

SHOPPES AT CROSSOVER

Crossover Blvd, between Hwy 81 & Legge Blvd, Winchester, VA 22601
Winchester City



RETAIL FOR LEASE



OVERVIEW

- NEW CONSTRUCTION IN WINCHESTER!
- Located in the dense retail focused area of Winchester
- 1,400 - 5,360 SF Available
- Easily accessible and high visibility to Crossover Blvd

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,400-5,360 SF	TBD	FUTURE MULTI-TENANT BUILDING	ANTICIPATED DELIVERY Q4 2025
*EST. NNN: TBD			

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

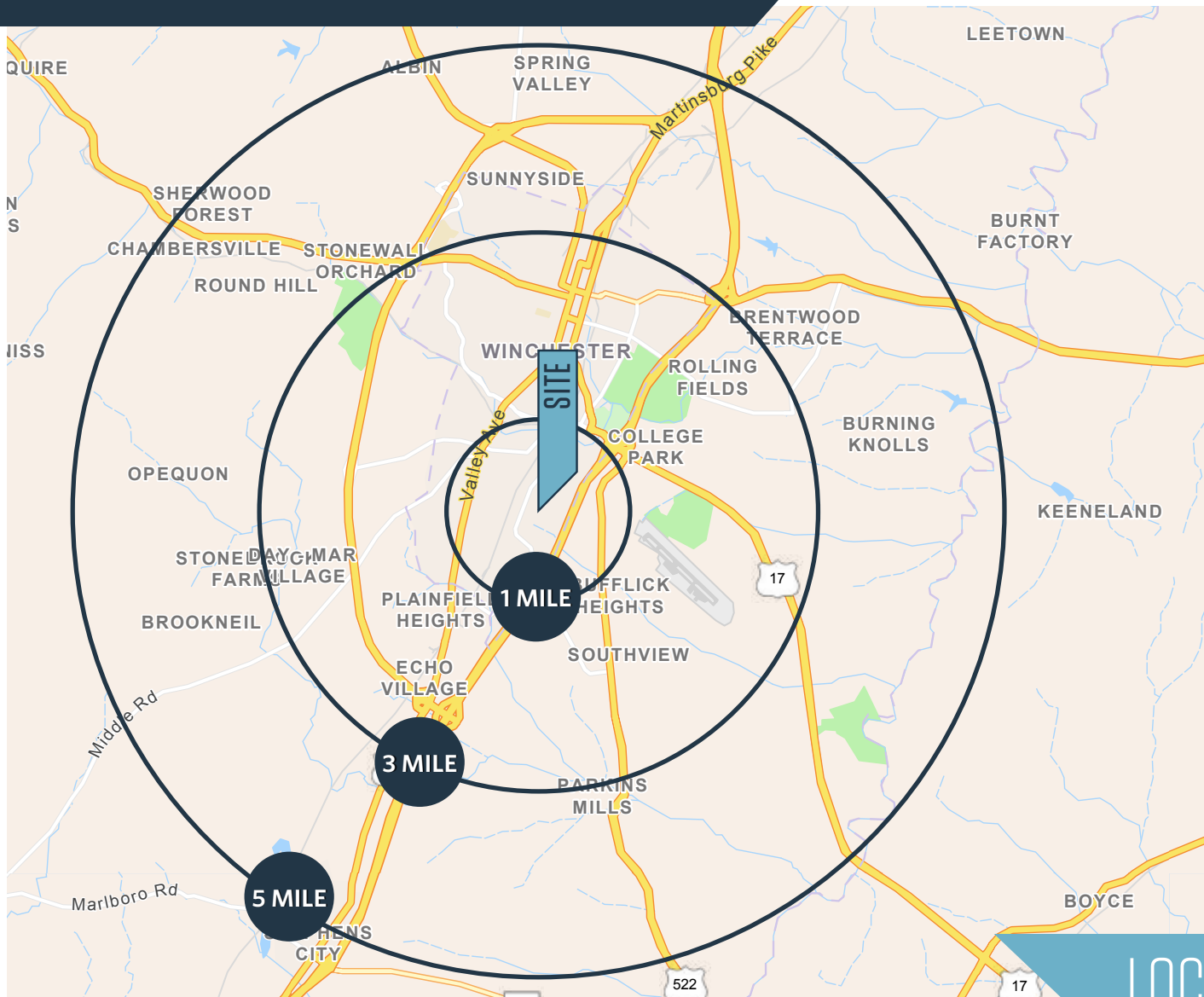
Jake Levin
jlevin@klnb.com
202-909-6102

Beth Sargent
bsargent@klnb.com
703-268-2716



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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
4,416	42,024	79,370
Daytime Population		
6,549	36,097	55,284
Households		
1,825	16,623	30,175
Average HH Income		
\$69,637	\$101,040	\$104,670

