



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).

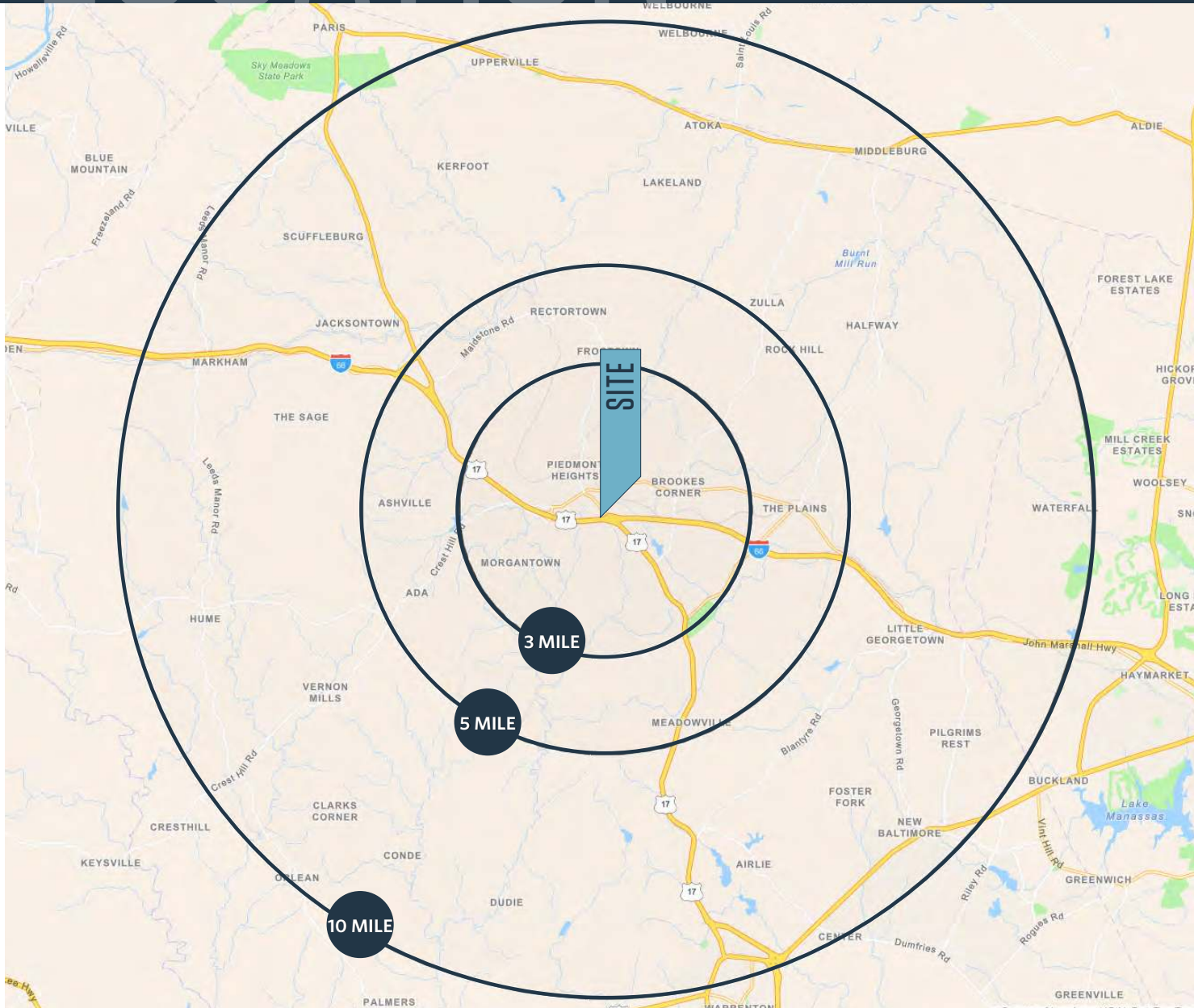
RETAIL/OFFICE FOR LEASE

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			

LOCATION

MARSHALL, VA RETAIL/OFFICE

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



DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	10-MILE
Population	3,340	6,223	28,150
Daytime Population	3,039	5,421	26,067
Households	1,261	2,451	10,970
Average HH Income	\$165,312	\$164,830	\$179,735

