



FOR LEASE

Outstanding Restaurant Opportunity in Downtown Winchester

100 N. Loudoun Street | Winchester, VA

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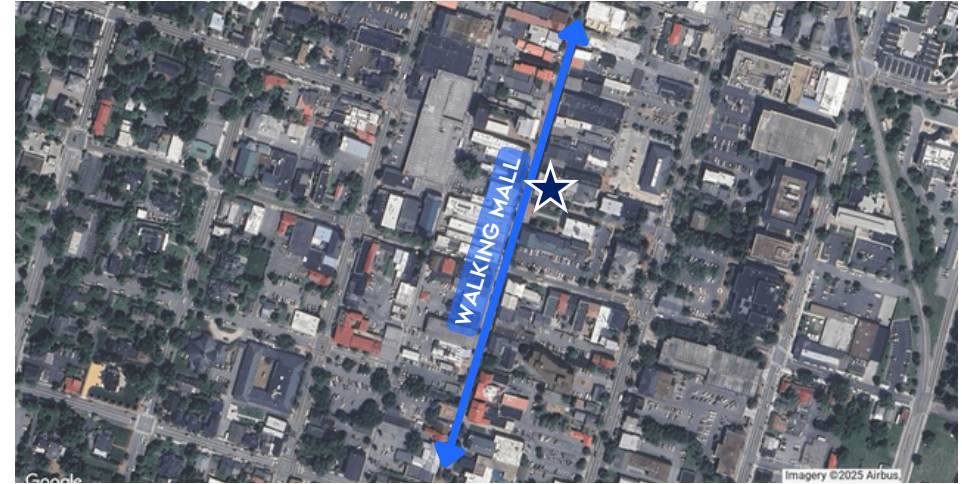


COLDWELL BANKER
COMMERCIAL
PREMIER

FOR LEASE

DOWNTOWN RESTAURANT OPPORTUNITY

100 N. Loudoun Street | Winchester, VA



PROPERTY DESCRIPTION

Outstanding Restaurant Opportunity! Heart of Downtown Winchester, Old Town Walking Mall! ISO EXPERIENCED RESTAURANT OPERATORS! Join one of the fastest growing metropolitan areas in Northern Virginia! Also named #1 in retirement! Gorgeous historical building with all modern upgrades. Restaurant includes huge bar seating area, large dining area, room for live music, storage space, and a kitchen (no hood but hood many be installed). Original brick and hardwood floors throughout. Massive windows and a huge outdoor dining area, ideal for seasonal use and outdoor events! Total square footage is 3500 SF plus approx. 4K SF of outdoor space. **can be expanded additional 2100 SF for a total dining/kitchen area of up to 5600 SF**. Can also add 1800 SF 'speakeasy' in basement! Lease rate is \$17.15 PSF + \$3.43 PSF. Some TI allowance and deferred rent considered with acceptable terms. Join the vibrance and growth of downtown Winchester!

HIGHLIGHTS:

- Outstanding Restaurant Opportunity
- Heart of Downtown Winchester, Old Town Walking Mall
- Fastest Growing Metro In Northern VA/DC Market
- Gorgeous Historical Restaurant with Outdoor Dining
- 3500 SF indoor + 4,000 SF of outdoor space
- Can Be Expanded Up to 5600 SF PLUS 1800 SF Speakeasy
- Lease rate is \$17.15/SF + \$3.43/SF CAM

