

# CROOKED RUN CENTER

135 Crooked Run Plaza, Front Royal, VA 22630  
Warren County



## RETAIL FOR LEASE

### PROPERTY HIGHLIGHTS:

- Rare retail vacancy: 1,194 SF available 2/1/25
- Center has great access via traffic light and ample surface parking
- Anchored by Target, Petco, Wells Fargo, TGI Friday's, IHOP, Michael's and Famous Footwear
- Located at Interstate 66 and Route 522/340 (the dominant side intersection on I-66 West)
- Phase II under development

JOIN:

 target  Michaels  petco

 FRIDAYS  IHOP  FAMOUS footwear™



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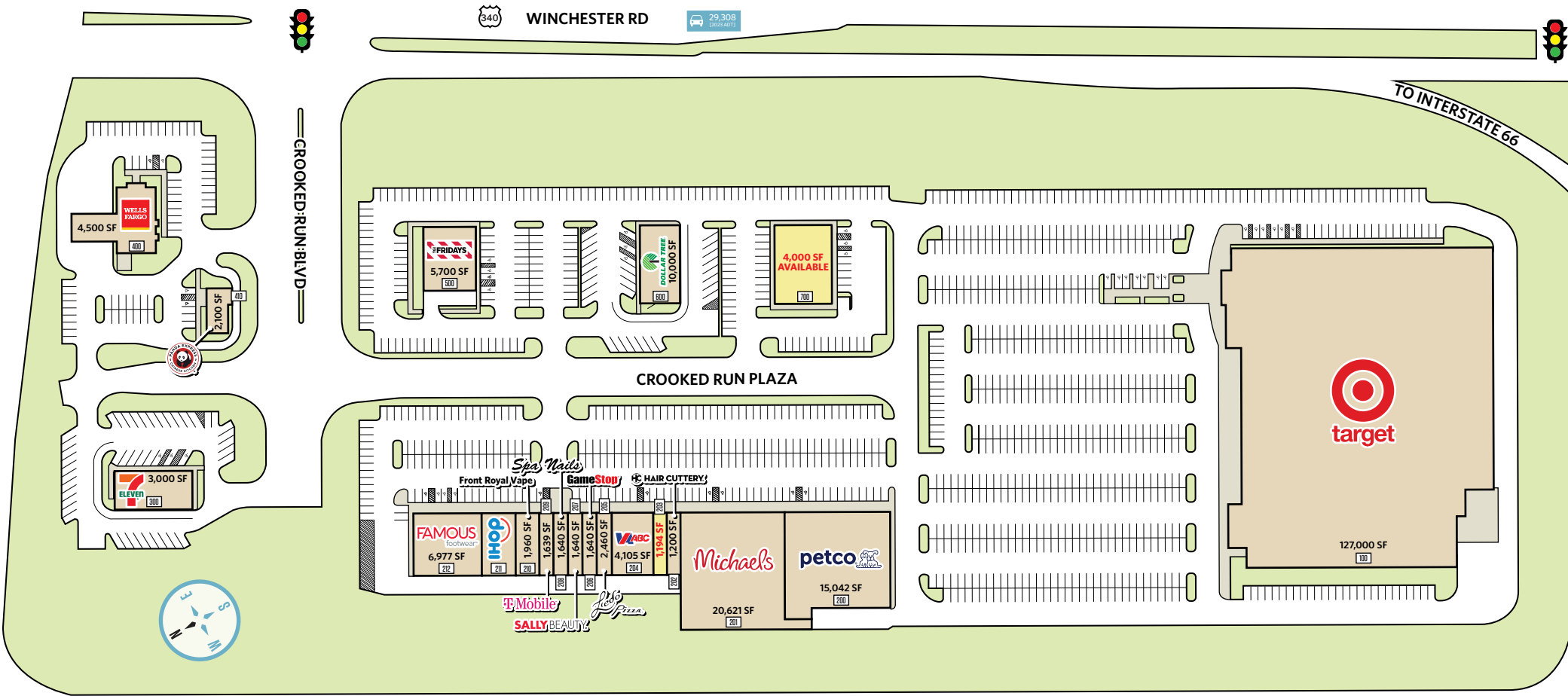
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SITE PLAN

