



NEARBY RETAILERS



PROPERTY HIGHLIGHTS

- Zoning: Marshall Gateway [Click For Zoning Ordinance](#)
- 1.77 acre retail development to cater to an amenity-deficient trade area.
- Four new housing developments in the immediate trade area (see housing information on Page 4 aerial).

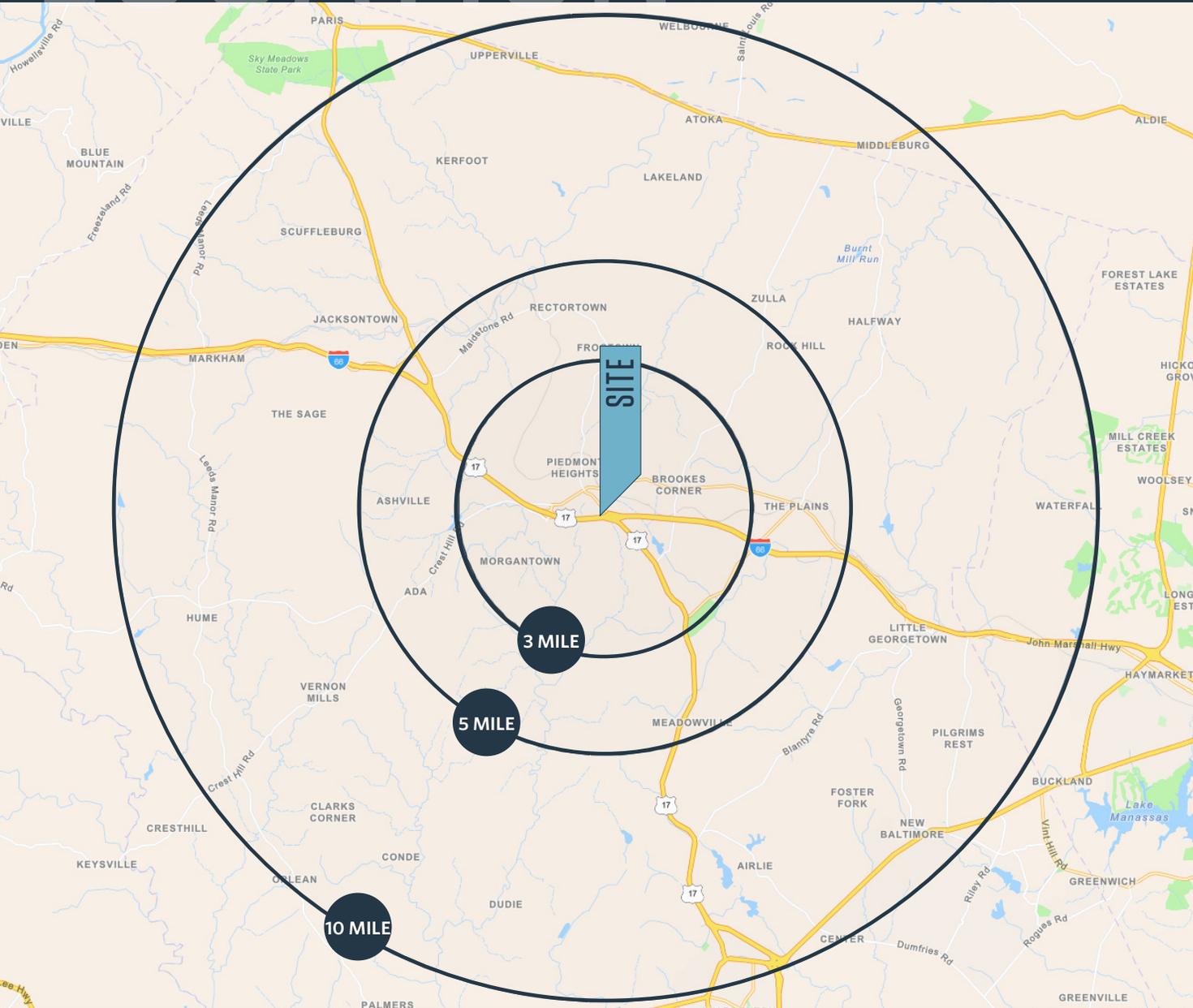
RETAIL/OFFICE FOR LEASE & PADS FOR GROUND LEASE

