

PLEASANT VALLEY SHOPPES

2605 S Pleasant Valley Rd, Suite 100, Winchester, VA 22601
Frederick County



JOIN:



- Pleasant Valley Center is located at the southeast corner of South Pleasant Valley Road and East Tevis Street in the heart of the Winchester regional retail district.
- 2,200 square feet of retail space is available adjacent to Panera Bread
- Unable to accommodate food users
- Rental Rate: \$25.00-28.00 PSF
- NNN's: \$5.10 PSF
- Zoning: CMI (Commercial Industrial District)

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SITE PLAN

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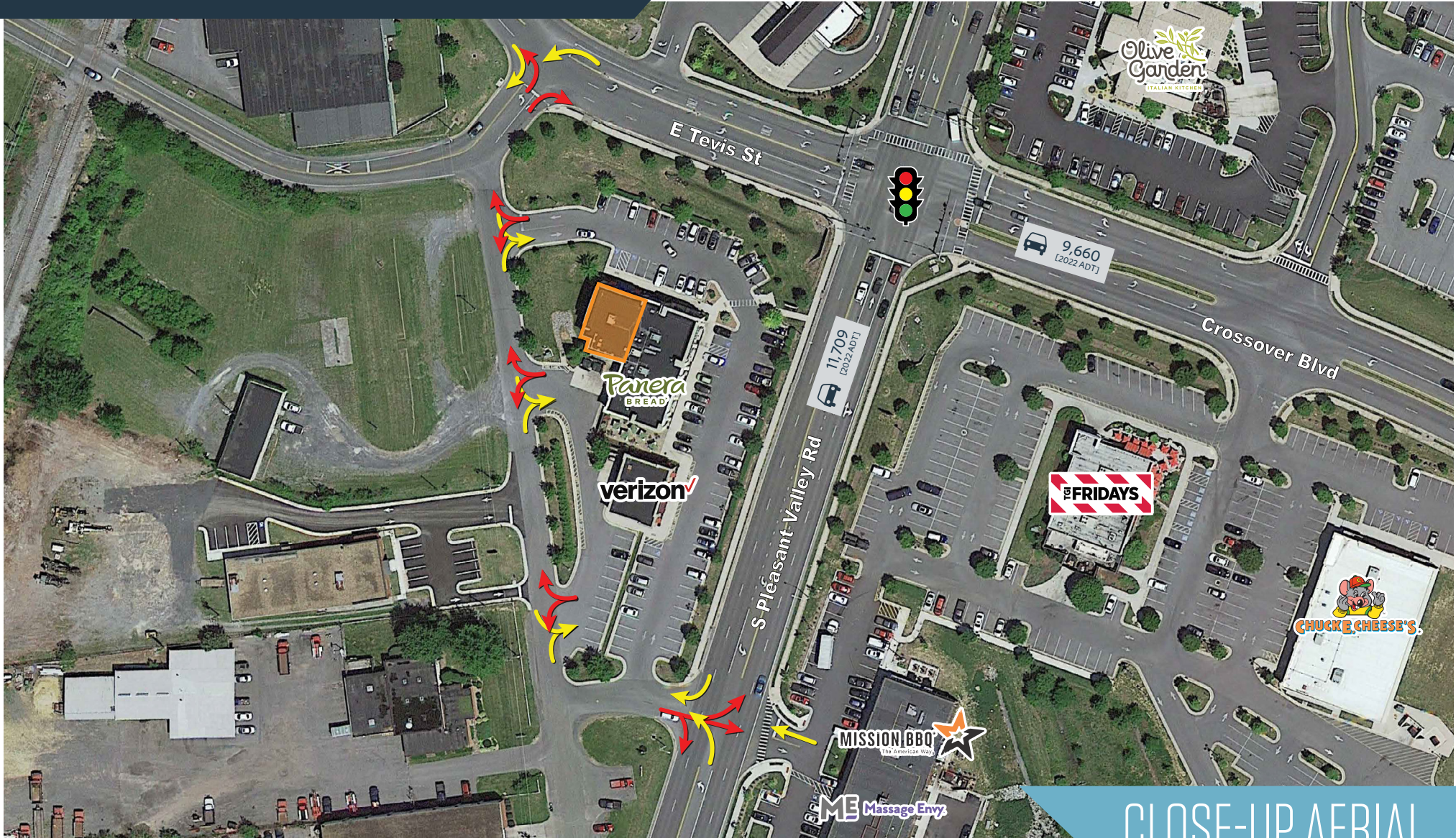
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CLOSE-UP AERIAL

