

SHOPPES AT CROSSOVER

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



LAND FOR SALE OR LEASE



NEARBY RETAILERS:



- Commercial land available in the heart of Winchester's regional retail area.
- Crossover Boulevard / I-81 overpass is now open.
- Ideal for retail, grocer, restaurant, and self storage.
- Site has all utilities available and will be delivered in rough graded pad condition.
- 6 acres available for multi-family.

QUICK FACTS

- Availability:** Immediate
- Parcel Sizes:** 1.28 - 13.10 Acres
- Price:** Negotiable
- Zoning:** CM1 (Commercial Industrial District)

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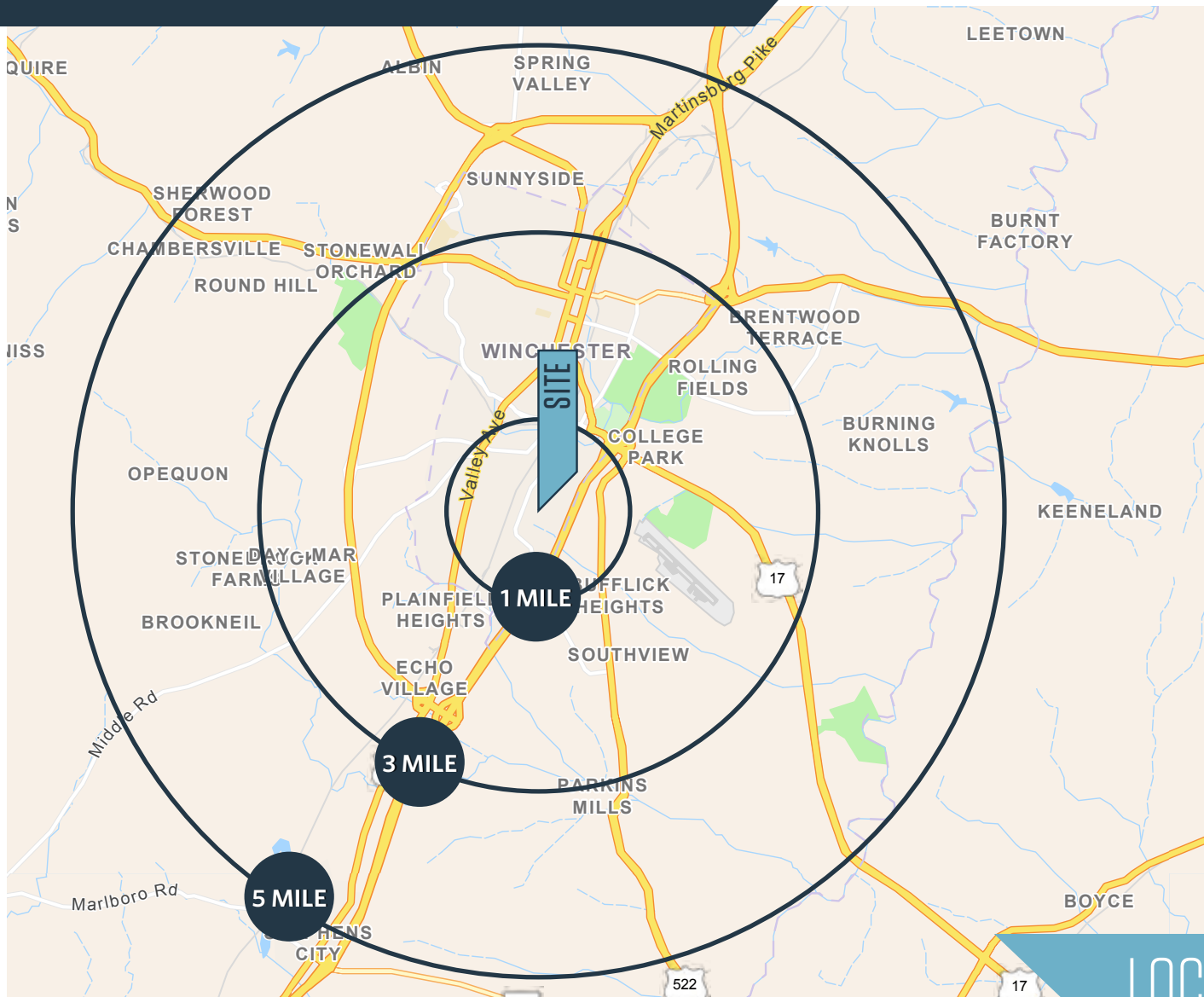
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DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	5,118	37,359	81,986
Daytime Population	5,450	37,359	56,664
Households	2,212	15,104	31,954
Average HH Income	\$77,409	\$106,223	\$114,502

