

RETAIL LAND ON I-81, WOODSTOCK, VA

Henry Ford Drive, Woodstock, VA 22664
Shenandoah County



JOIN:



- Located in the most convenient shopping district of over this 776-square mile trade area.
- Home to a wide variety of tourist attractions including Civil War Battlefields Revolutionary War sites, wineries, museums, camp grounds & State Parks with over 184 miles of hiking trails.
- According to TNS Travels America, the trade area contains several activities that contribute to VA tourism such as Rural sightseeing (14%), Museums & State Parks (11%), Wine Tasting & Wildfire viewing (4%) & Hiking & Backpacking (3%).

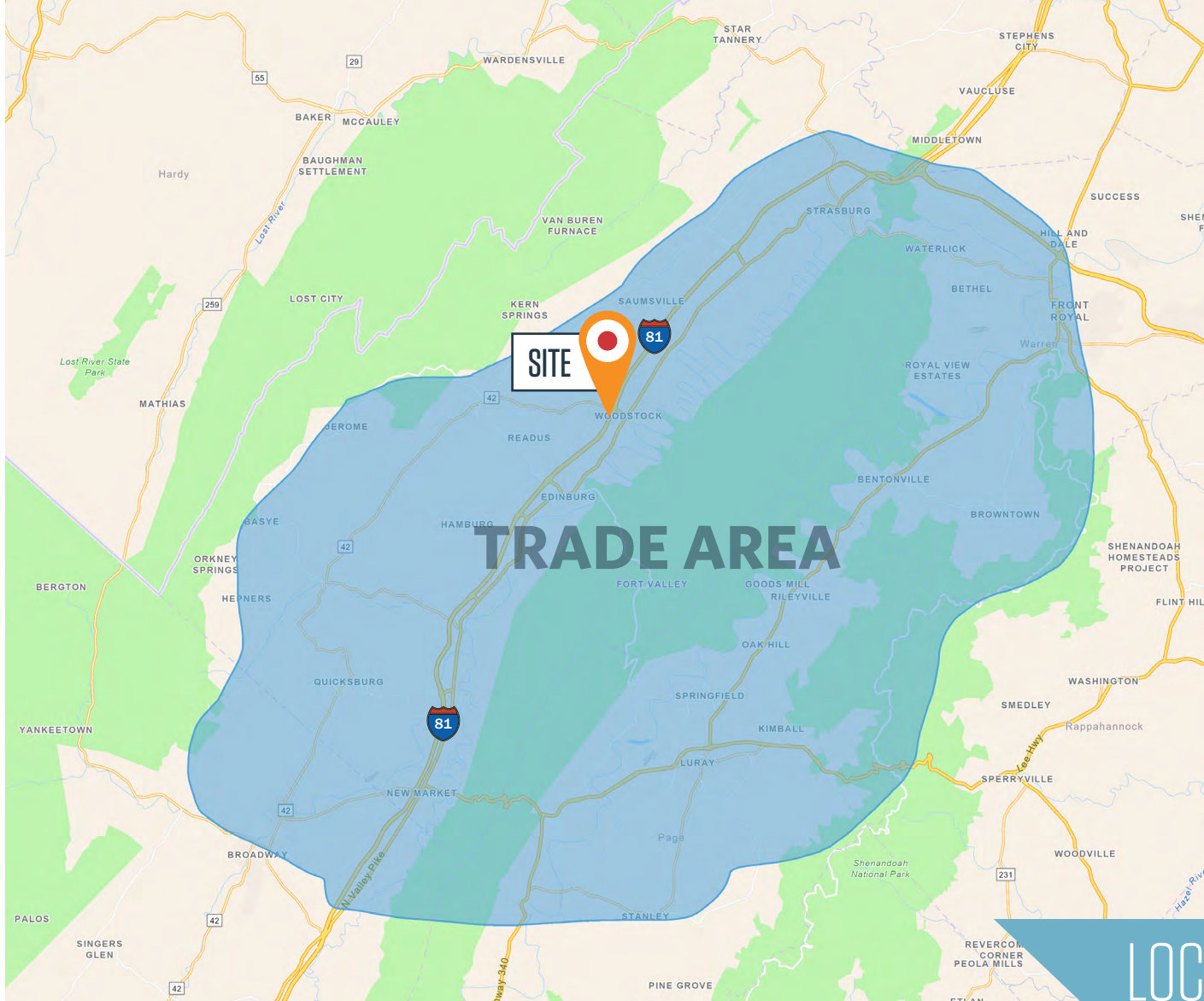
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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TRADE AREA DEMOGRAPHICS | 2024

Population
87,034

Daytime Population
80,537

Households
35,220

Average HH Income
\$87,368

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-81	51,425 ADT
W Reservoir Rd	13,479 ADT

LOCATION & DEMOGRAPHICS

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SIGNAGE AVAILABLE

SIGN **A** TO BE CONSTRUCTED ON

Approved: "One freestanding sign not exceeding 200 SF nor 85 feet in height. If the signs for two businesses on the same lot are located on the same pole, total signage permitted is 400 SF."