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PHOTOS

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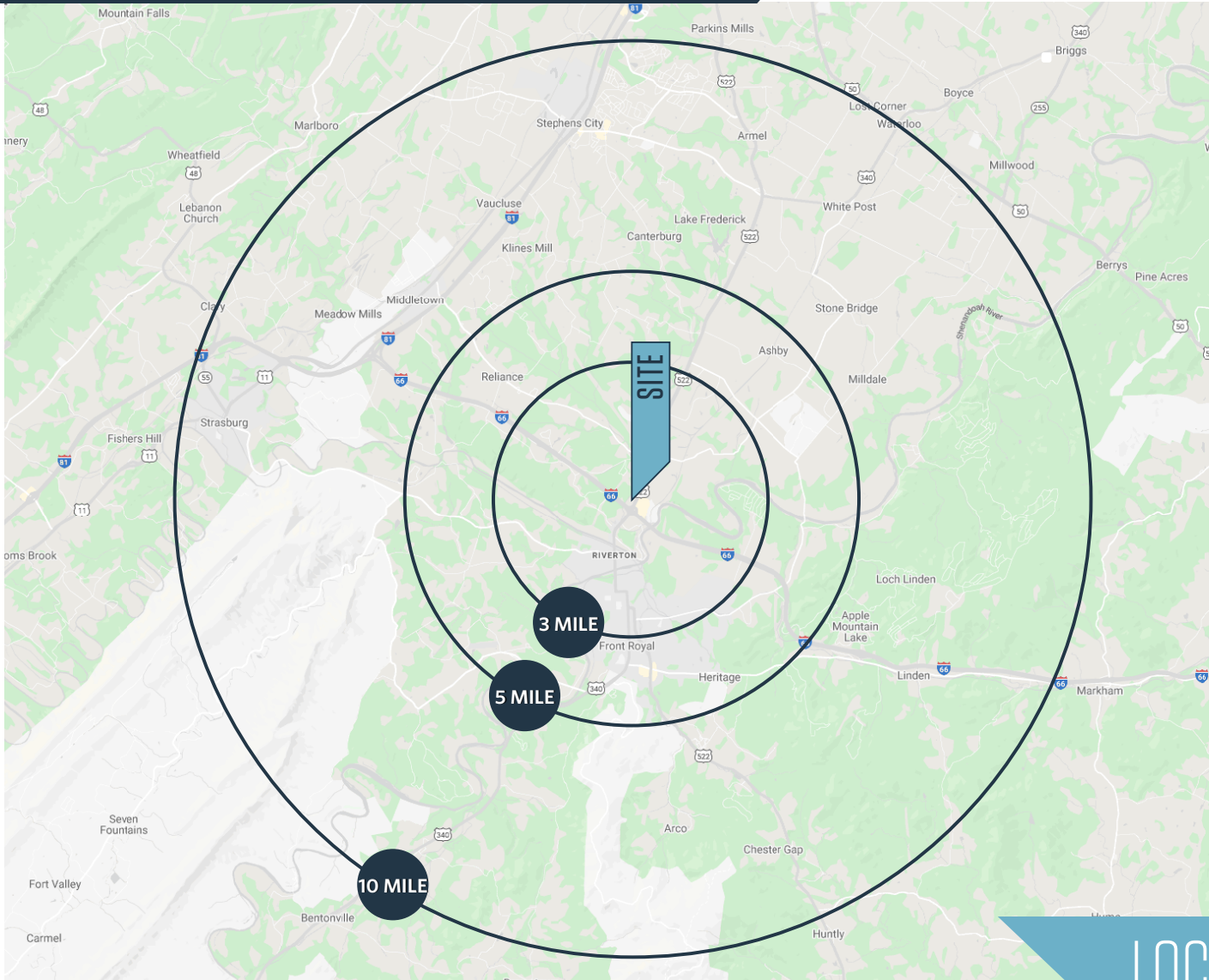
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## NOW LEASING

Phase II includes available Anchor Spaces, Pad Sites, Retail Space and Hotel Sites.

## DEMOGRAPHICS | 2024:

3-MILE	5-MILE	10-MILE
Population		
11,155	26,550	81,753
Daytime Population		
14,032	28,985	69,124
Households		
3,888	9,848	31,184
Average HH Income		
\$98,045	\$103,753	\$112,580

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Route 66	36,883 ADT
Winchester Road (Route 522)	29,308 ADT

# LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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