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PHOTO TOUR

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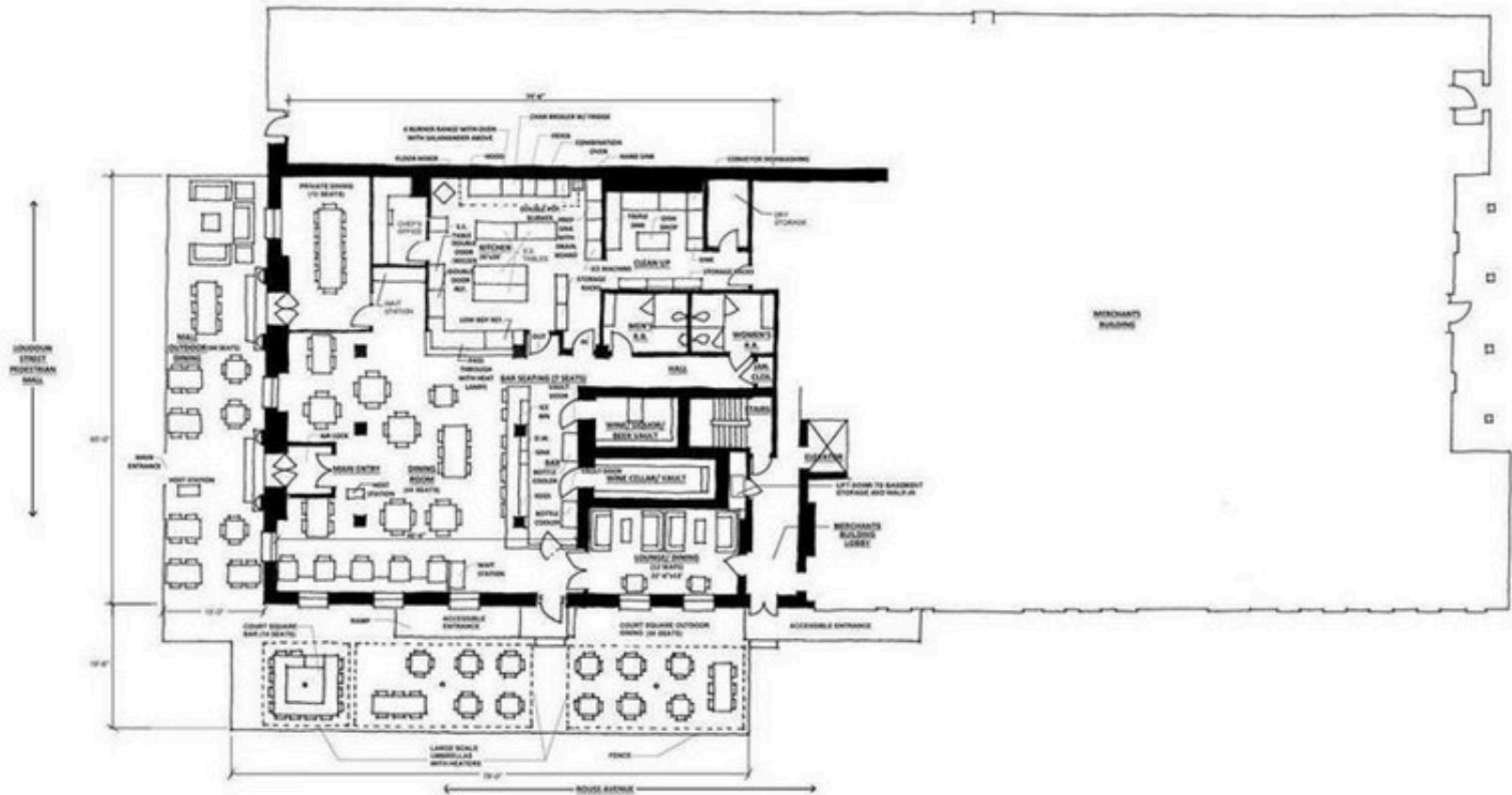
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FLOOR PLAN

DOWNTOWN RESTAURANT OPPORTUNITY

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THE RESTAURANT AT THE MERCHANTS BUILDING- CONCEPTUAL FIRST FLOOR PLAN

APPROXIMATELY 4376 SQUARE FEET INSIDE; 2661 SQUARE FEET OUTSIDE
77 SEATS INSIDE; 114 SEATS OUTSIDE

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND PRELIMINARY

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LOCATION

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Winchester & Frederick County, anchored by Old Town's pedestrian mall and historic charm, are deeply attractive to businesses and investors. For over a decade, the region has ranked in the top 20% of Virginia localities for new capital investment and job growth. It has earned national recognition from Forbes as one of the Best Small Places for Business & Careers and was named to Site Selection's list of Top 10 Tier-3 Metro Areas. The area's strong, diversified economy is fueled by industries ranging from manufacturing and finance to IT and startups.

The region's location is a major asset. Just 80 miles from Washington, D.C. and roughly 100 miles from Baltimore, Winchester offers easy access to major metropolitan job markets while maintaining the lifestyle and affordability of a small city. This proximity makes it highly desirable for both residents and renters who commute or work remotely while seeking a more relaxed pace of life. Transportation infrastructure supports this appeal, with direct connections to I-81, I-66, CSX and Winchester & Western rail lines, and easy access to three international airports. Two-thirds of the U.S. and Canadian population is within a day's drive.

