

# 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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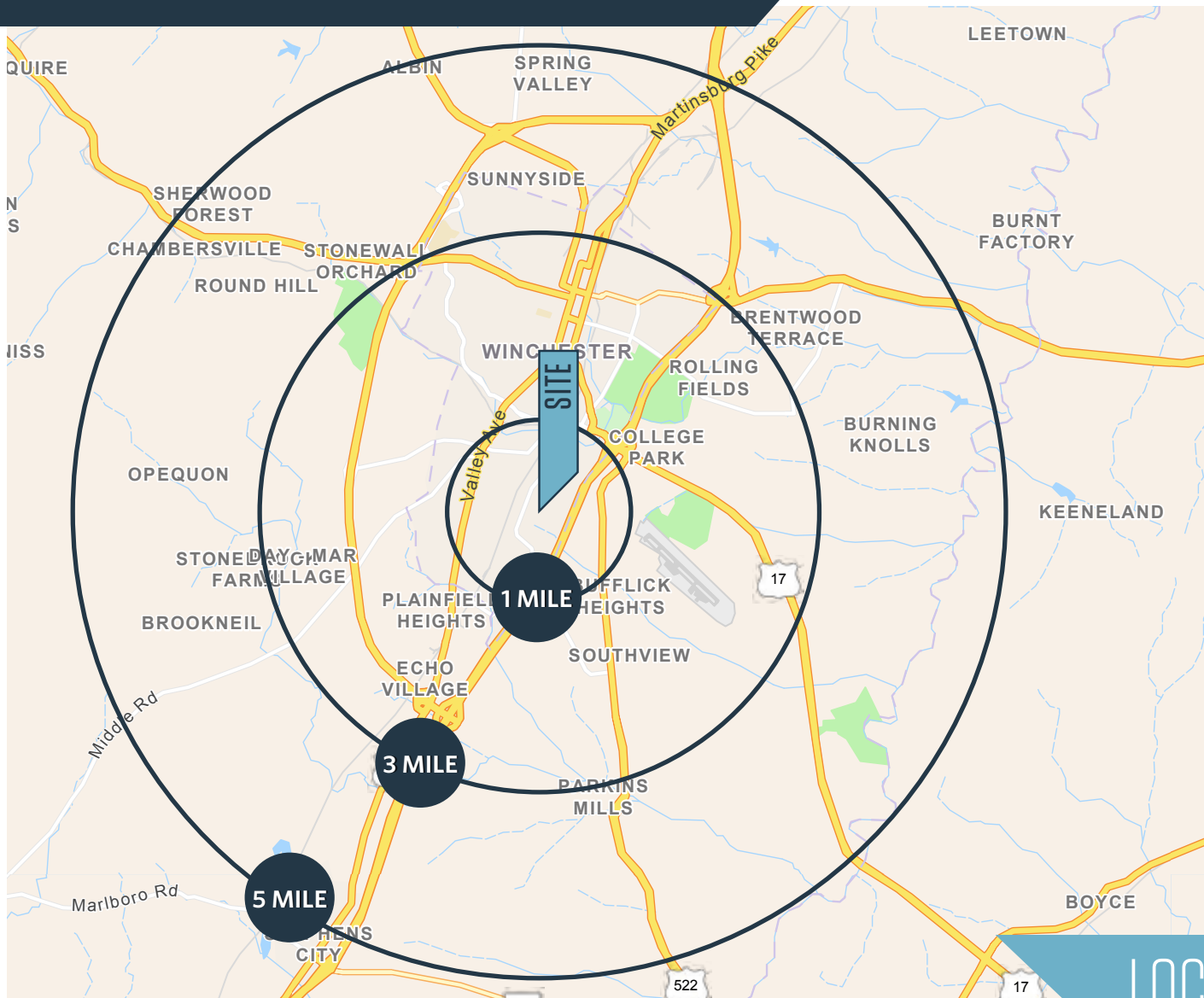
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## DEMOGRAPHICS | 2024:

| 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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MARKET AERIAL

