

SHOPPES AT CROSSOVER

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



RETAIL FOR LEASE



NEARBY RETAILERS:



OVERVIEW

- Proposed Multi-tenant Building available in Winchester!
- Located in the dense retail focused area of Winchester
- Endcap drive thru available
- Easily accessible and high visibility to Crossover Blvd

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,400-5,360 SF	TBD	FUTURE MULTI-TENANT BUILDING	ANTICIPATED DELIVERY Q4 2025
*EST. NNN: TBD			

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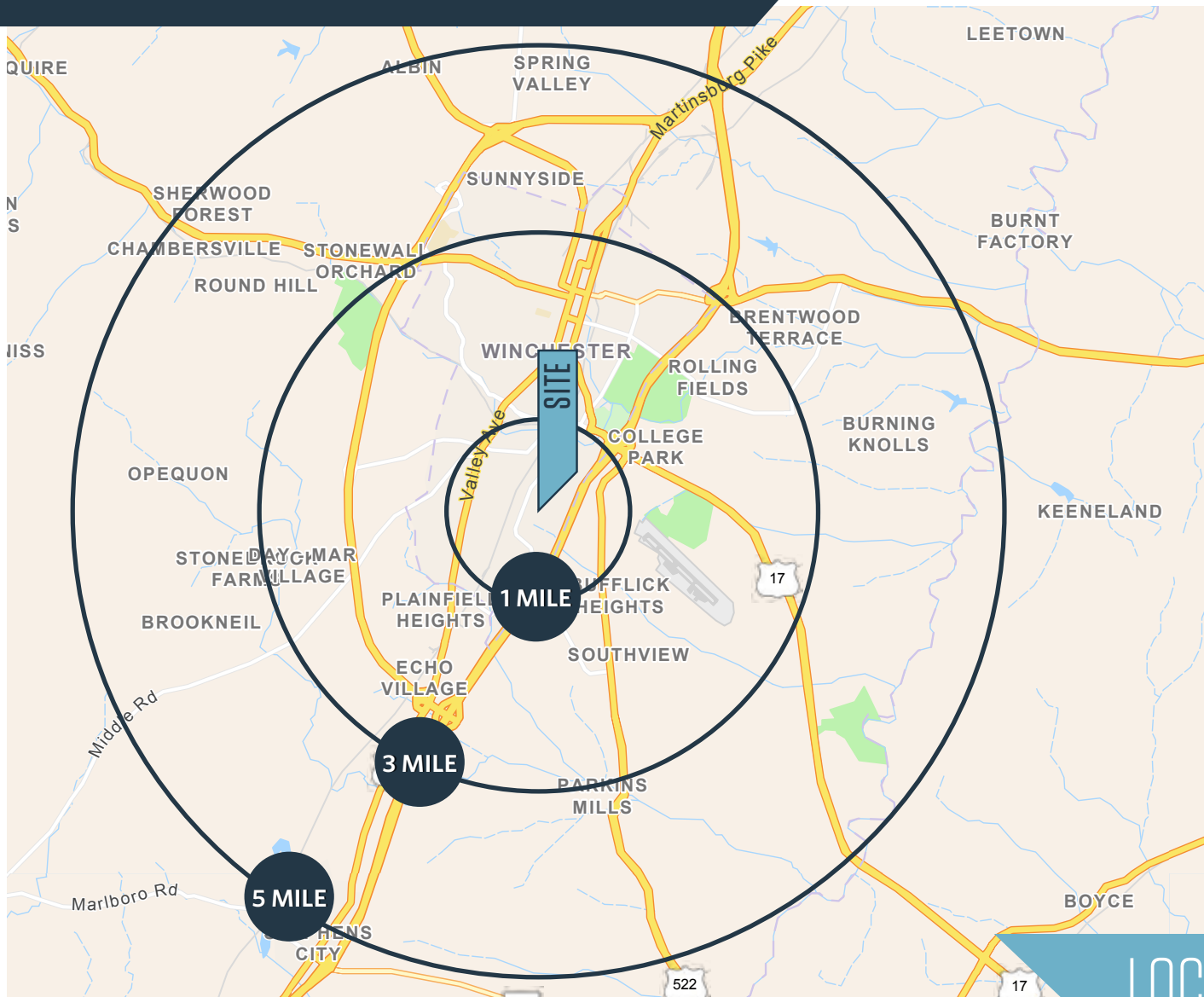
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DEMOGRAPHICS | 2024:

	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

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- 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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CLOSE-UP AERIAL

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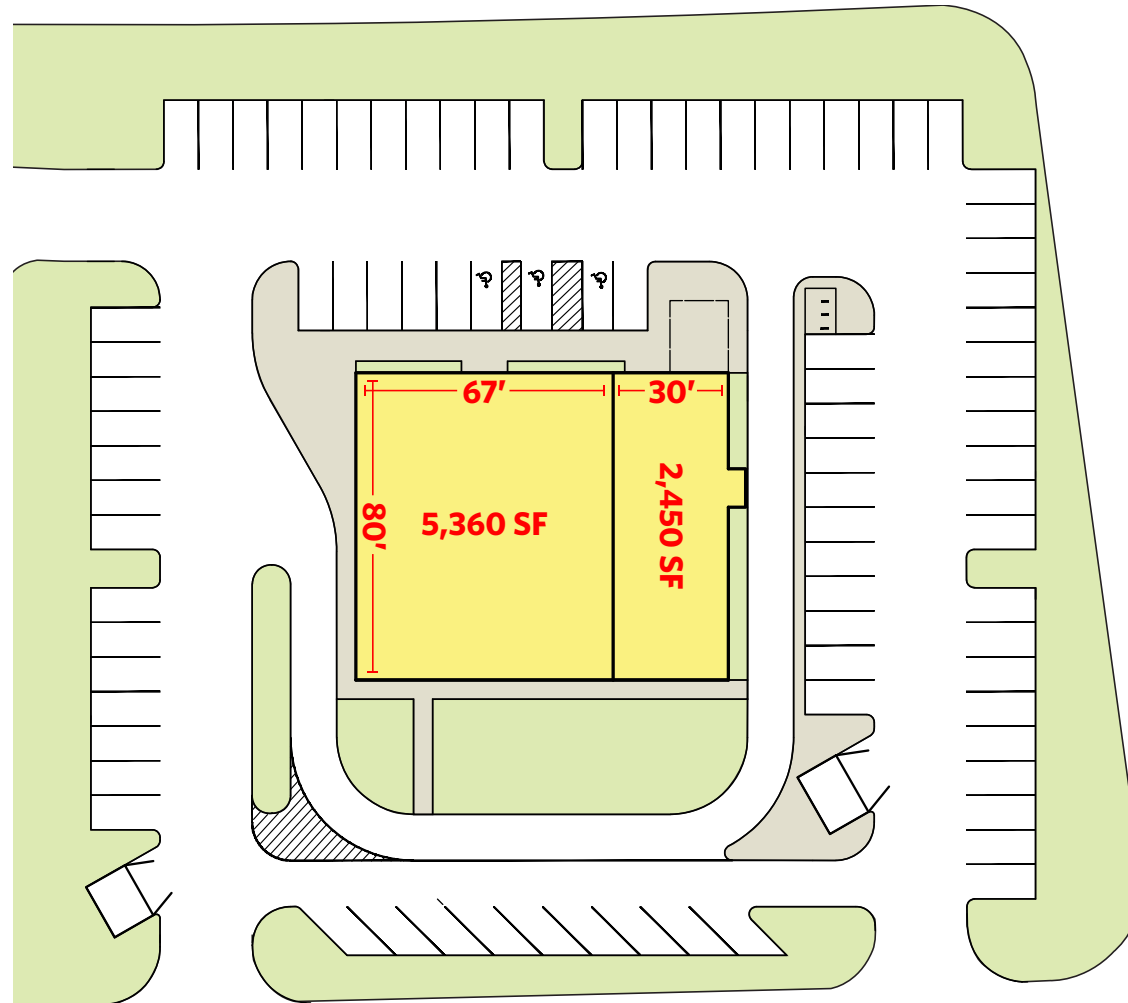
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Crossover Blvd



KEY	
	AVAILABLE
	AT LEASE

SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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