



## NEARBY RETAILERS



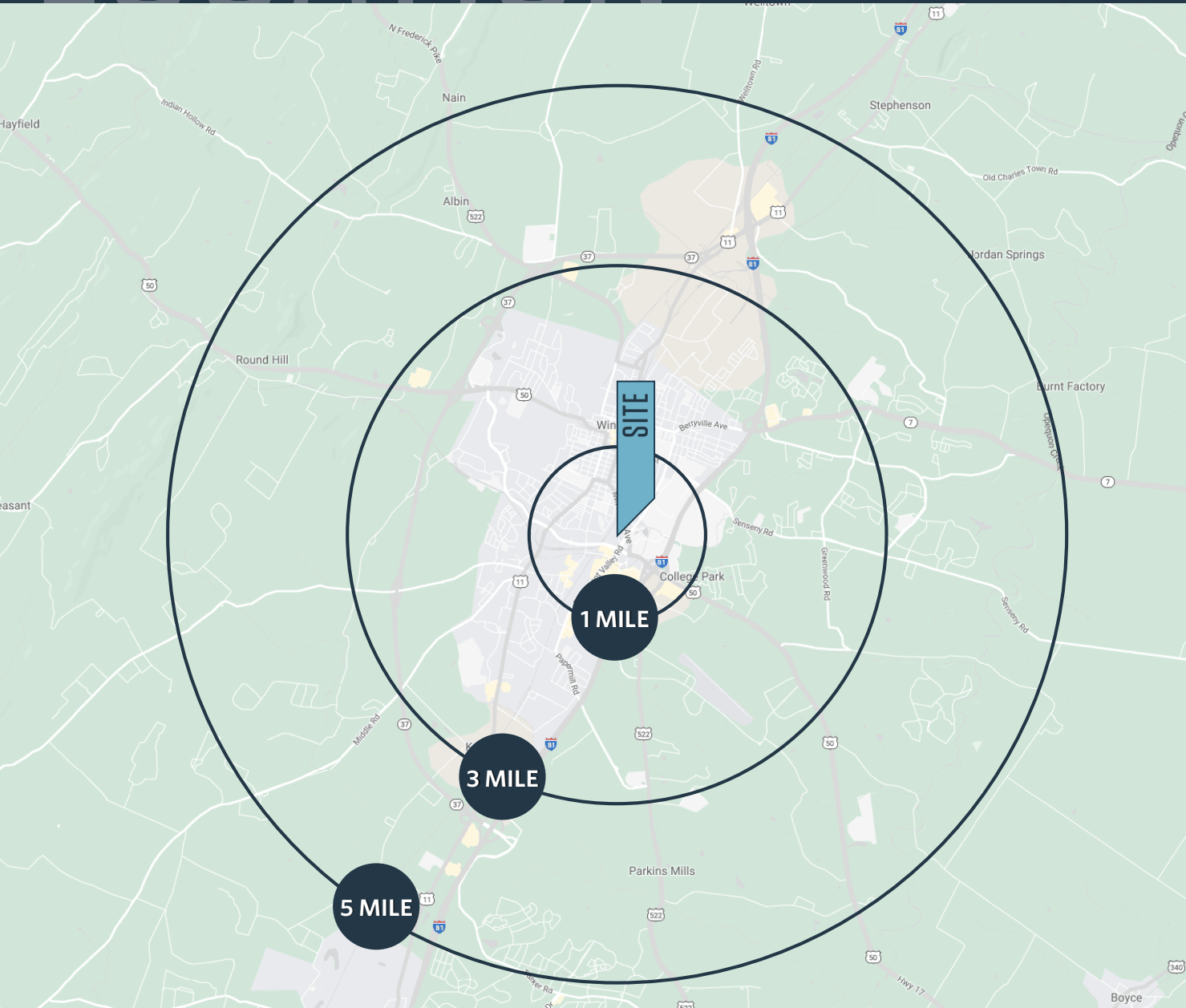
## PADS FOR SALE OR LEASE

- Located in the heart of the Winchester shopping corridor.
- Zoned B-2 (Highway Commercial). Drive-thru permitted by right.
- Across the street from Shenandoah University.
- Visibility from S. Pleasant Valley Road and E. Jubal Early Dr.
- Access to project from signalized intersection shared with Dick's at S. Pleasant Valley Road.
- Access from Spring Street extension.

