



JOIN THESE RETAILERS



CHUCK E. CHEESE



FULL SERVICE RESTAURANT FOR LEASE

- 5,712 SF Existing Full-Service Restaurant on 1-acre pad – please do not disturb
- Hard corner of Pleasant Valley Road and Crossover Blvd.
- Pleasant Valley Road is the main thoroughfare in Winchester’s regional retail district

DIMITRI GEORGELAKOS

dimitri@klnb.com | 703-268-2710

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

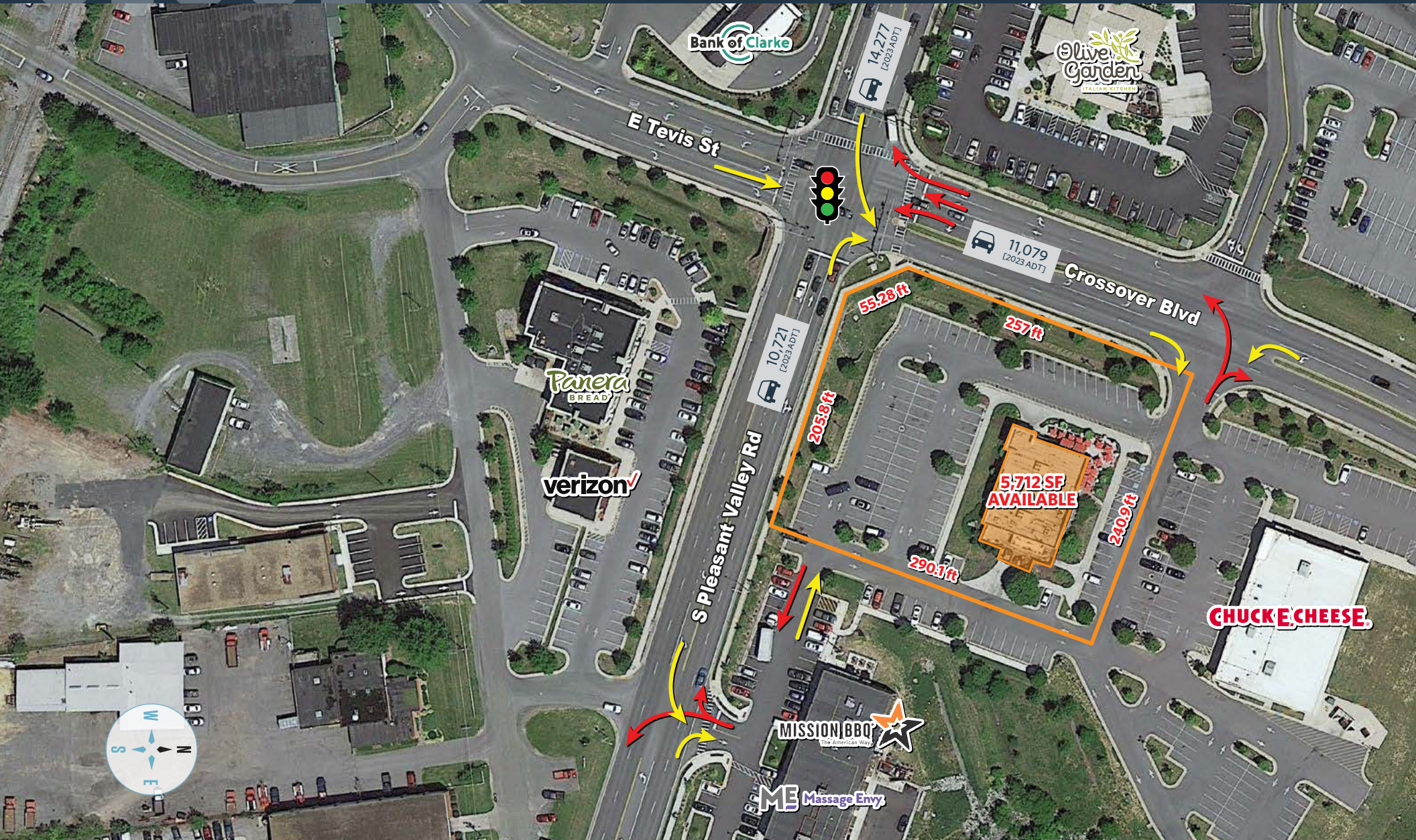
BETH SARGENT

bsargent@klnb.com | 703-268-2716