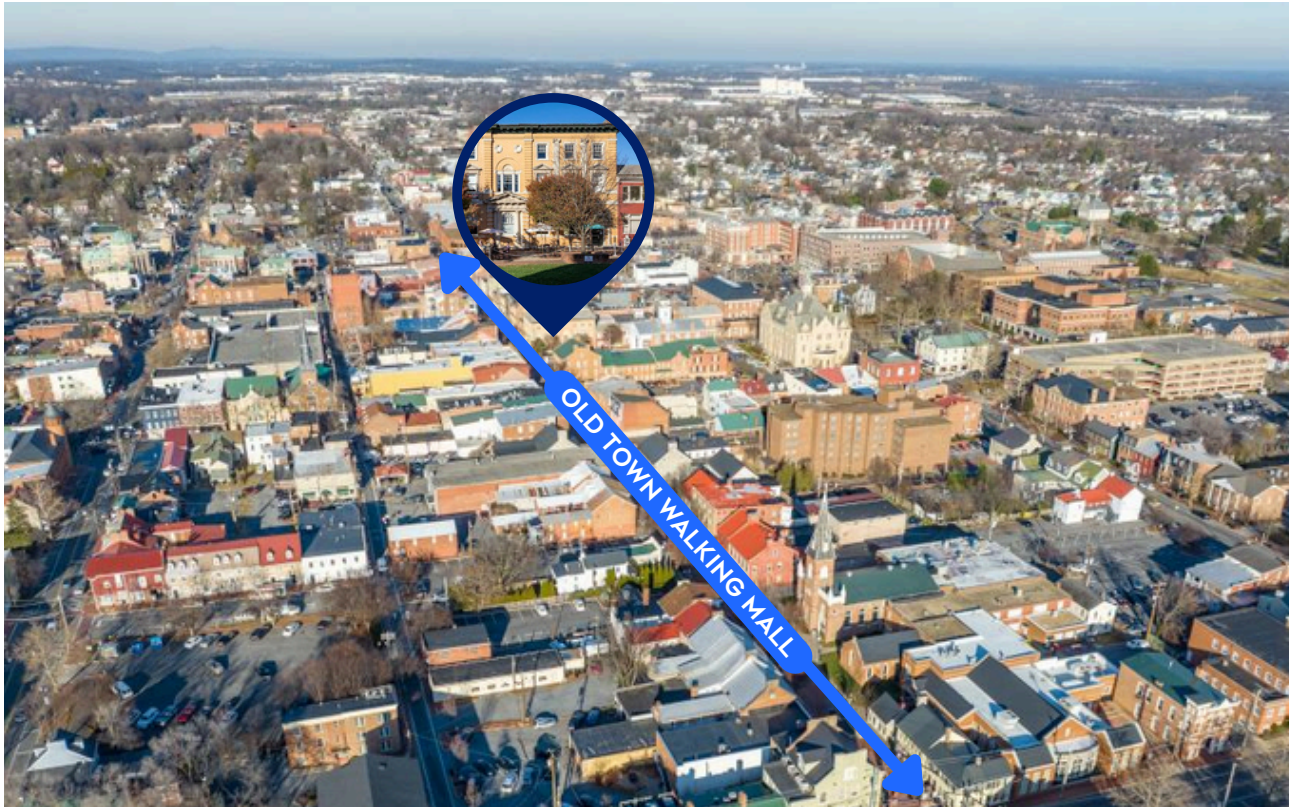
The labor pool spans ten counties across Virginia, Maryland, and West Virginia, drawing from over 360,000 professionals — 91% of whom hold at least a high school diploma, and 41% with a college degree. This well-educated population supports both economic growth and sustained demand for hospitality and consumer services.

Winchester's vibrant downtown offers an exceptional setting for businesses. The area benefits from a growing population, strong local economy, and steady visitor traffic drawn to the city's festivals, cultural events, and regional attractions. A mix of residents, commuters, and tourists creates a diverse and loyal customer base, while the city's walkability and dining-friendly streetscape enhance visibility and accessibility. Combined with supportive local business initiatives, this location provides an ideal opportunity for restaurateurs to establish a thriving presence in one of the Shenandoah Valley's most attractive culinary markets.