SIZE	RENT	DELIVERY	TIMING
4,000-5,000 SF	"Market"	Within 120 Days of a Signed Lease	Immediate
1+ Acre	"Market"	Immediate	Immediate
1+ Acre	"Market"	Immediate	Immediate
EST. NNN: \$3.00 PSF			

LOCATION

MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY



DEMOGRAPHICS | 2025:

	3-MILE	5-MILE	10-MILE
Population	3,459	6,380	28,387
Daytime Population	1,540	2,457	12,883
Households	1,307	2,516	11,102
Average HH Income	\$148,165	\$149,469	\$170,008

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Winchester Rd.	8,941 ADT
I-66	38,634 ADT

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILNER

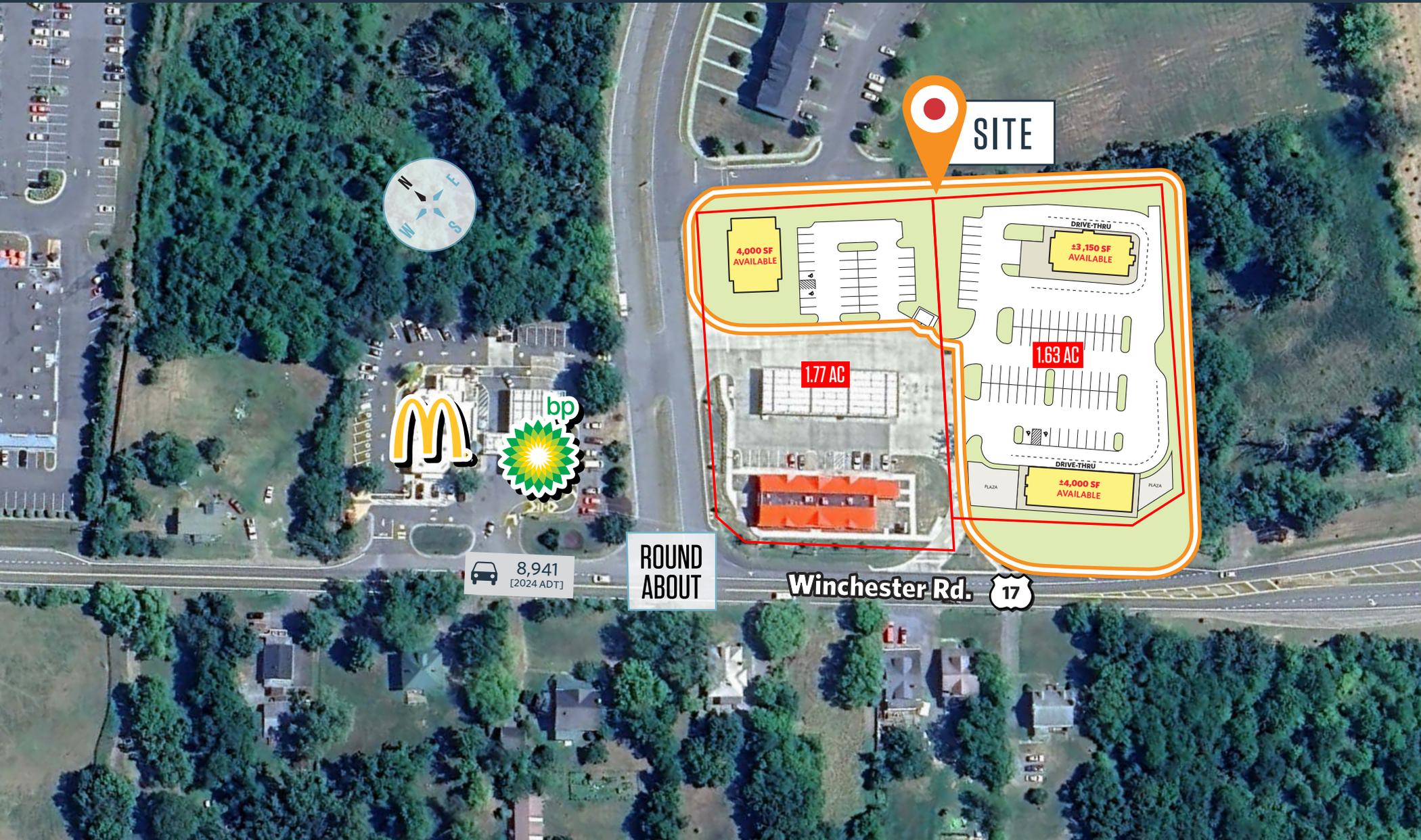
awilner@klnb.com | 703-268-2718



ZOOM-IN AERIAL

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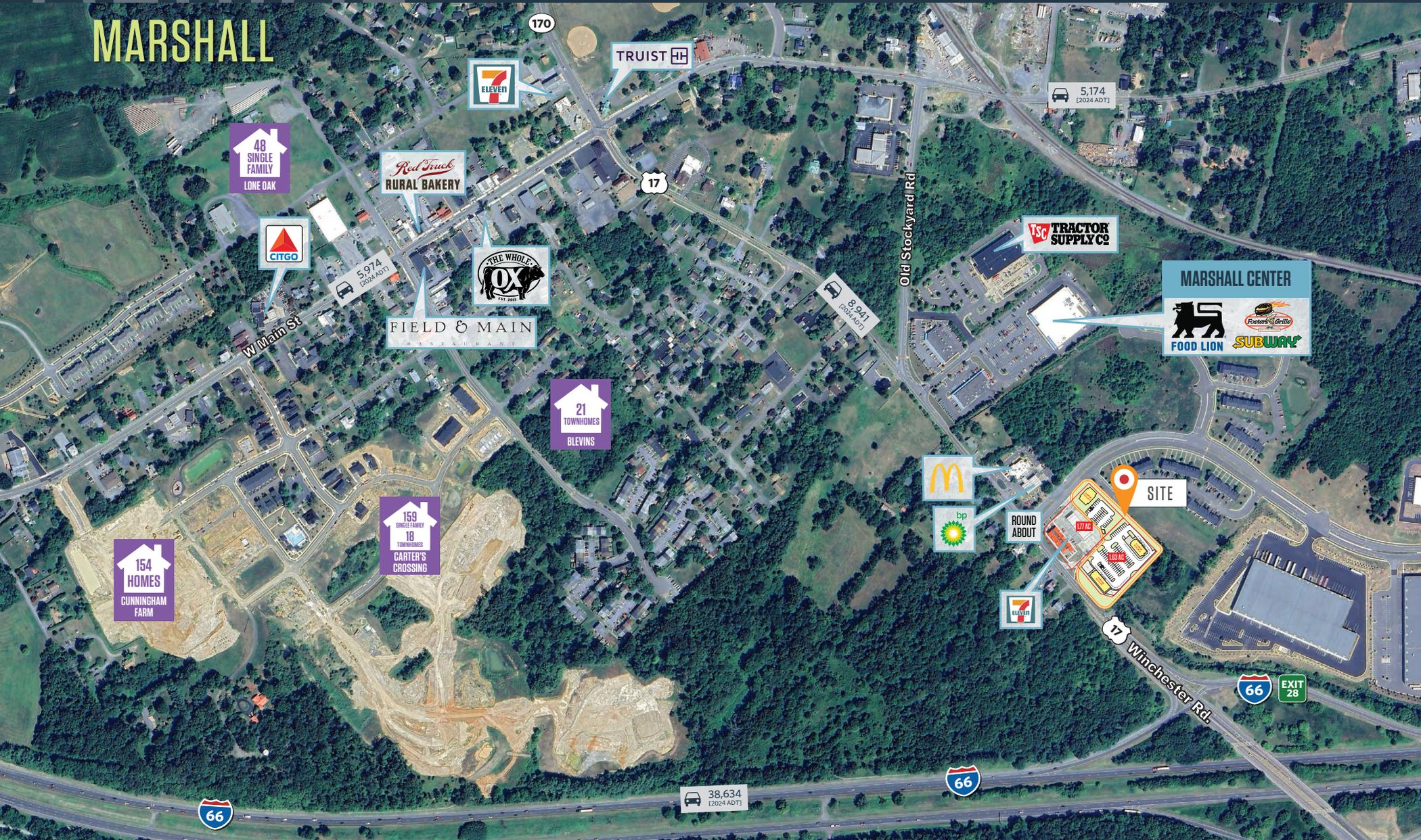
awilner@klnb.com | 703-268-2718



AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

DALLON L. CHENEY

dcheney@klnb.com

703-268-2703

ALEX WILNER

awilner@klnb.com

703-268-218

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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