

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			

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

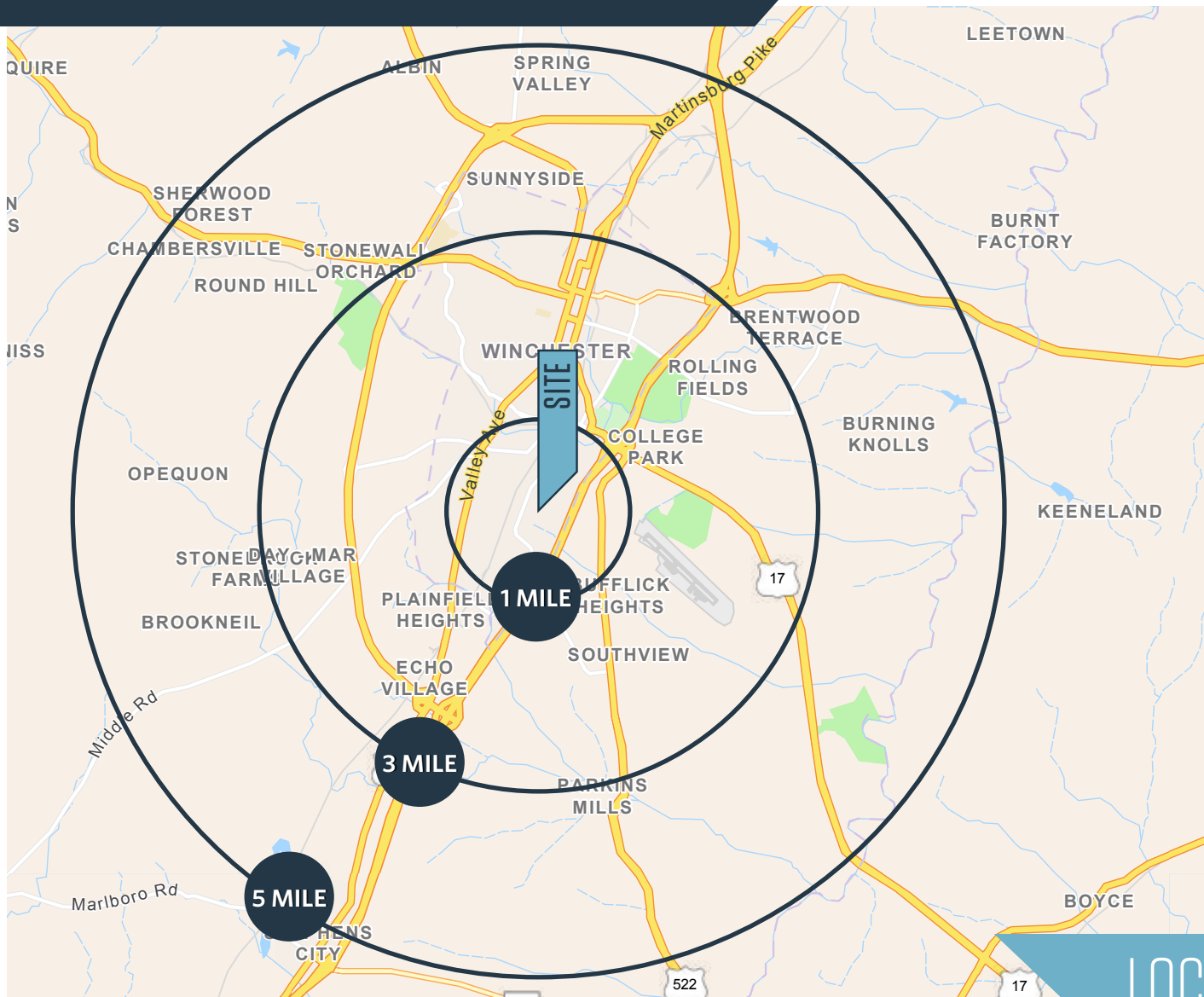
Jake Levin
jlevin@klnb.com
202-909-6102

Beth Sargent
bsargent@klnb.com
703-268-2716

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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