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Old Town Winchester is a living testament to over 250 years of history, nestled within a 45-block National Register Historic District. Its heart is the charming Loudoun Street Walking Mall which has been beautifully revitalized with brick paving, splash pads, inviting arches, and upgraded infrastructure. Lined with outdoor cafés, boutique shops, galleries, and family-friendly events, the mall pulses with year-round energy. History lovers and culture seekers enjoy the proximity to iconic landmarks such as the Stonewall Jackson Headquarters, George Washington's office, and the Old Courthouse Civil War Museum. With lively dining, walkable streets, and ample parking, it's no wonder this is one of the region's most sought-after areas to locate a business. An idyllic spot where historic appeal meets modern momentum, Old Town Winchester stands out as a prime destination for businesses ready to capture growth and opportunity.

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NEIGHBORS

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SCAN FOR
FULL LIST OF
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BUSINESSES

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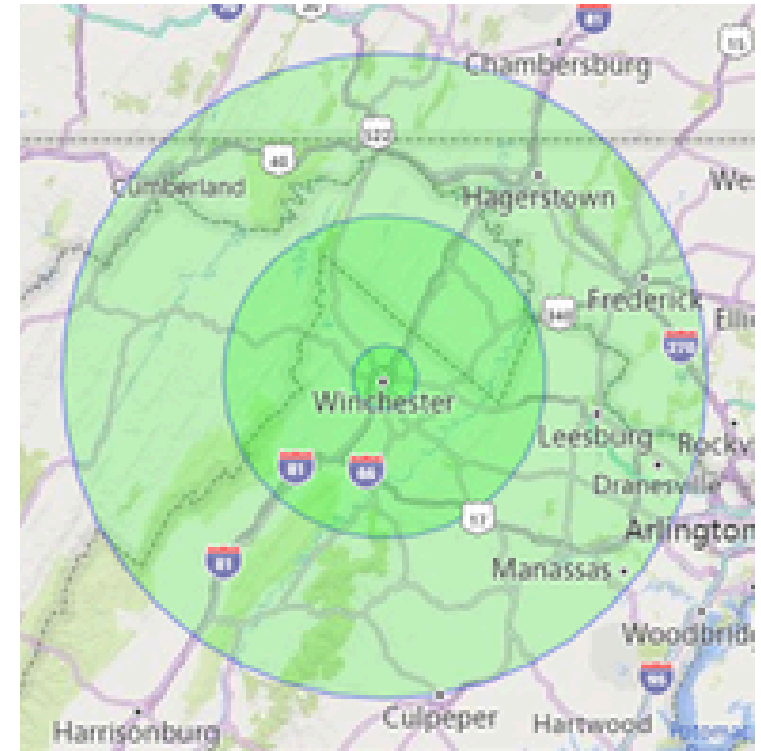