CLOSE-UP

111 CROSSOVER BLVD

WINCHESTER, VA 22601, FREDERICK COUNTY



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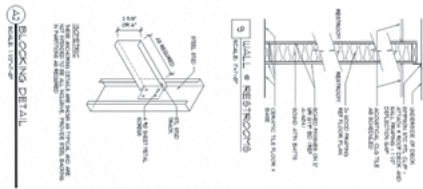
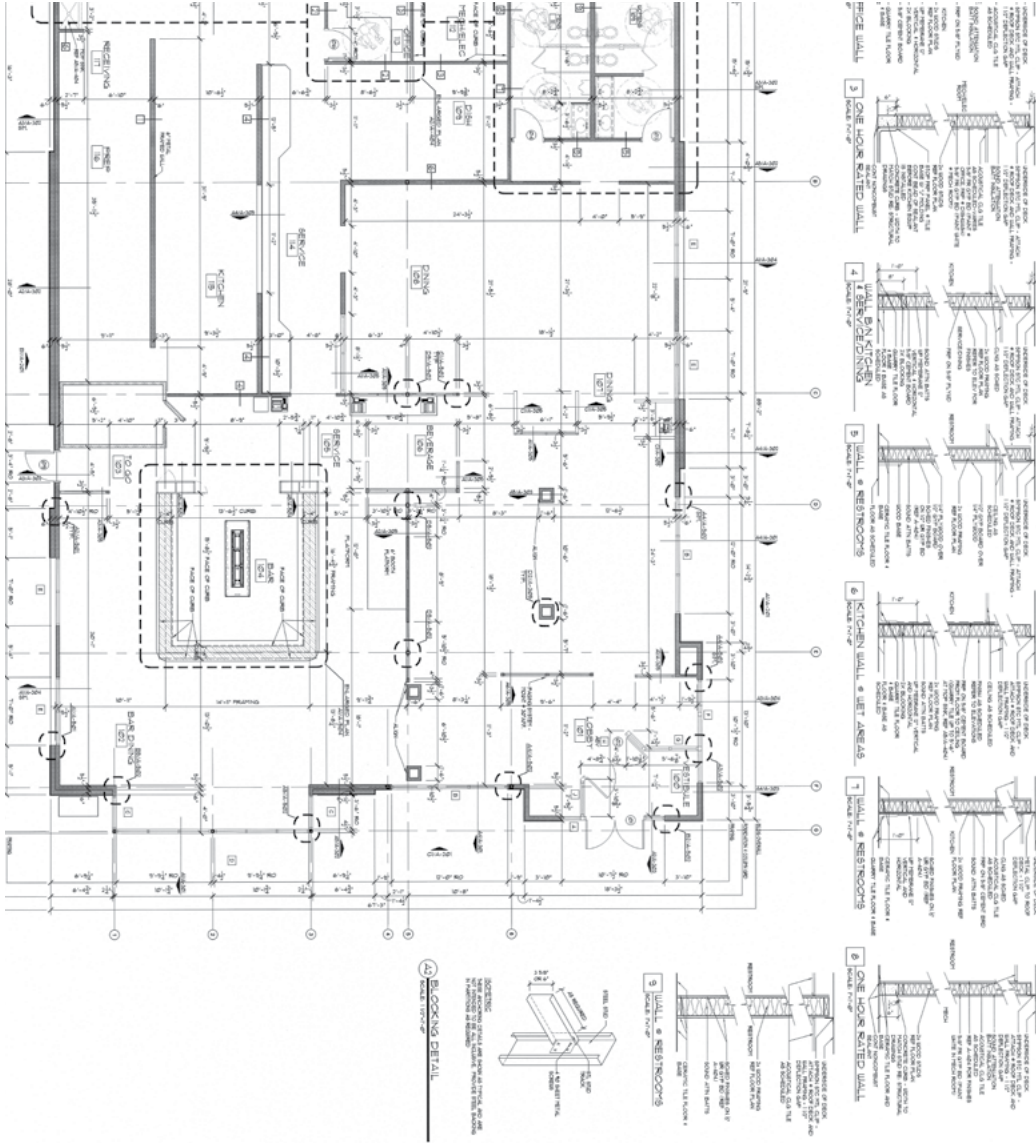
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SITE PLAN

111 CROSSOVER BLVD

WINCHESTER, VA 22601, FREDERICK COUNTY



PROJECT INFORMATION

DATE:	10/20/2017
PROJECT:	111 CROSSOVER BLVD
CLIENT:	FRIDAY'S
ARCHITECT:	KLNb
SCALE:	AS SHOWN
DESIGNER:	DIMITRI GEORGELAKOS
CHECKER:	JAKE LEVIN
DATE:	10/20/2017