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MID-VIEW AERIAL

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CLOSE-UP AERIAL

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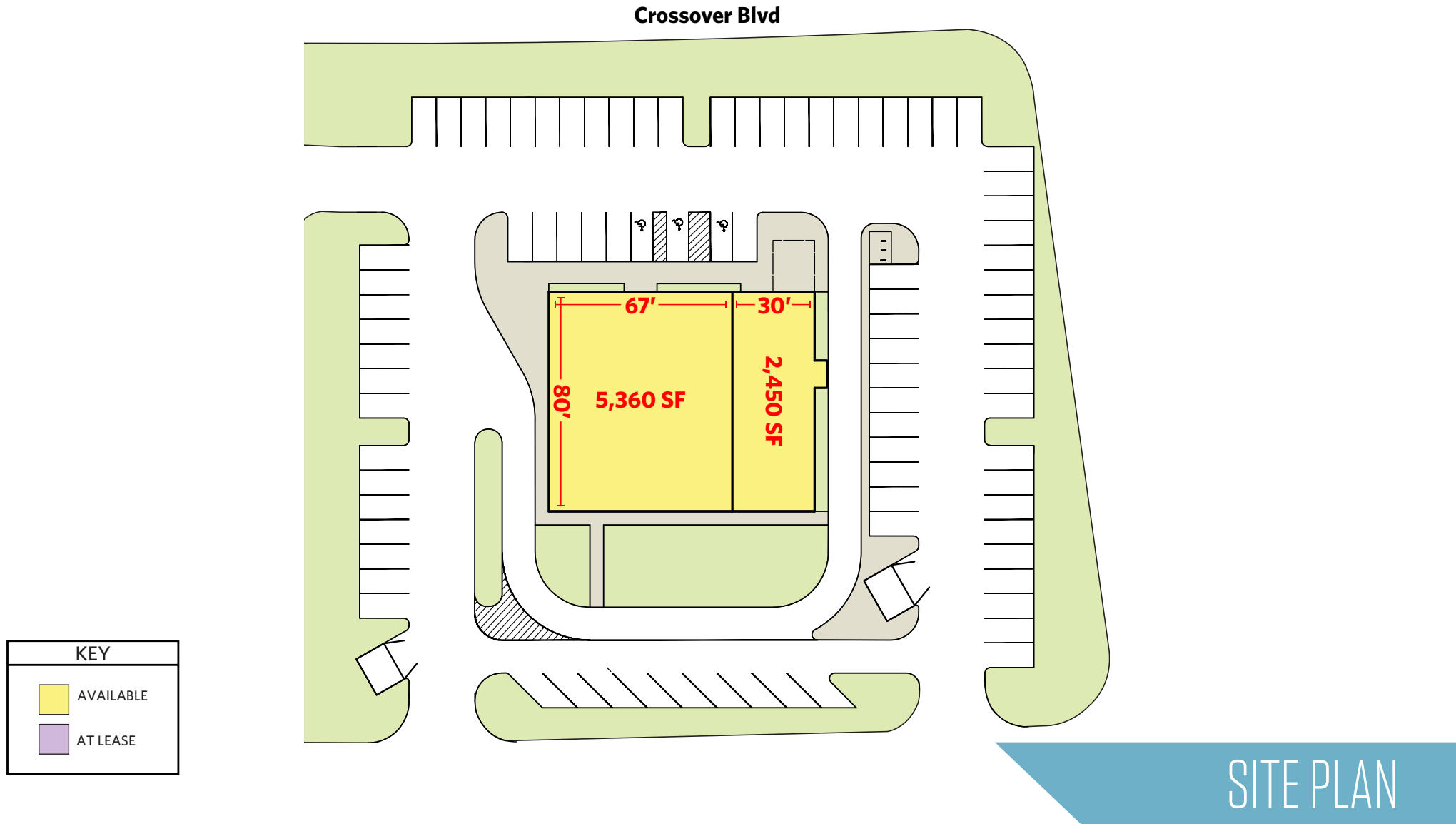
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CLICK TO VIEW PROPERTY WEBSITE

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