DEMOGRAPHICS

DOWNTOWN RESTAURANT OPPORTUNITY

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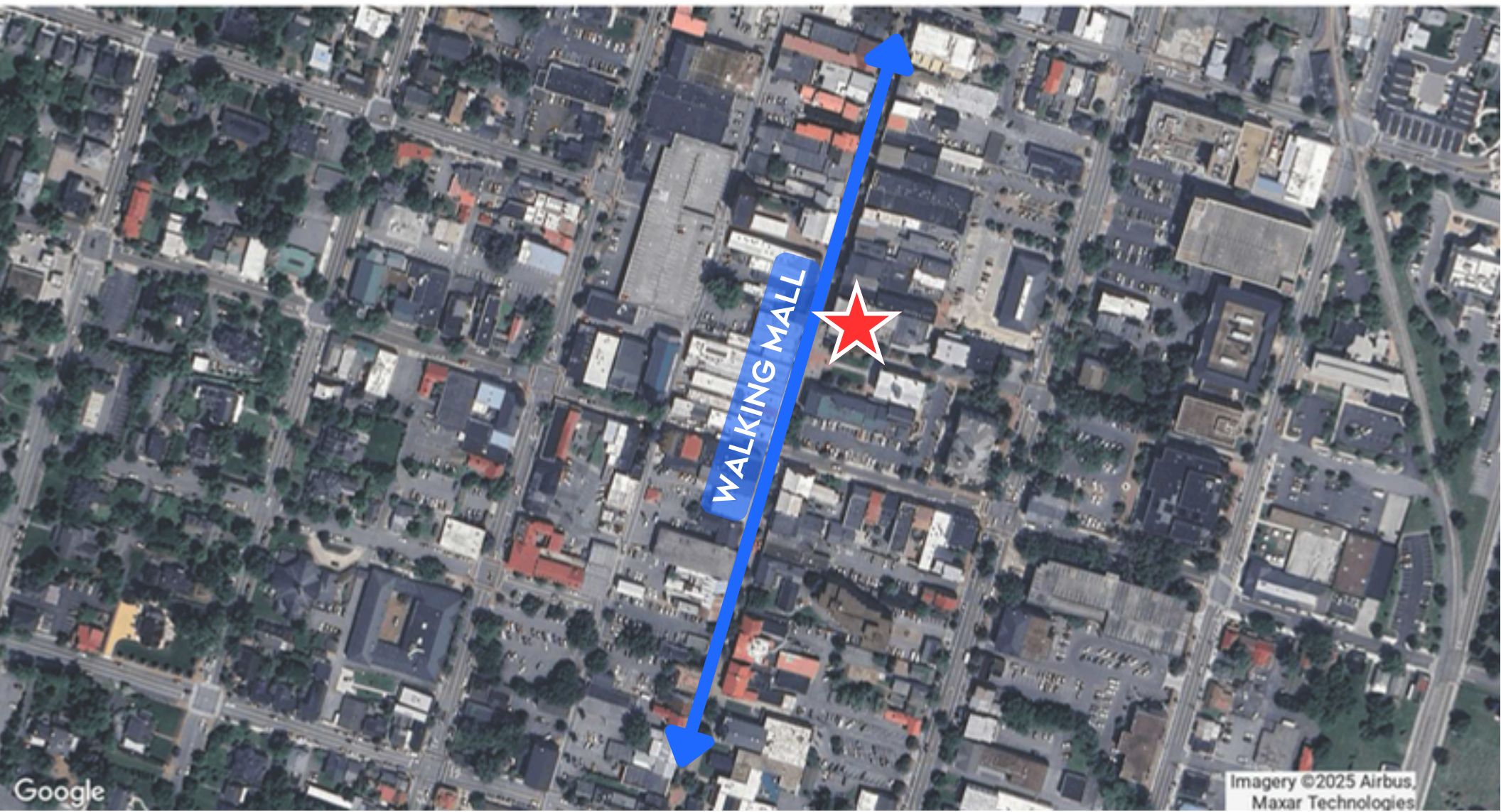
	5 Miles		25 Miles		50 Miles	
Population						
2024 Population	72,108	---	396,006	---	2,391,079	---
2029 Projected Population	76,884	---	417,907	---	2,530,791	---
2029 Projected Population (High Estimate)	83,146	---	449,924	---	2,718,250	---
2029 Projected Population (Low Estimate)	74,150	---	405,900	---	2,416,495	---
% Projected Annual Change (2024 - 2029)	1.3%	---	1.1%	---	1.2%	---
% Projected Annual Change (High Estimate)	3.1%	---	2.7%	---	2.7%	---
% Projected Annual Change (Low Estimate)	0.6%	---	0.5%	---	0.2%	---
2000 Census Population	48,191	---	257,060	---	1,526,679	---
2010 Census Population	68,045	---	371,113	---	2,278,450	---
% Annual Change (2010 - 2024)	0.4%	---	0.5%	---	0.4%	---
Population Density	942	---	207	---	303	---
Land Area (Square Miles)	76.55	---	1,912.03	---	7,891.25	---
Households						
2024 Households	27,539	---	151,425	---	860,122	---
2029 Projected Households	29,351	---	159,719	---	910,031	---
% Projected Annual Change (2024 - 2029)	1.3%	---	1.1%	---	1.2%	---
2000 Households	19,302	---	99,957	---	563,883	---
2010 Households	25,948	---	141,782	---	819,064	---
% Annual Change (2010 - 2024)	2.5%	---	3.0%	---	3.2%	---
Growth Stability Indicator (-1 to +1)	0.4933	---	0.4836	---	0.4844	---
Daytime Population						
Daytime Population	95,291	---	379,547	---	2,366,764	---
Children at Home	2,972	---	14,909	---	94,153	---
Students	19,550	---	117,846	---	549,624	---
Work at Home	4,302	---	24,997	---	247,112	---
Homemakers	7,260	---	36,137	---	214,665	---
Retired/Disabled Population	12,577	---	68,537	---	354,474	---
Unemployed	1,099	---	6,150	---	35,908	---
Income (2024)						
Per Capita Income	\$40,570	---	\$42,378	---	\$53,704	---
Average Household Income	\$106,229	---	\$110,827	---	\$149,295	---
Median Household Income	\$85,177	---	\$91,975	---	\$120,553	---



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