# LOCATION

# WINCHESTER MARKETPLACE

1523 S. PLEASANT VALLEY RD, WINCHESTER, VA 22601, FREDERICK COUNTY



## AVAILABLE SPACE:

PAD	SIZE	RATE	CONDITION	DELIVERY
A	0.77 Acres	"Market"	Rough graded w/utilities	Immediate
B	0.72 Acres	"Market"	Rough graded w/utilities	Immediate

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	7,750	51,724	73,263
Daytime Population	2,897	20,024	28,039
Households	2,853	19,750	28,419
Average HH Income	\$81,872	\$105,041	\$113,197

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

S. Pleasant Valley Rd	24,785 ADT
E. Jubal Early Dr	23,533 ADT
Millwood Ave	12,269 ADT

**CRAIG CHENEY**

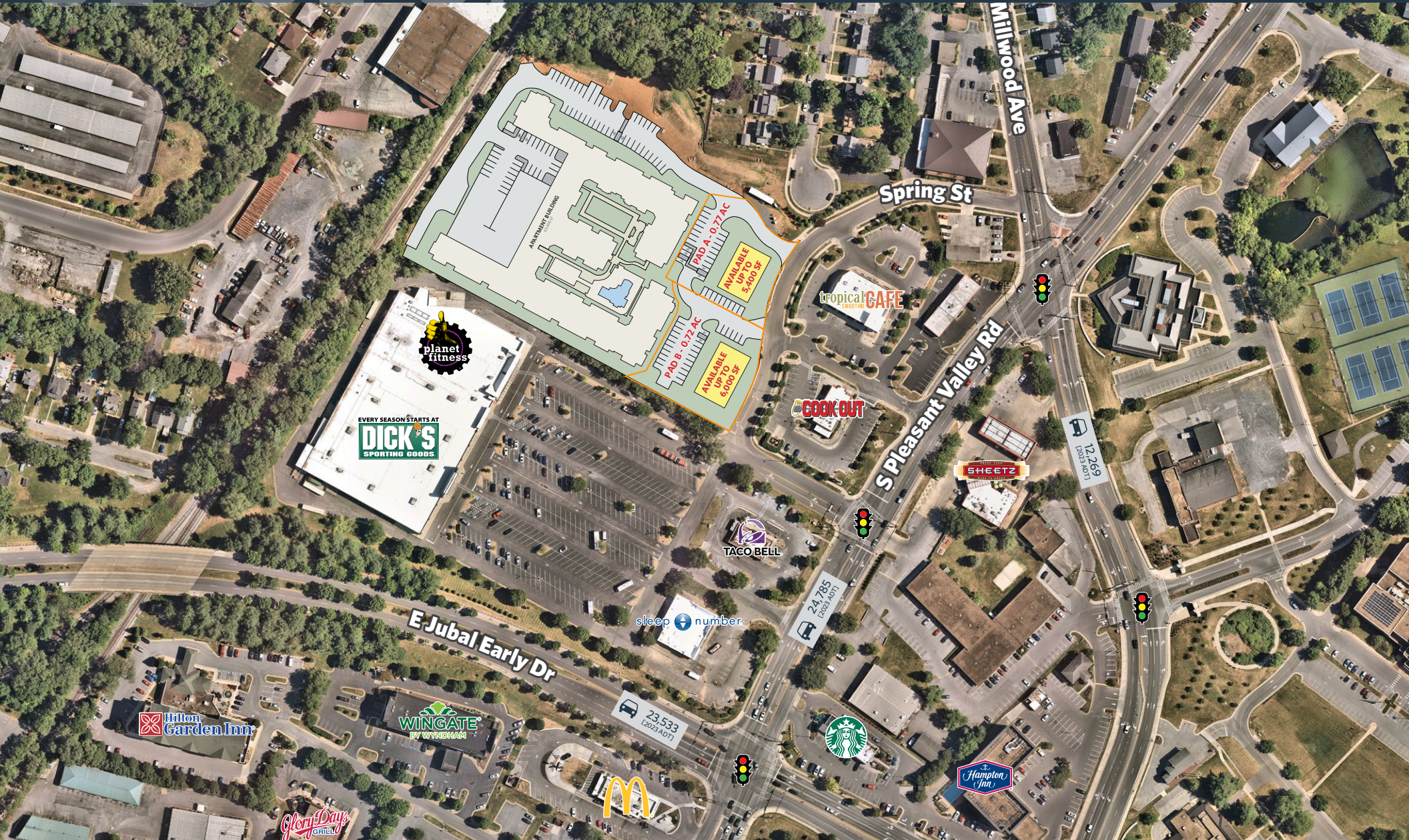
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# CLOSEUP

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# AERIAL

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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