SIGN **B** ALREADY CONSTRUCTED AND LOCATED AT ENTRANCE FROM RT.

Approved: "One freestanding sign not exceeding 200 SF nor 85 feet in height. If the signs for two businesses on the same lot are located on the same pole, total signage permitted is 400 SF."

(VIEW FROM I-81)



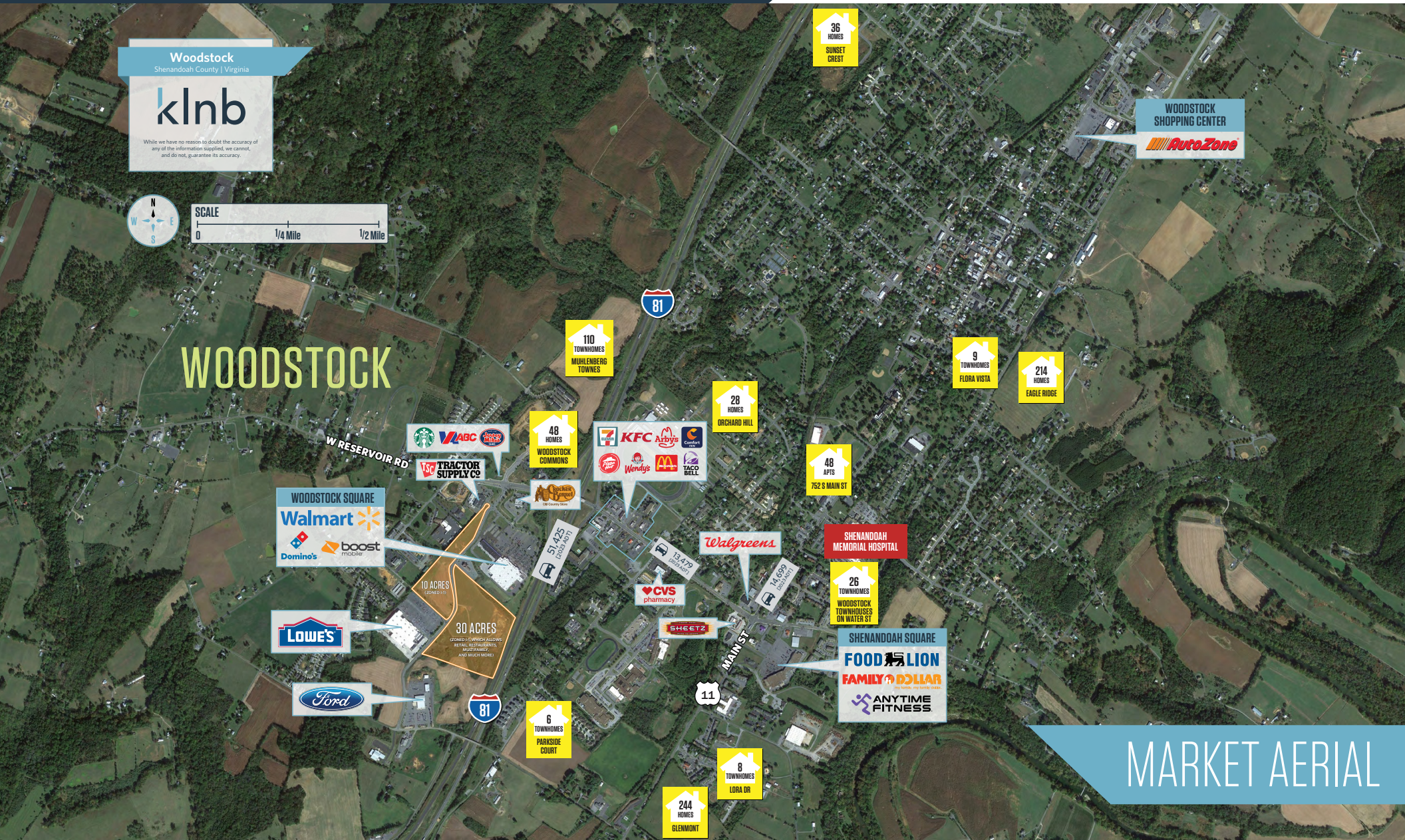
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MARKET AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



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