

WINCHESTER EAST

1141 Berryville Ave, Winchester, VA 22601
Frederick County



NEARBY

foodmaxx

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

cricket
wireless

**ROYAL
FARMS**

KFC

Wendy's

Arby's

McDonald's

RETAIL PAD FOR LEASE

- Located in Front of Winchester East with Signalized Access
- Conveniently Located Near I-81 Interchange
- Approx 1.20 Acre Pad
- Cross Access Throughout the Existing Shopping Center

LEASED BY:

klnb

Billy Kelly
bkelly@klnb.com
703-268-2706

Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700 Tysons, VA 22182
klnb.com

WINCHESTER EAST

1141 Berryville Ave, Winchester, VA 22601
Frederick County

CLOSE-UP AERIAL



Billy Kelly
bkelly@klnb.com
703-268-2706

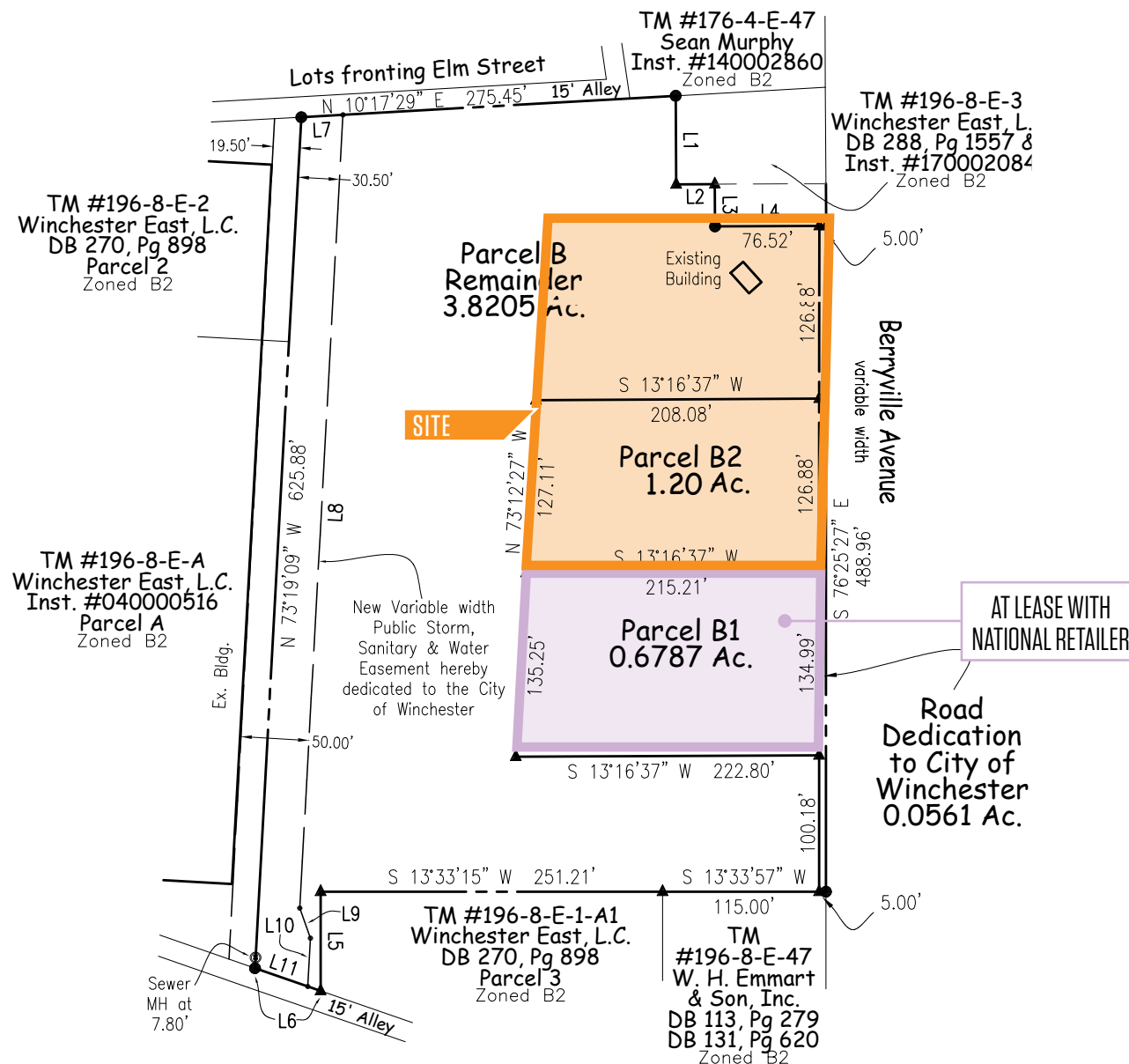
Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

