



NEARBY RETAILERS

RETAIL FOR LEASE

- FULLY LEASED



MELISSA WELCH

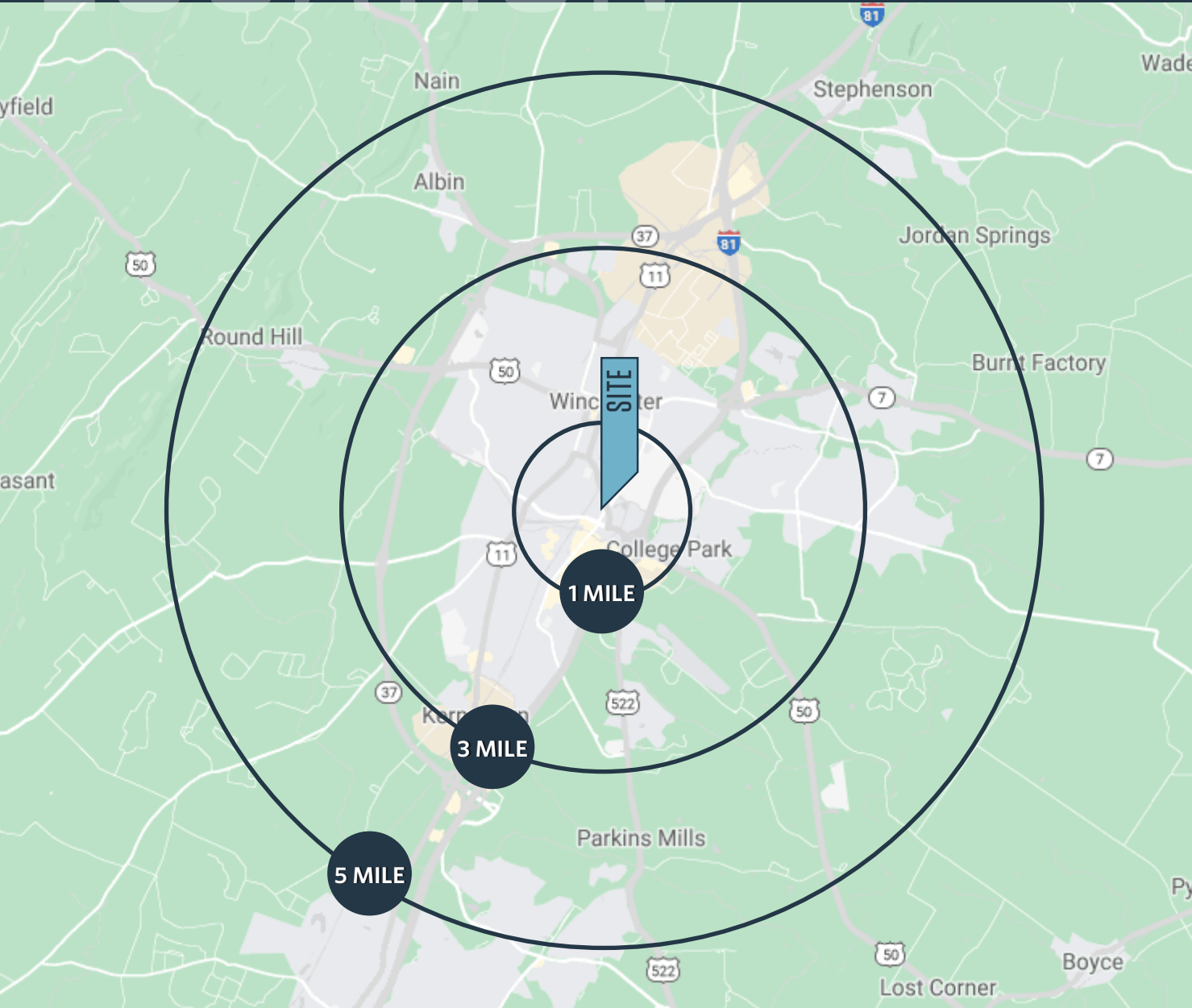
mwelch@klnb.com | 703-268-2704

klnb.com

LOCATION

1539 SOUTH PLEASANT VALLEY RD

WINCHESTER, VA 22601, FREDERICK COUNTY



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
7,695	50,548	73,388
Daytime Population		
7,967	60,821	68,197
Households		
2,878	19,481	27,905
Average HH Income		
\$79,759	\$99,983	\$102,927

