sub-divided)
- Available Now
- Vanilla Shell - Former Pet Valu

AVAILABLE SPACE

SIZE	RATE	CONDITION	TIMING
3,265 SF	"MARKET"	V-SHELL	AVAILABLE IMMEDIATELY

*Est. NNN: \$12.40 PSF

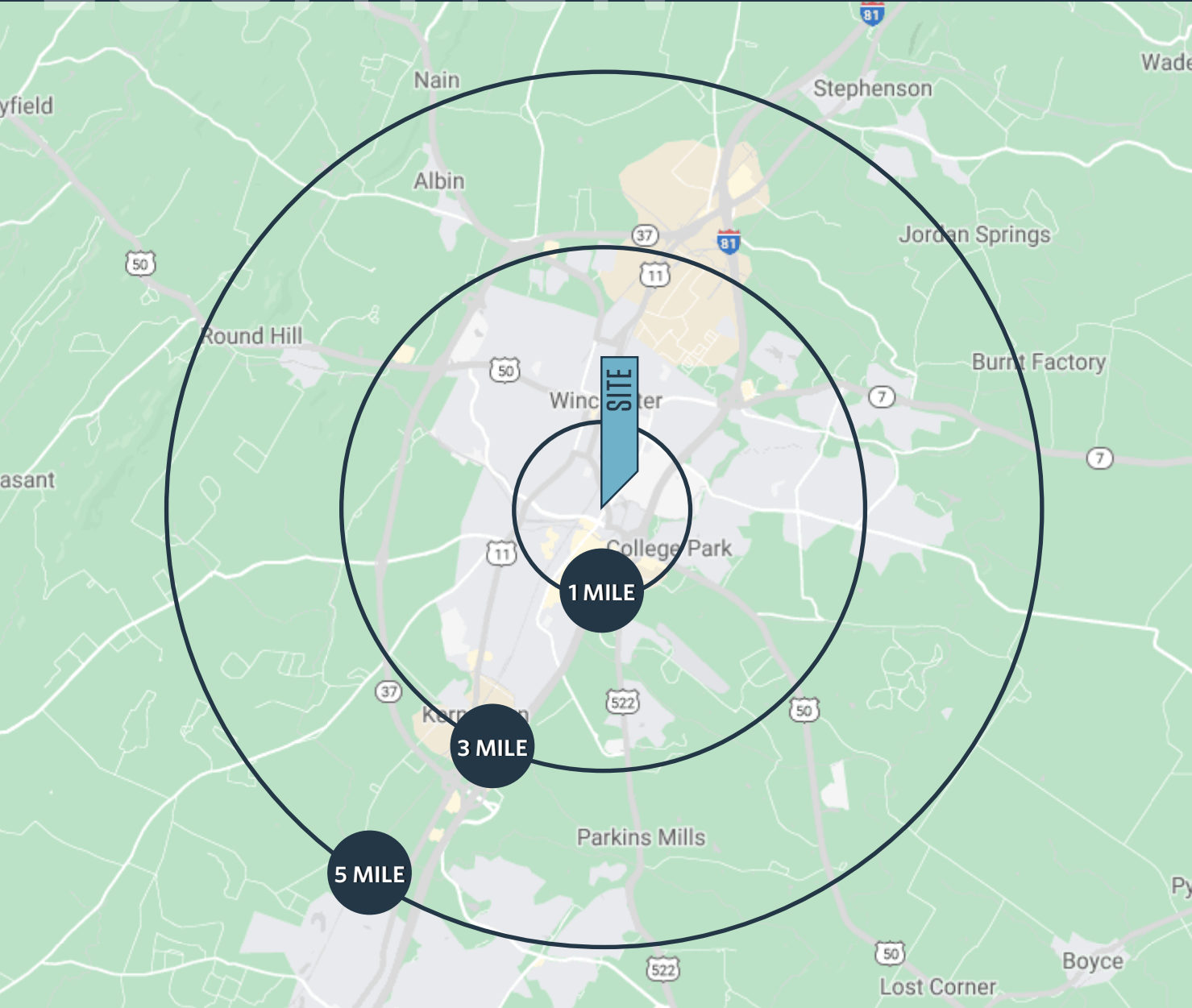
MELISSA WELCH

mwelch@klnb.com | 703-268-2704

LOCATION

1539 SOUTH PLEASANT VALLEY RD

WINCHESTER, VA 22601, FREDERICK COUNTY



DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	7,695	50,548	73,388
Daytime Population	7,967	60,821	68,197
Households	2,878	19,481	27,905
Average HH Income	\$79,759	\$99,983	\$102,927