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I 81	63,000 ADT
Crossover Blvd	16,500 ADT

LOCATION & DEMOGRAPHICS

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MID-VIEW AERIAL

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CLOSE-UP AERIAL

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Jake Levin
jlevin@klnb.com
202-909-6102

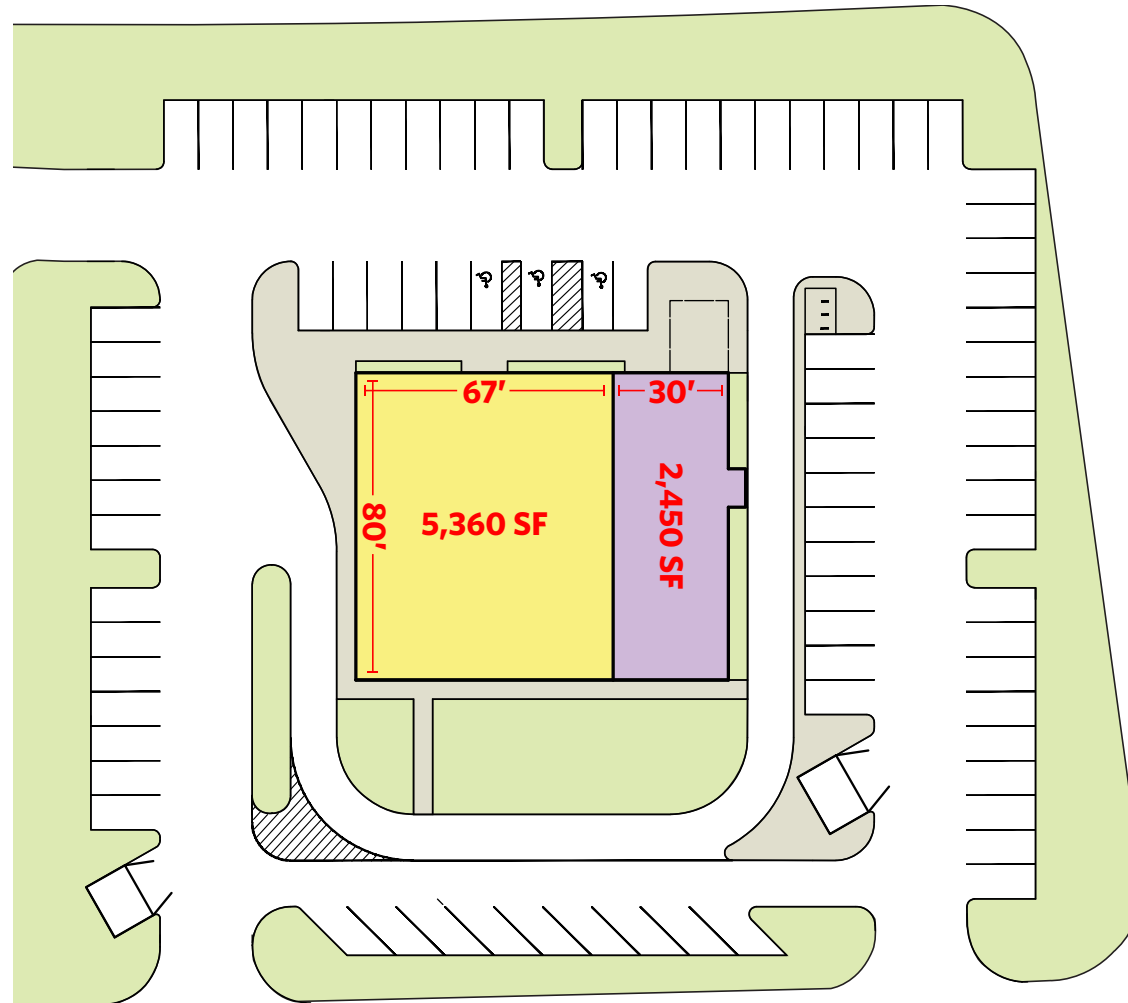
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Crossover Blvd



KEY	
	AVAILABLE
	AT LEASE

SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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Beth Sargent

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703-268-2716

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



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