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MARKET AERIAL

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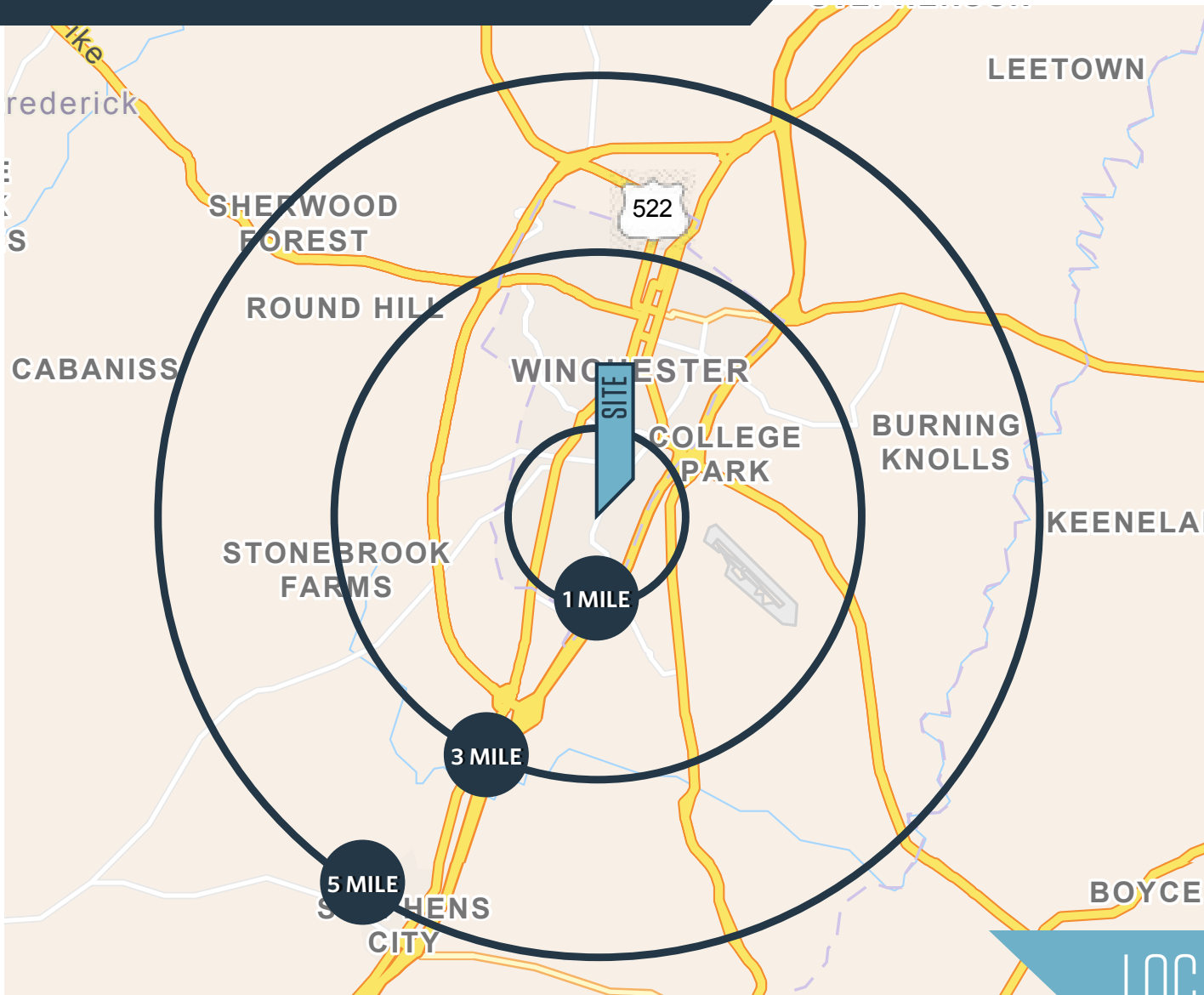
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DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	6,000	37,231	80,487
Daytime Population	20,076	56,543	93,435
Households	2,565	14,848	30,664
Average HH Income	\$92,536	\$102,665	\$103,659

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

S Pleasant Valley Rd	11,709 ADT
E Tevis St	9,660 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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