1141 Berryville Ave, Winchester, VA 22601
Frederick County

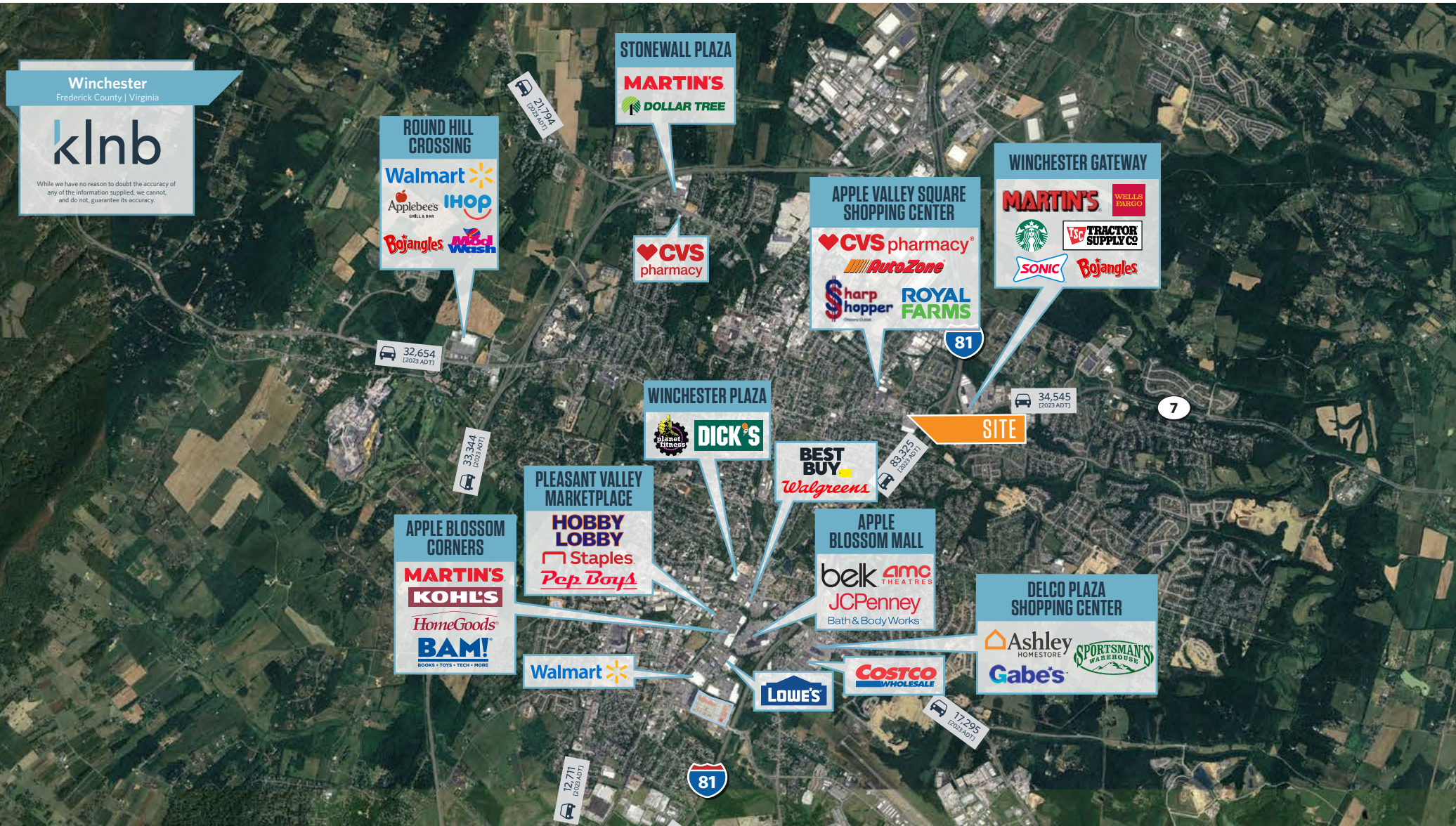
SITE PLAN



WINCHESTER EAST

1141 Berryville Ave, Winchester, VA 22601
Frederick County

MARKET AERIAL



Billy Kelly
bkelly@klnb.com
703-268-2706

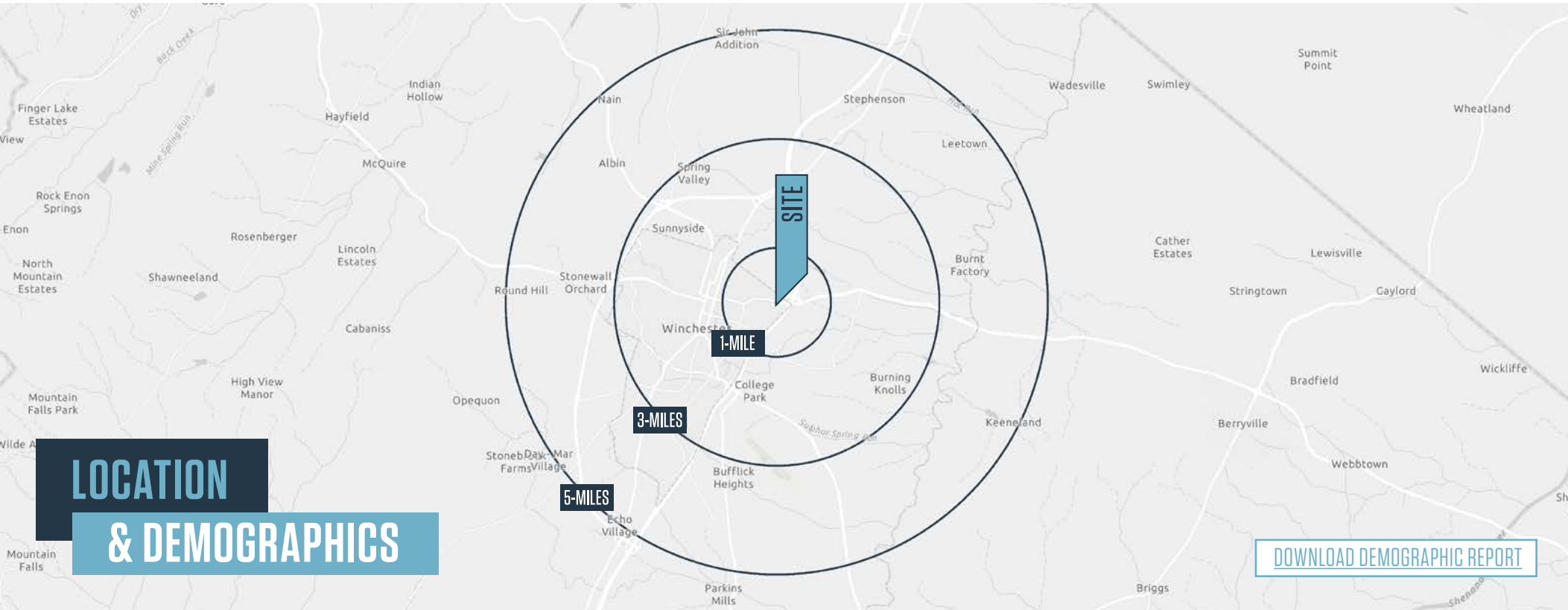
Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

WINCHESTER EAST

1141 Berryville Ave, Winchester, VA 22601
Frederick County



TRAFFIC COUNTS | 2024

Berryville Ave	21,883 ADT
I-81	71,893 ADT

	1-MILE	3-MILES	5-MILES			
	Population 12,737	51,299	71,675		Households 4,677	19,409 27,536
	Daytime Population 9,597	65,730	88,019		Average Household Income \$76,519	\$102,509 \$106,601

Billy Kelly
bkelly@klnb.com
703-268-2706

Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



WINCHESTER EAST

1141 Berryville Ave, Winchester, VA 22601

Frederick County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Billy Kelly

bkelly@klnb.com
703-268-2706

Bob Browning

bbrowning@klnb.com
703-268-2717



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

