



## 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).

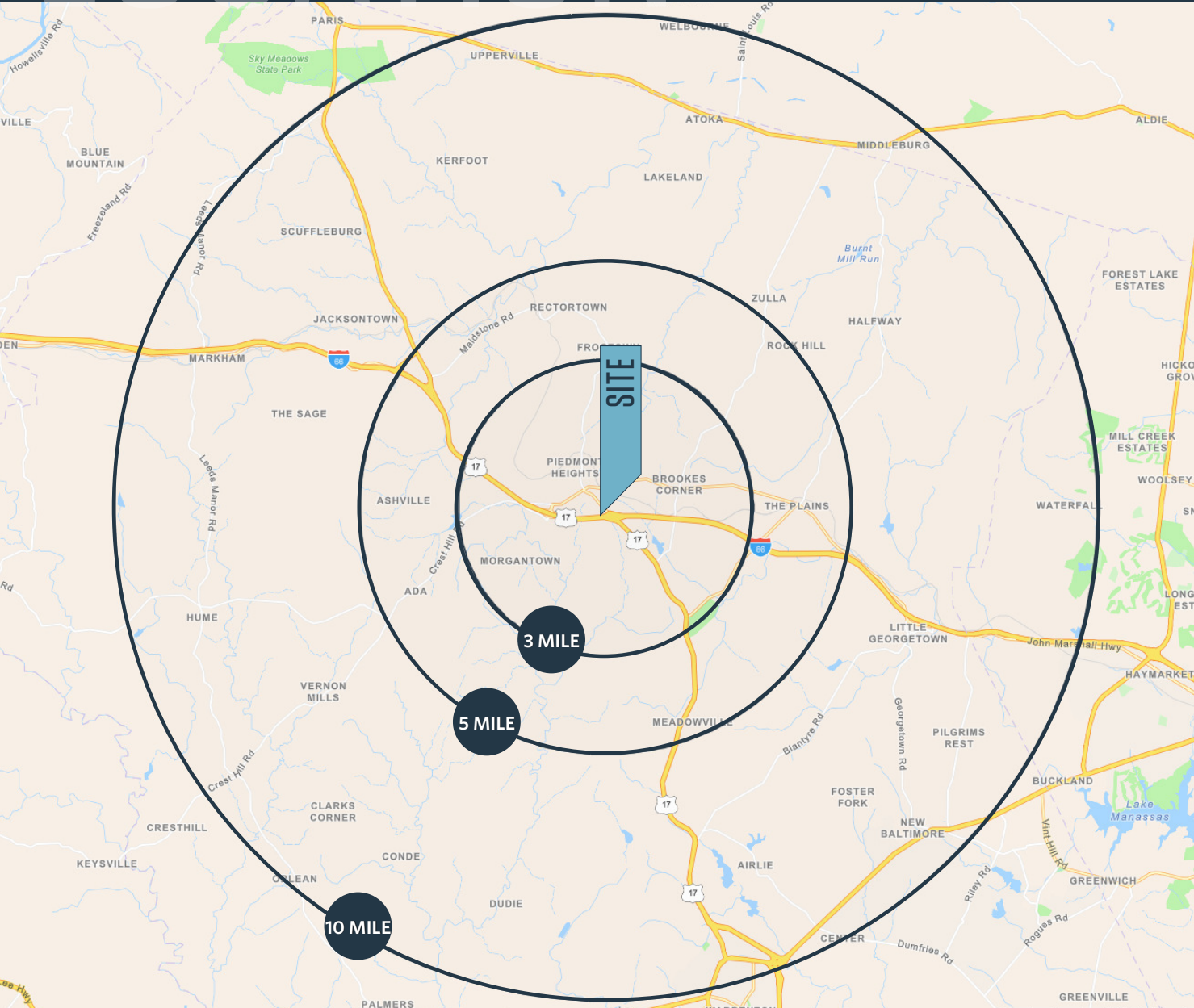
## RETAIL/OFFICE FOR LEASE & PADS FOR GROUND LEASE

