



NEARBY RETAILERS



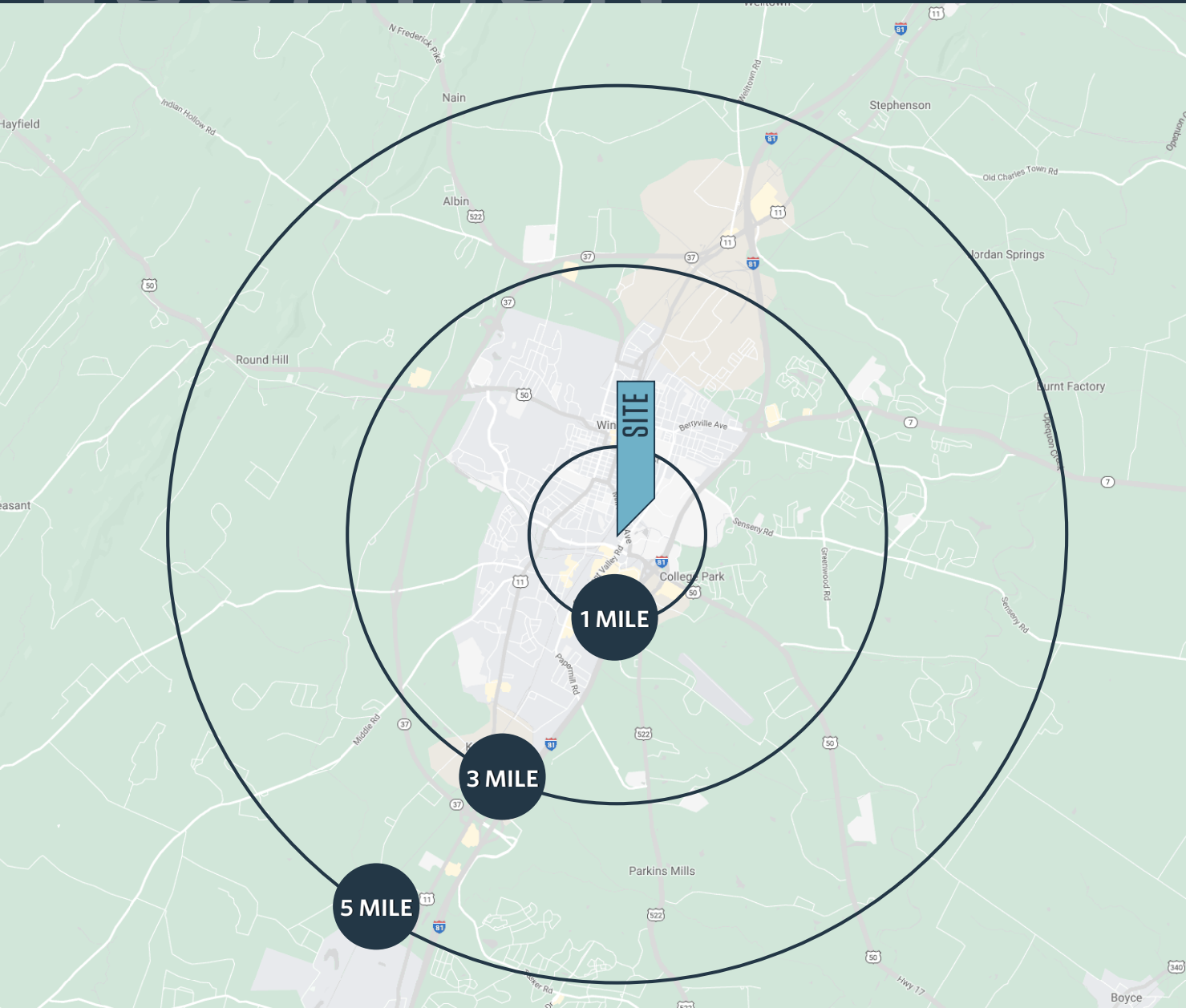
PADS FOR SALE OR LEASE

- Located in the heart of the Winchester shopping corridor.
- Zoned B-2 (Highway Commercial). Drive-thru permitted by right.
- Across the street from Shenandoah University.
- Visibility from S. Pleasant Valley Road and E. Jubal Early Dr.
- Access to project from signalized intersection shared with Dick's at S. Pleasant Valley Road.
- Access from Spring Street extension.

LOCATION

WINCHESTER MARKETPLACE

1523 S. PLEASANT VALLEY RD, WINCHESTER, VA 22601, FREDERICK COUNTY



AVAILABLE SPACE:

PAD	SIZE	RATE	CONDITION	DELIVERY
A	0.77 Acres	"Market"	Rough graded w/utilities	Q4 2023
B	0.72 Acres	"Market"	Rough graded w/utilities	Q4 2023

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	7,607	51,211	74,579
Daytime Population	7,872	60,709	68,262
Households	2,853	19,750	28,419
Average HH Income	\$82,084	\$99,402	\$103,146

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

S. Pleasant Valley Rd	25,000 ADT
E. Jubal Early Dr	21,600 ADT
Millwood Ave	14,400 ADT

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CLOSEUP

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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