



## NEARBY RETAILERS



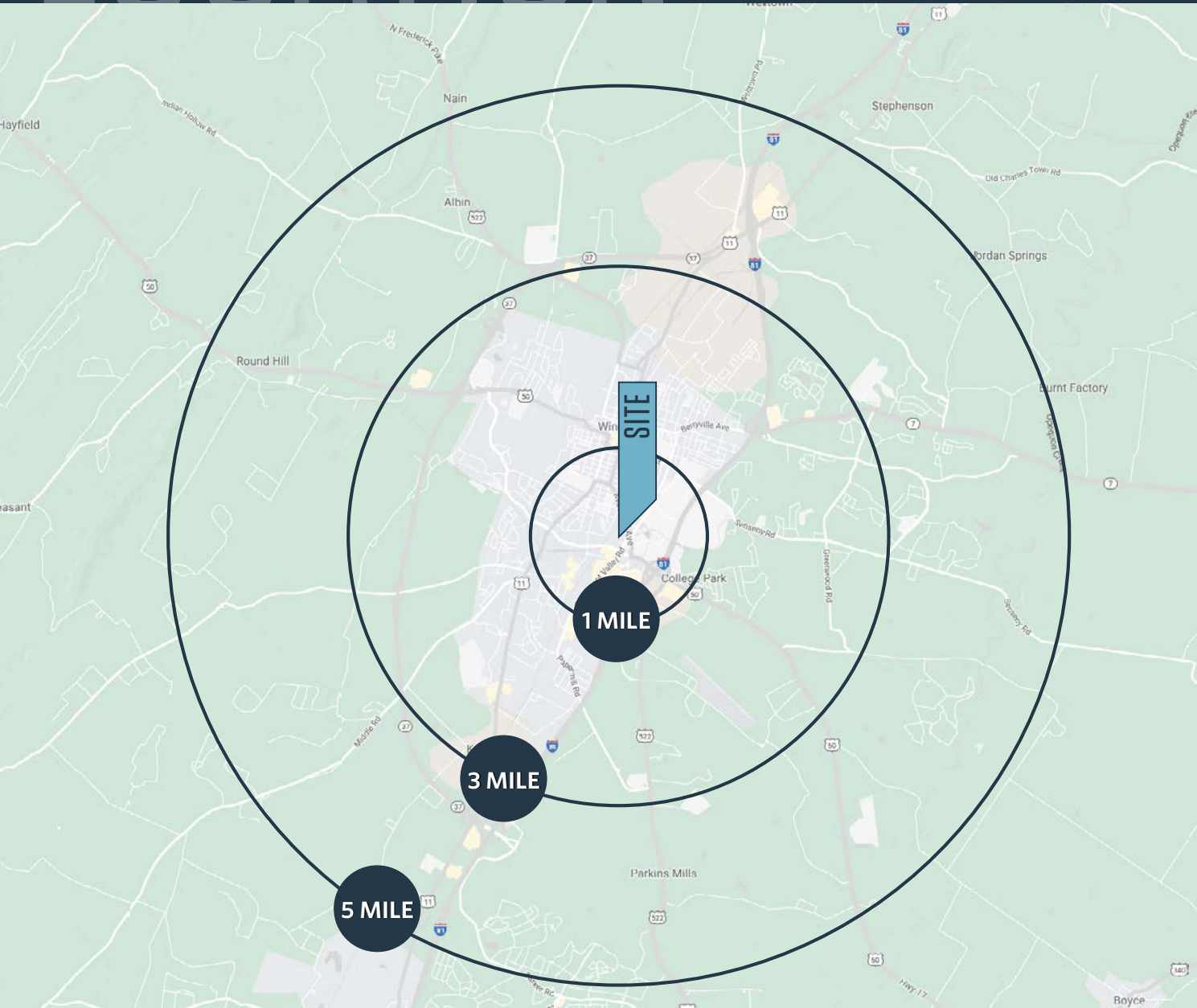
## PADS FOR SALE OR LEASE

- Pad ready (finished grade, curb & gutter, utilities & storm water inlets in place).
- Zoned B-2 (Highway Commercial).
- Across the street from Shenandoah University (approximately 4,000 students).
- Visibility from S. Pleasant Valley Road and E. Jubal Early Dr.
- Access to project from signalized intersection shared with Dick's at S. Pleasant Valley Road.