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

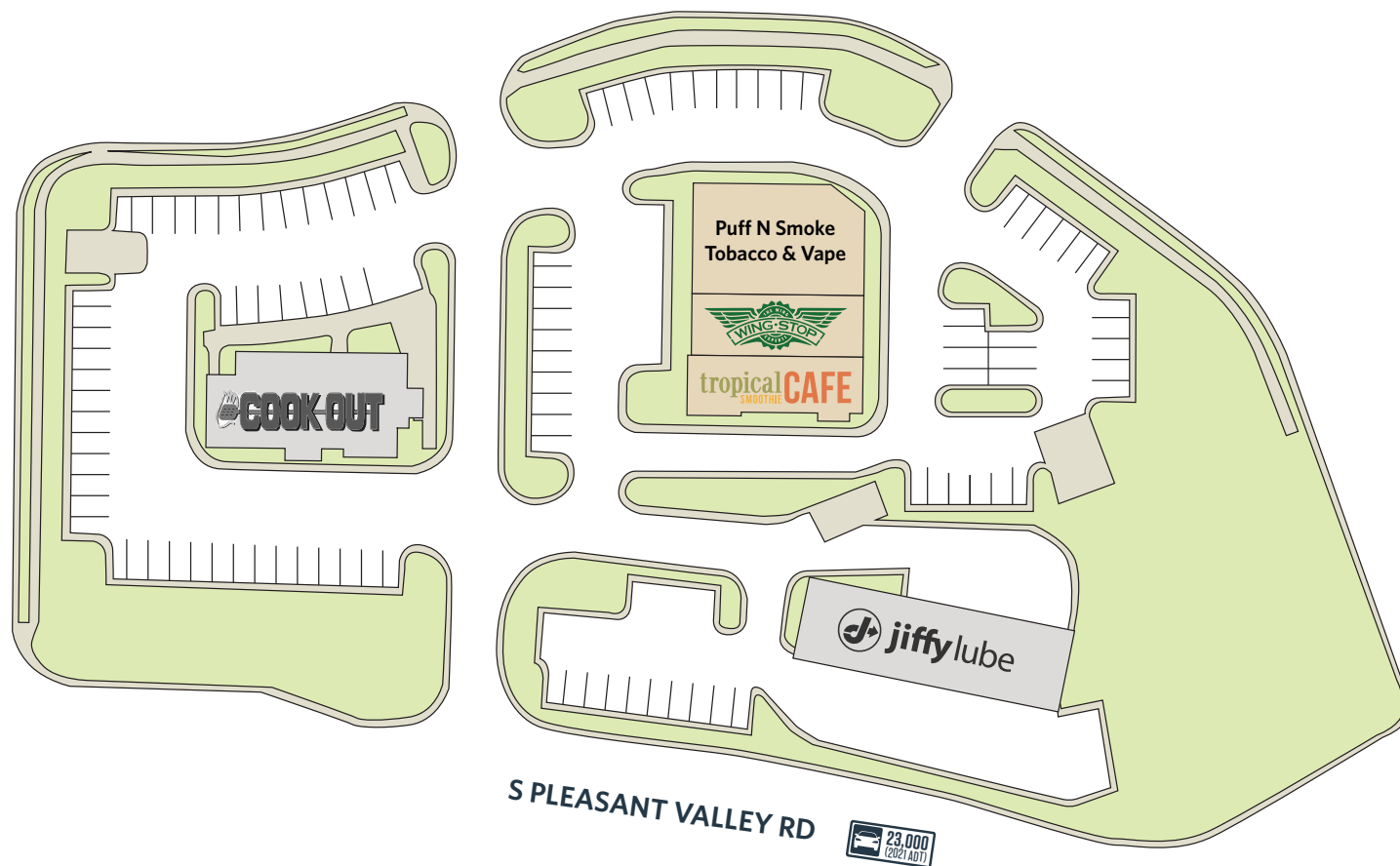
TRAFFIC COUNTS | 2021:

S Pleasant Valley Rd	23,000 ADT
Millwood Ave	11,000 ADT

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CLOSE UP

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AERIAL

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

MELISSA WELCH

mwelch@klnb.com | 703-268-2704

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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