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

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# ZOOM-IN AERIAL

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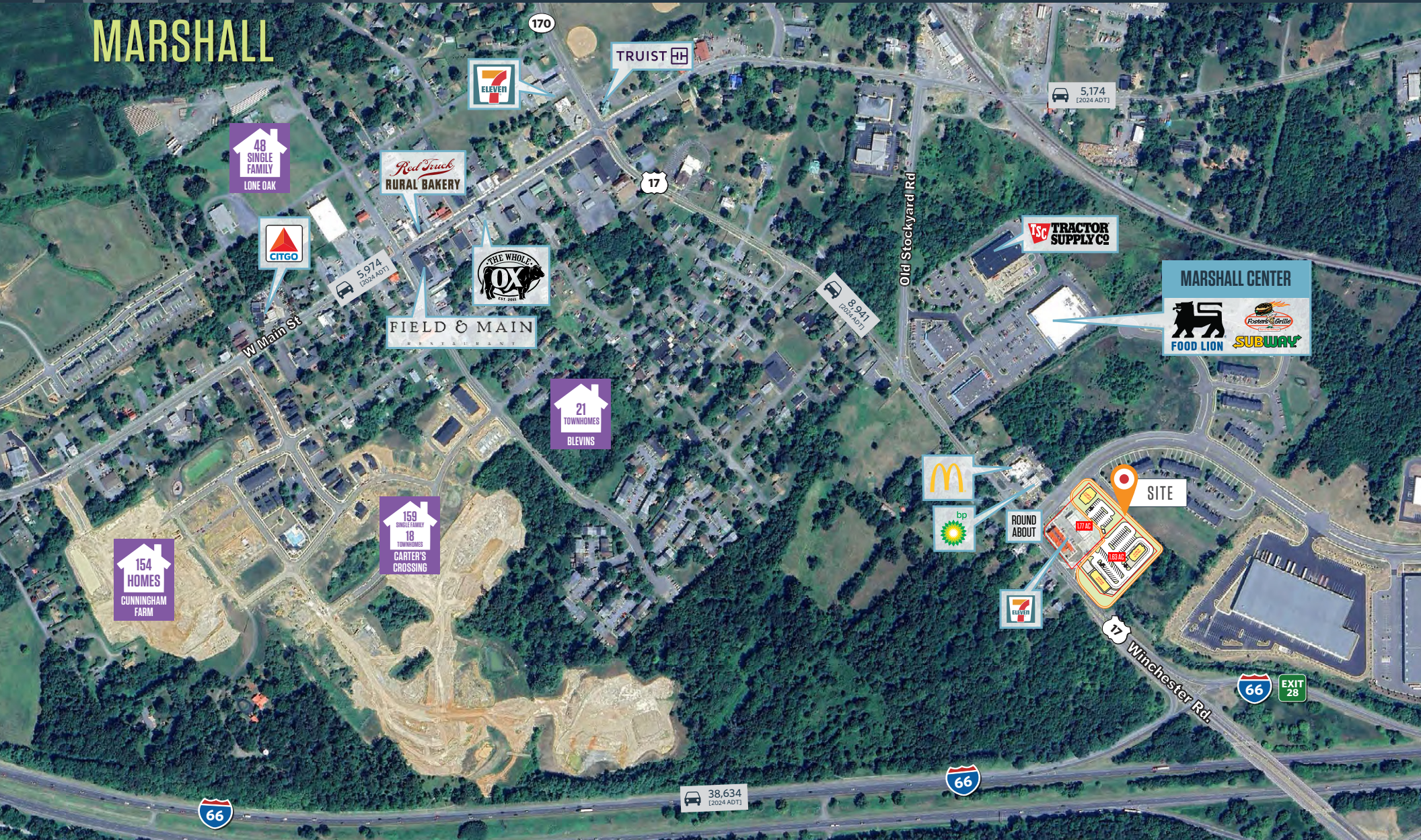
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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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