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

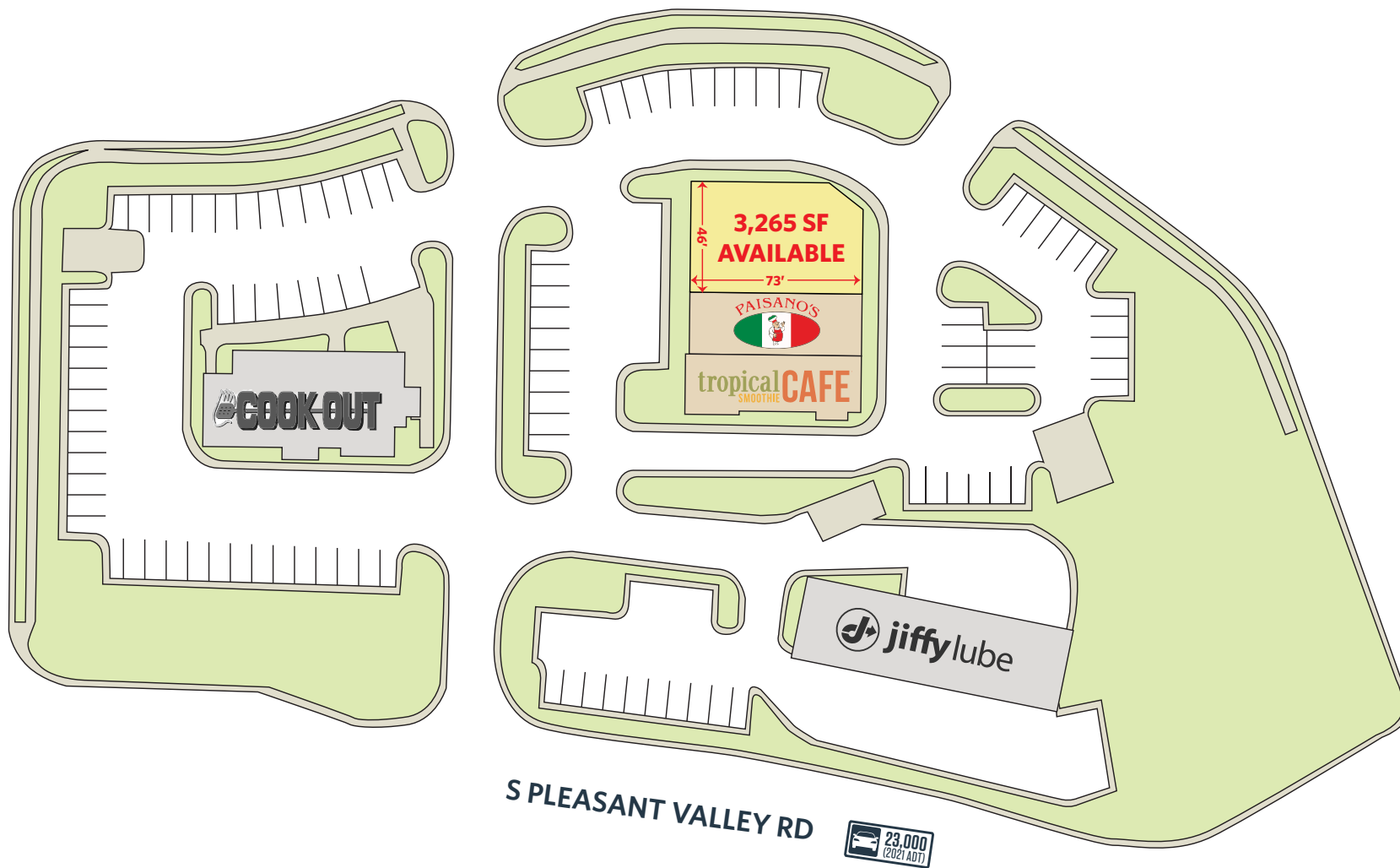
TRAFFIC COUNTS | 2021:

S Pleasant Valley Rd	23,000 ADT
Millwood Ave	11,000 ADT

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CLOSEUP

1539 SOUTH PLEASANT VALLEY RD

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APARTMENTS UNDER CONSTRUCTION
(2,000 RESIDENTS)

2,929 SF AVAILABLE AT
TROPICAL CAFE

jiffy lube

COOK OUT

PYLON SIGN

TACOBELL

SHEETZ
FRESH FOOD
MADE TO ORDER

planet fitness

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

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AERIAL

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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