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Winchester Rd.	8,225 ADT
I-66	52,456 ADT

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ALEX WILNER

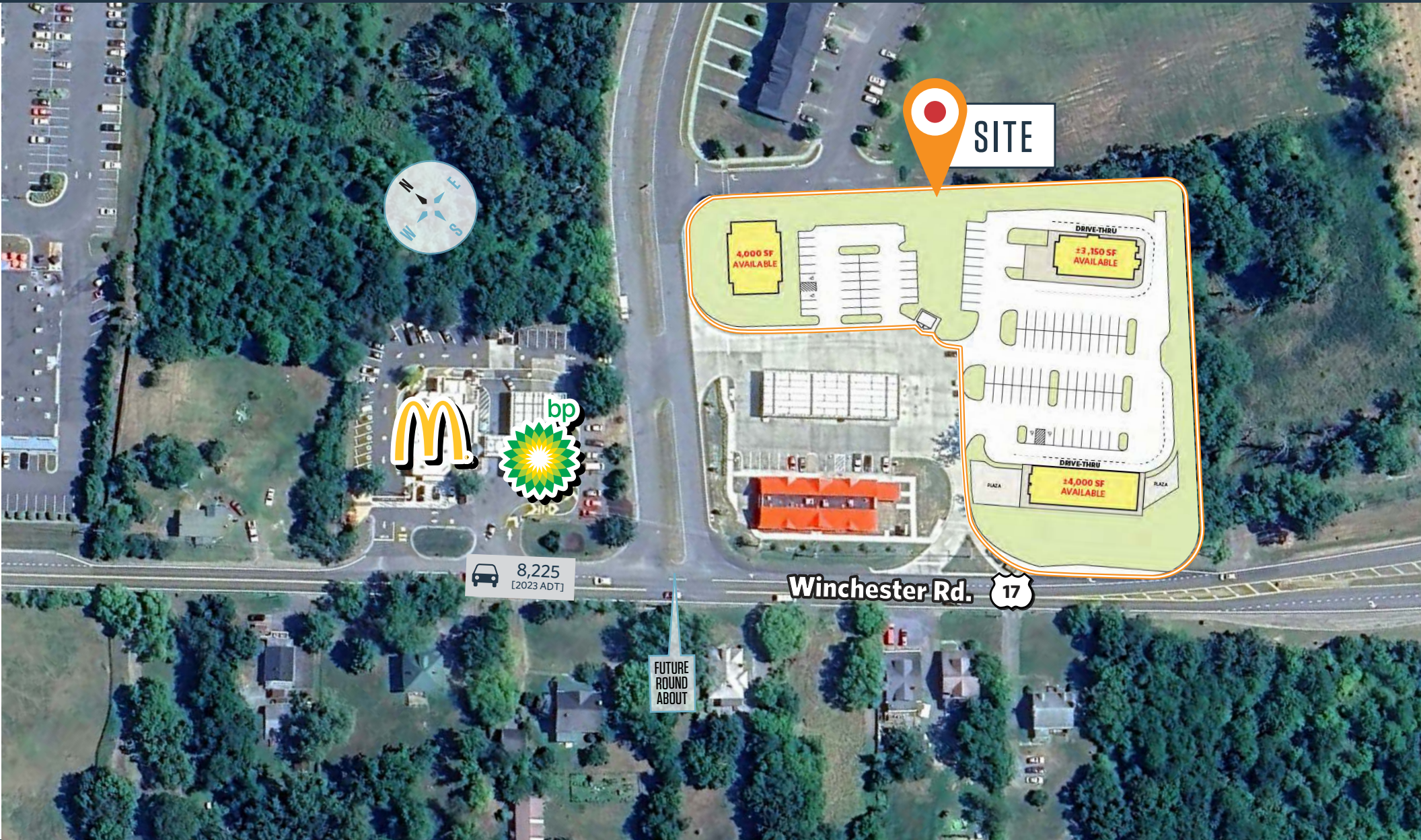
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ZOOM-IN AERIAL

