



## NEARBY RETAILERS



## PROPERTY HIGHLIGHTS

- Site located immediately off Exit 28 of I-66.
- Opportunity to cater to an amenity-deficient trade area.
- Four new housing developments in the immediate trade area (see housing information on Page 4 aerial).

## RETAIL/OFFICE FOR LEASE

| SIZE                | RENT     | DELIVERY             | TIMING      |
|---------------------|----------|----------------------|-------------|
| UP TO 4,000 SF      | "Market" | Cold Dark Shell + TI | Spring 2025 |
| UP TO 4,000 SF      | "Market" | Rough Graded         | Spring 2025 |
| UP TO 4,000 SF      | "Market" | Rough Graded         | Spring 2025 |
| EST. NNN: \$3.00PSF |          |                      |             |





# ZOOM-IN AERIAL MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY



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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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