Dimitri Georgelakos
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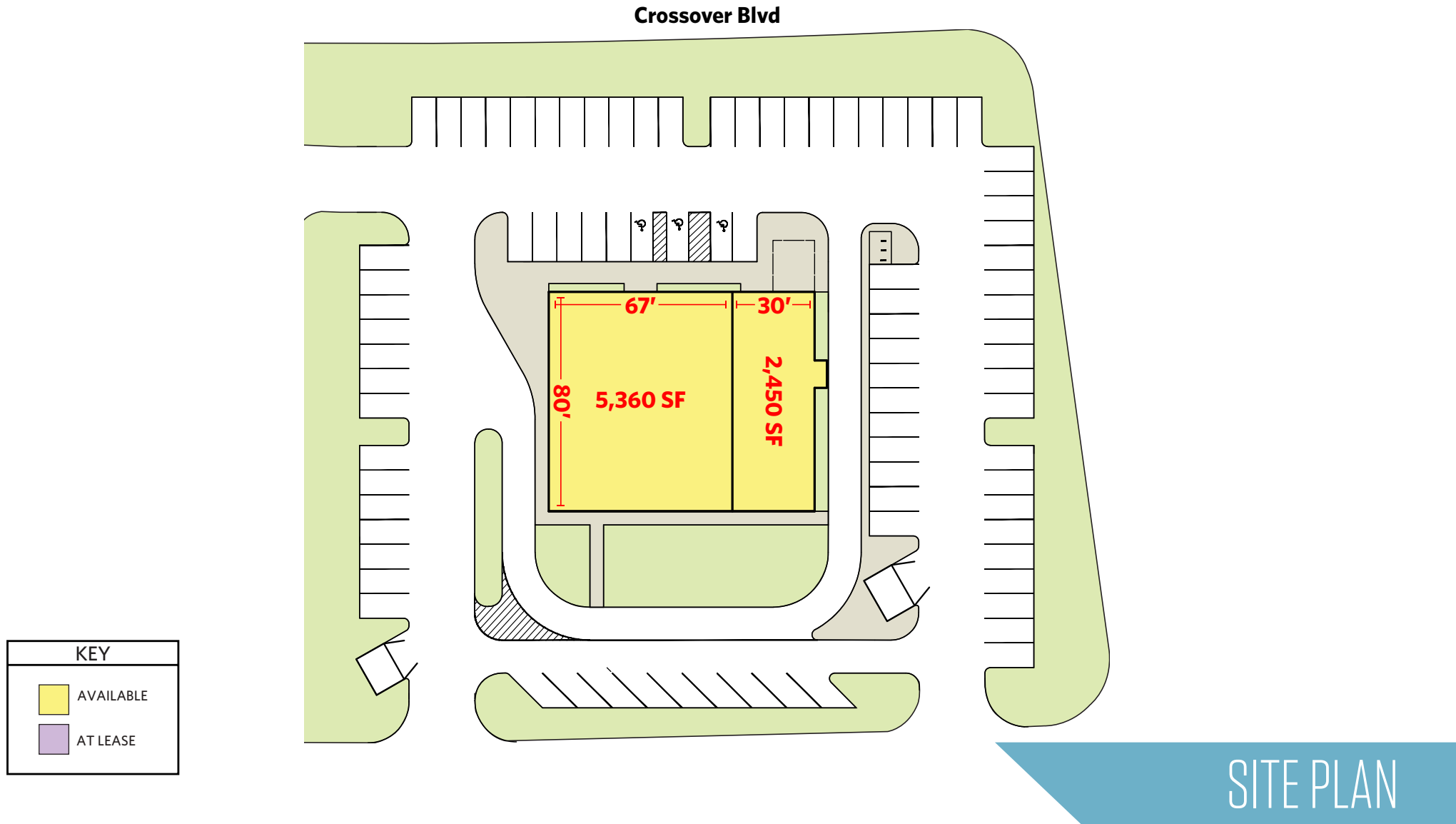
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



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