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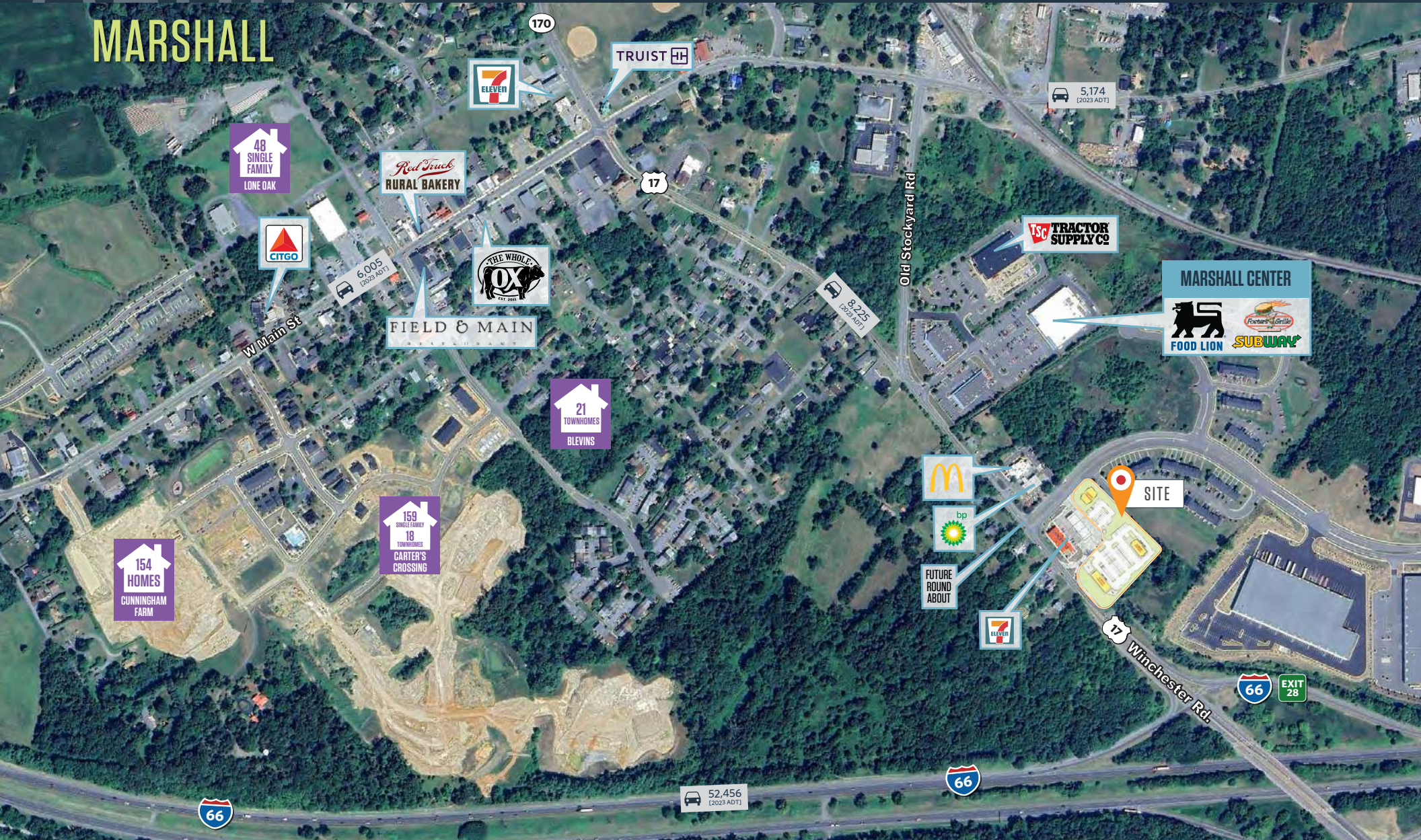
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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