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I 81	64,242 ADT
Crossover Blvd	10,454 ADT

LOCATION & DEMOGRAPHICS

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Winchester
Frederick County | Virginia

klNb

- Google Earth Pro -
2018 Aerial Photograph

While we have no intention to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

MARKET AERIAL

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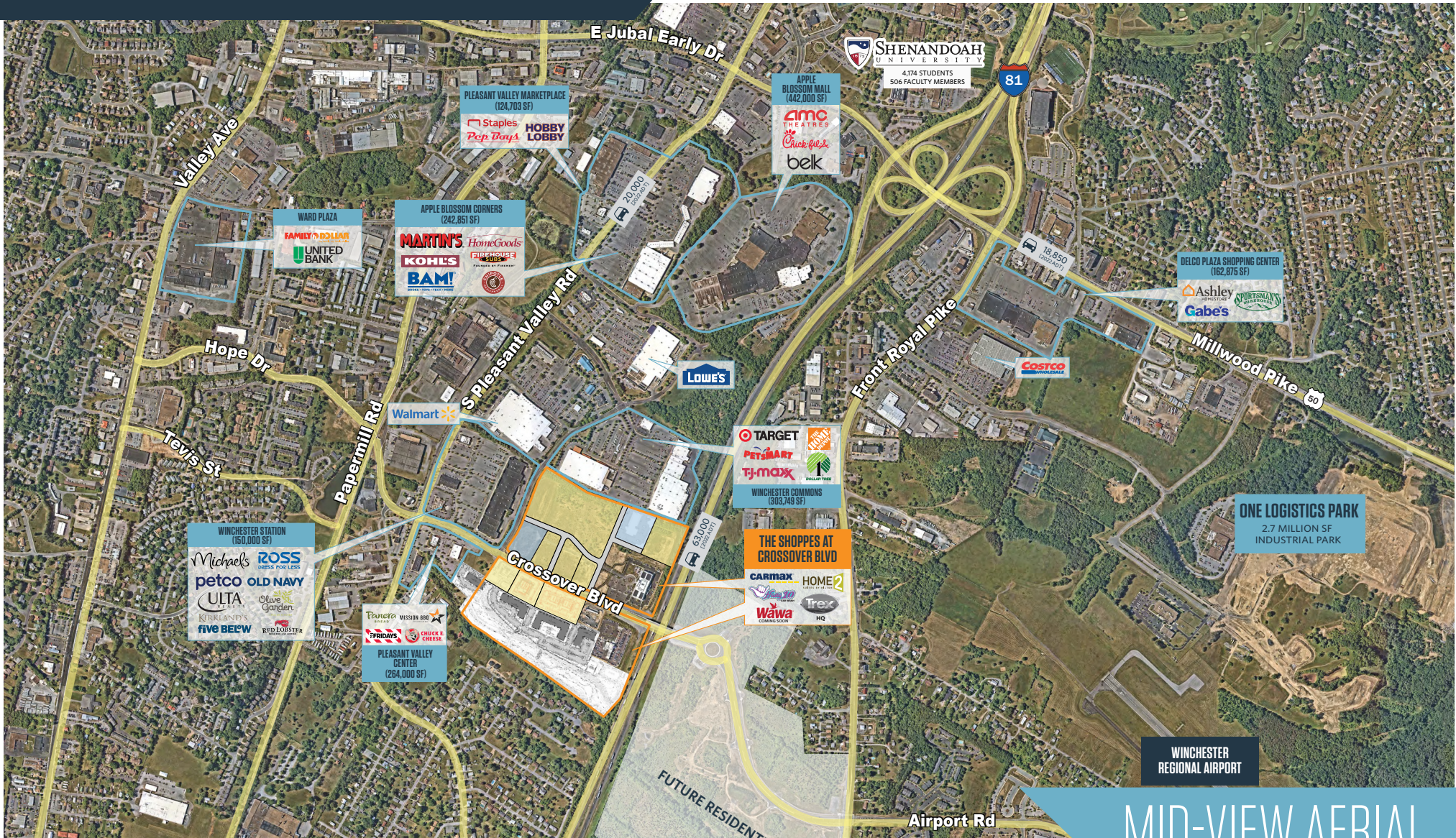
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MID-VIEW AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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