# LOCATION

# WINCHESTER MARKETPLACE

1523 S. PLEASANT VALLEY RD, WINCHESTER, VA 22601, FREDERICK COUNTY



## AVAILABLE SPACE:

PAD	SIZE	RATE	CONDITION	DELIVERY
A	0.72 Acres	"Market"	Finished Pad	Immediate
B	0.77 Acres	"Market"	Finished Pad	Immediate

## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
7,715	52,244	73,938
Daytime Population		
12,043	70,071	90,857
Households		
2,901	20,286	28,386
Average HH Income		
\$81,791	\$99,397	\$105,993

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

S. Pleasant Valley Rd	19,450 ADT
E. Jubal Early Dr	20,567 ADT
Millwood Ave	11,531 ADT

**CRAIG CHENEY**

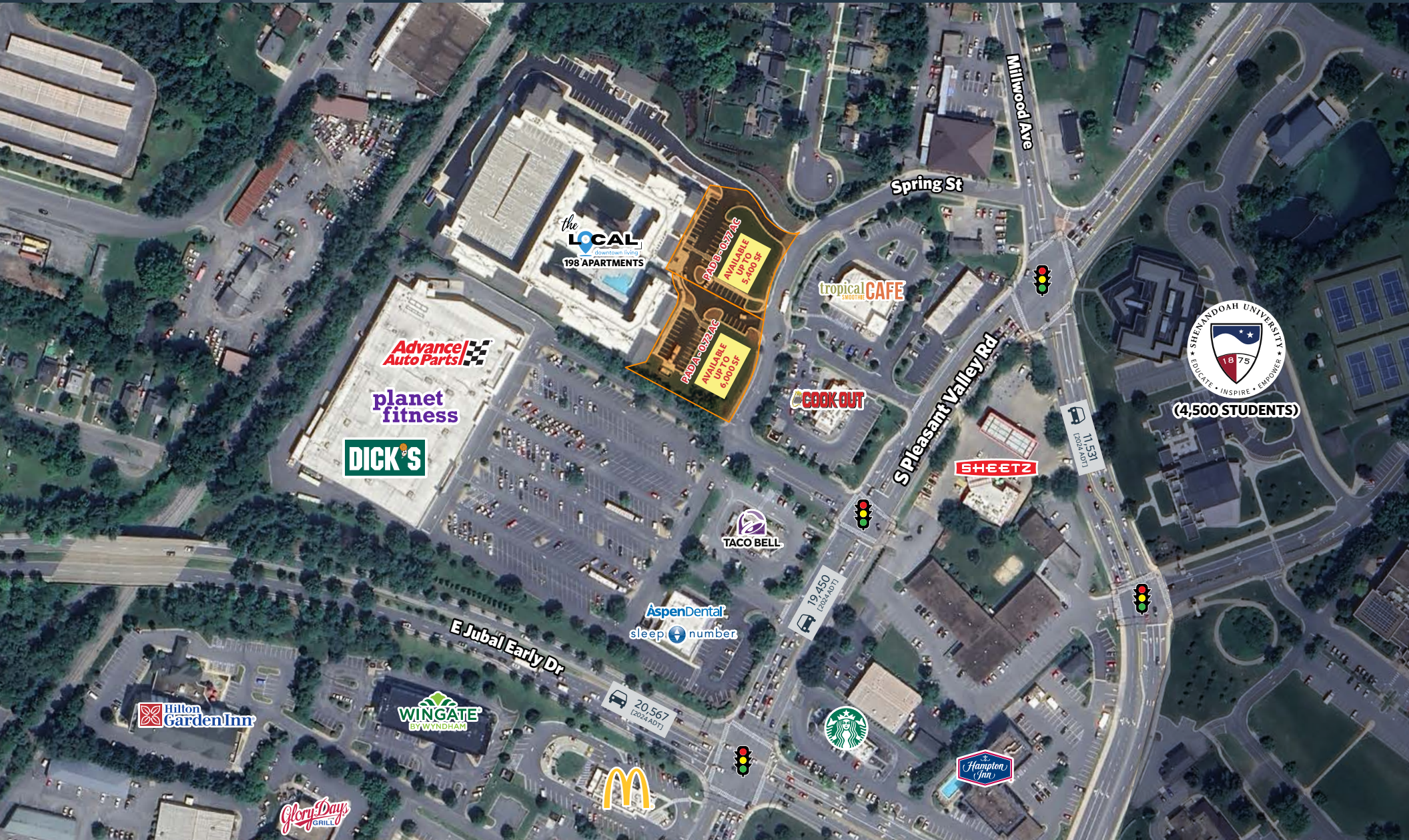
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# CLOSEUP

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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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