

# RETAIL LAND ON I-81, WOODSTOCK, VA

Henry Ford Drive, Woodstock, VA 22664  
Shenandoah County



JOIN:



- Located in the most convenient shopping district of over 1,375 square mile trade area.
- Home to a wide variety of tourist attractions including Civil War Battlefields Revolutionary War sites, wineries, museums, camp grounds & State Parks with over 184 miles of hiking trails.
- According to TNS Travels America, the trade area contains several activities that contribute to VA tourism such as Rural sightseeing (14%), Museums & State Parks (11%), Wine Tasting & Wildfire viewing (4%) & Hiking & Backpacking (3%).

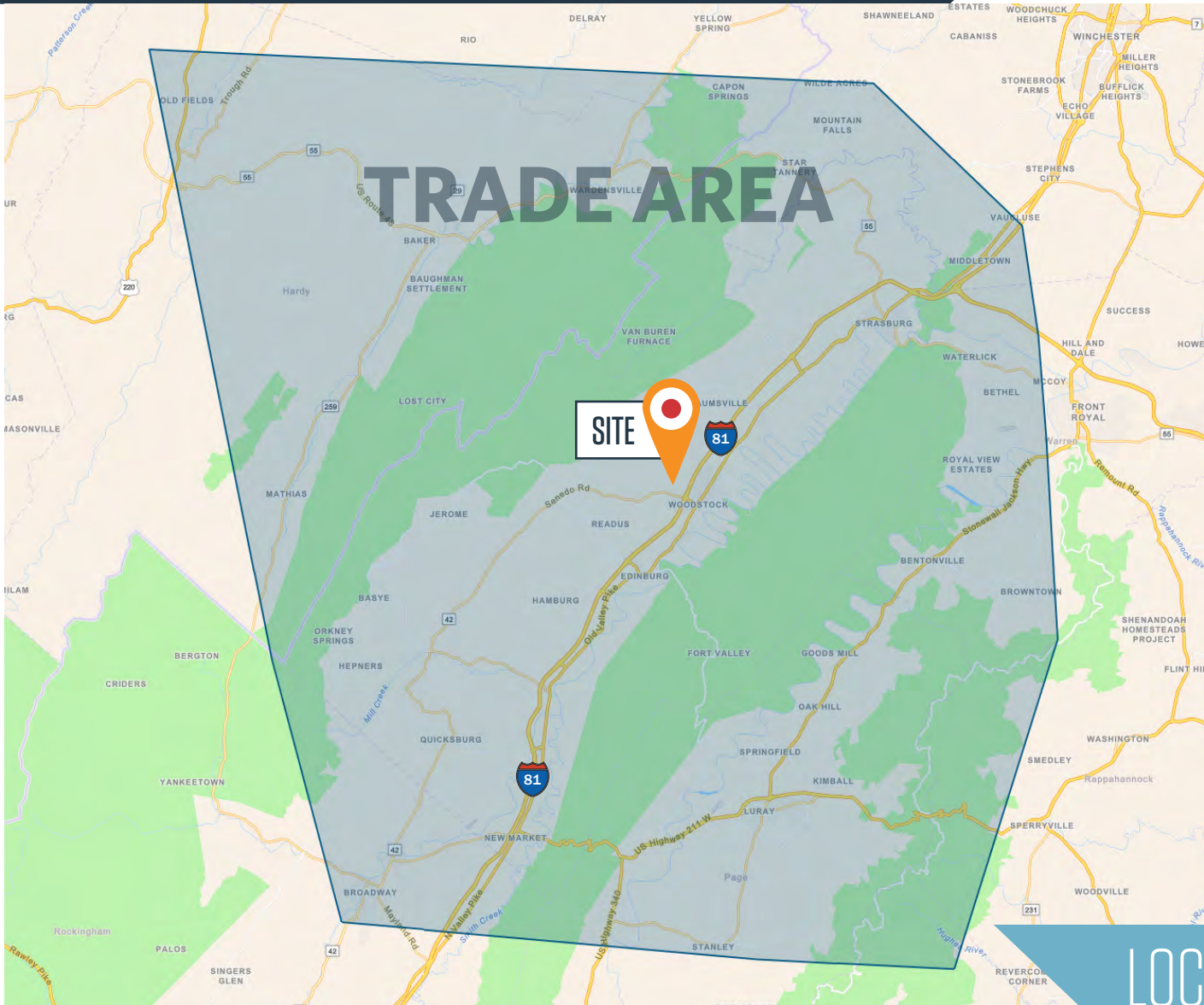
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## TRADE AREA DEMOGRAPHICS | 2023

Population  
94,017

Daytime Population  
33,092

Households  
38,263

Average HH Income  
\$86,062

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

I-81	53,569 ADT
W Reservoir Rd	14,780 ADT

## LOCATION & DEMOGRAPHICS

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## SIGNAGE AVAILABLE

### SIGN **A** TO BE CONSTRUCTED ON

Approved: "One freestanding sign not exceeding 200 SF nor 85 feet in height. If the signs for two businesses on the same lot are located on the same pole, total signage permitted is 400 SF.

### SIGN **B** TO BE CONSTRUCTED FROM ENTRANCE FROM RT. 42

(VIEW FROM I-81)

Approved: "One freestanding sign not exceeding 200 SF nor 85 feet in height. If the signs for two businesses on the same lot are located on the same pole, total signage permitted is 400 SF.



CLOSE-UP AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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**klnb**