

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.
- 10-20 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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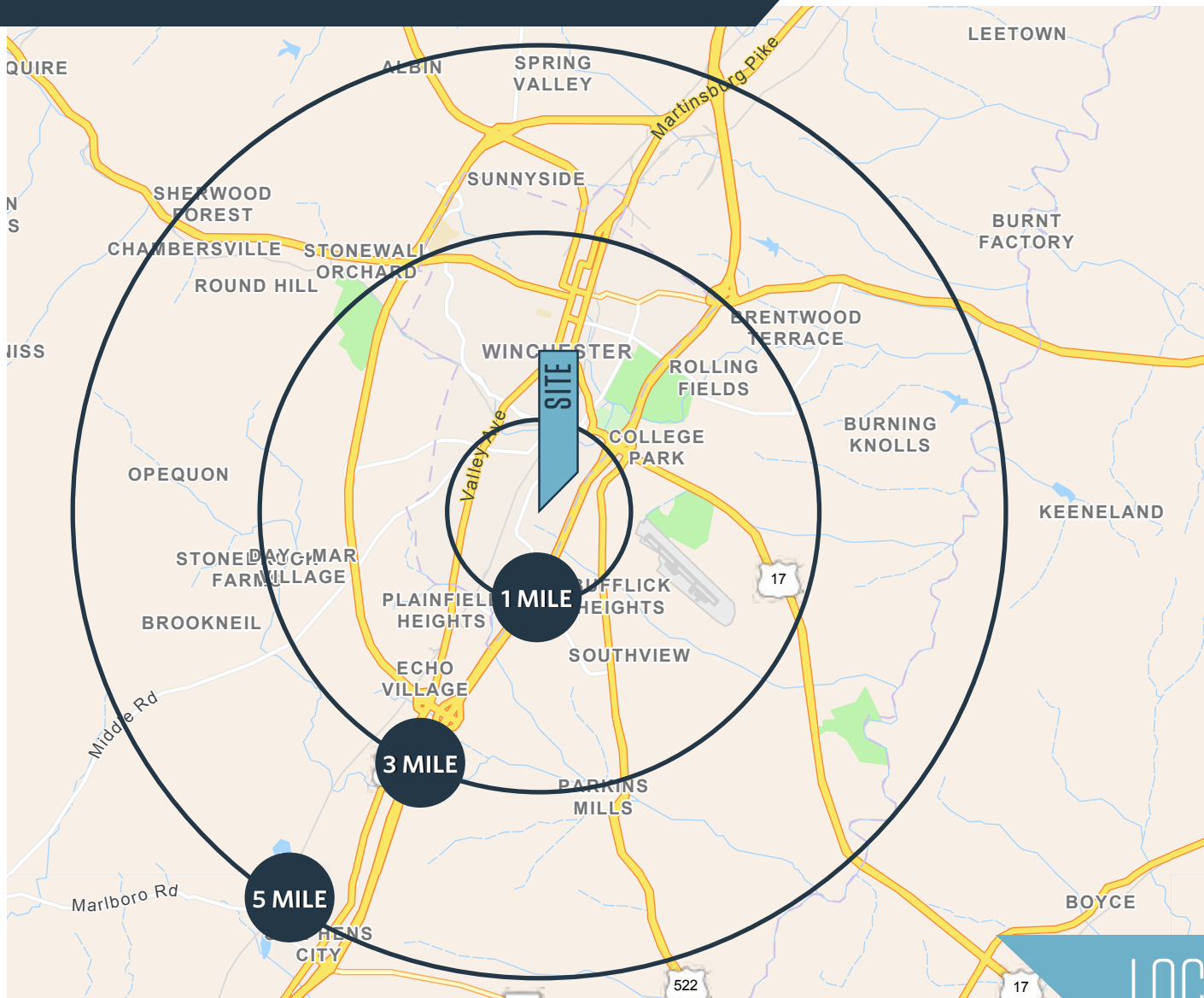
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DEMOGRAPHICS | 2024:

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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MARKET AERIAL

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CLOSE-UP AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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