GH GREENHOUSE
 111 CROSSOVER BLVD
 WINCHESTER, VA 22601
 TEL: 703-268-2716
 WWW.KLNb.COM

PHOTO: P99
 PROTOTYPING
 WINCHESTER

FRIDAY'S CARLSON

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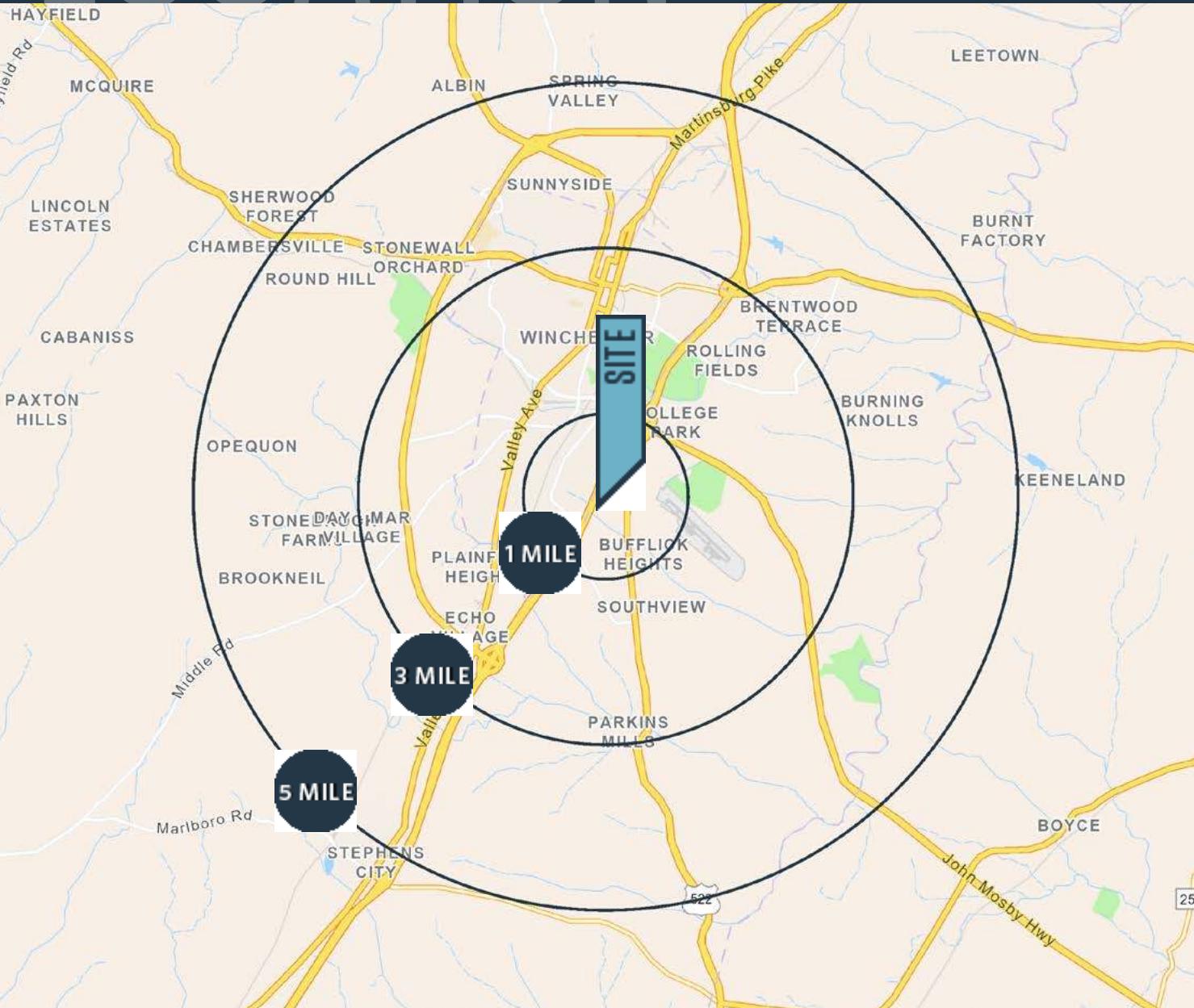
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LOCATION

111 CROSSOVER BLVD

WINCHESTER, VA 22601, FREDERICK COUNTY



DEMOGRAPHICS | 2024:

	1 MILE	3 MILE	5 MILE
Population	3,176	37,937	81,873
Daytime Population	5,379	36,181	56,634
Households	1,254	15,089	31,201
Average HH Income	\$77,958	\$106,135	\$114,568

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Crossover Blvd	11,079 ADT
S Pleasant Valley Rd	19,438 ADT
I-81	64,242 ADT

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111 CROSSOVER BLVD

WINCHESTER, VA 22601, FREDERICK COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

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