

# WINCHESTER EAST

1141 Berryville Ave, Winchester, VA 22601  
Frederick County



## NEARBY



## RETAIL FOR LEASE

- Located in Front of Winchester East with Signalized Access
- Conveniently Located Near I-81 Interchange
- Potential to Increase Pad to 0.90 Acres
- Cross Access Throughout the Existing Shopping Center

LEASED BY:

**klnb**

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CLOSE-UP AERIAL



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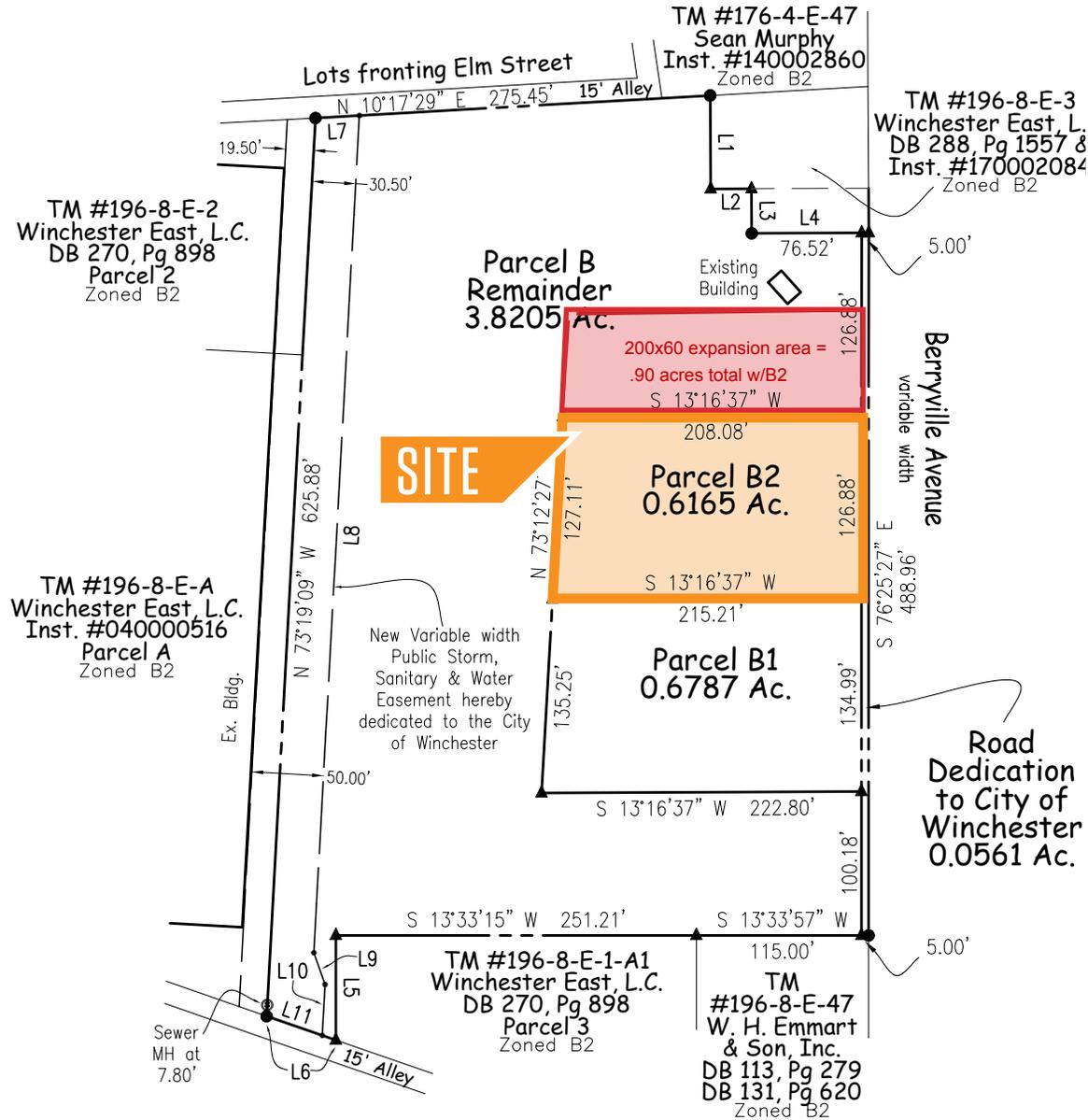
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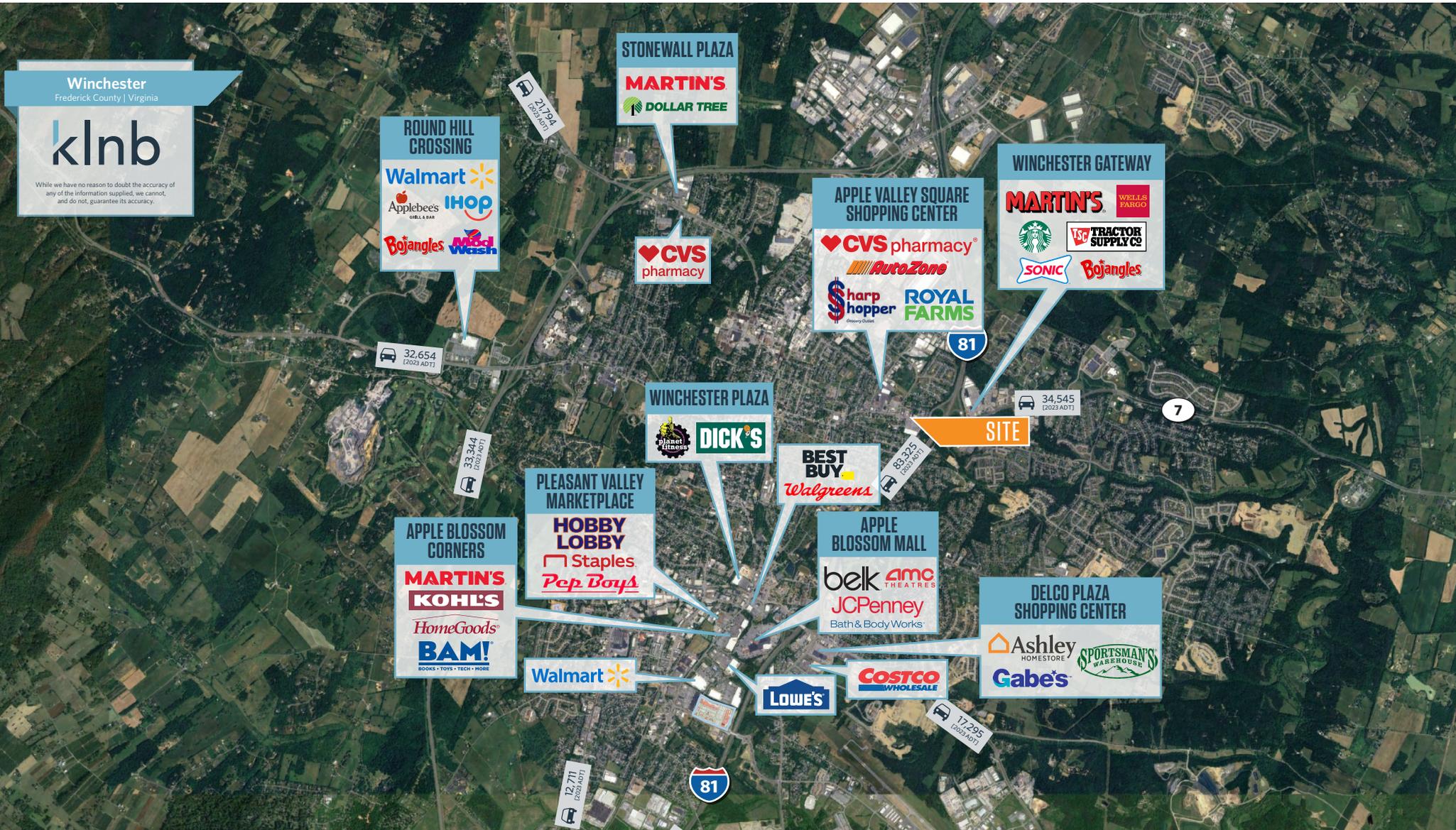
## SITE PLAN



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## MARKET AERIAL



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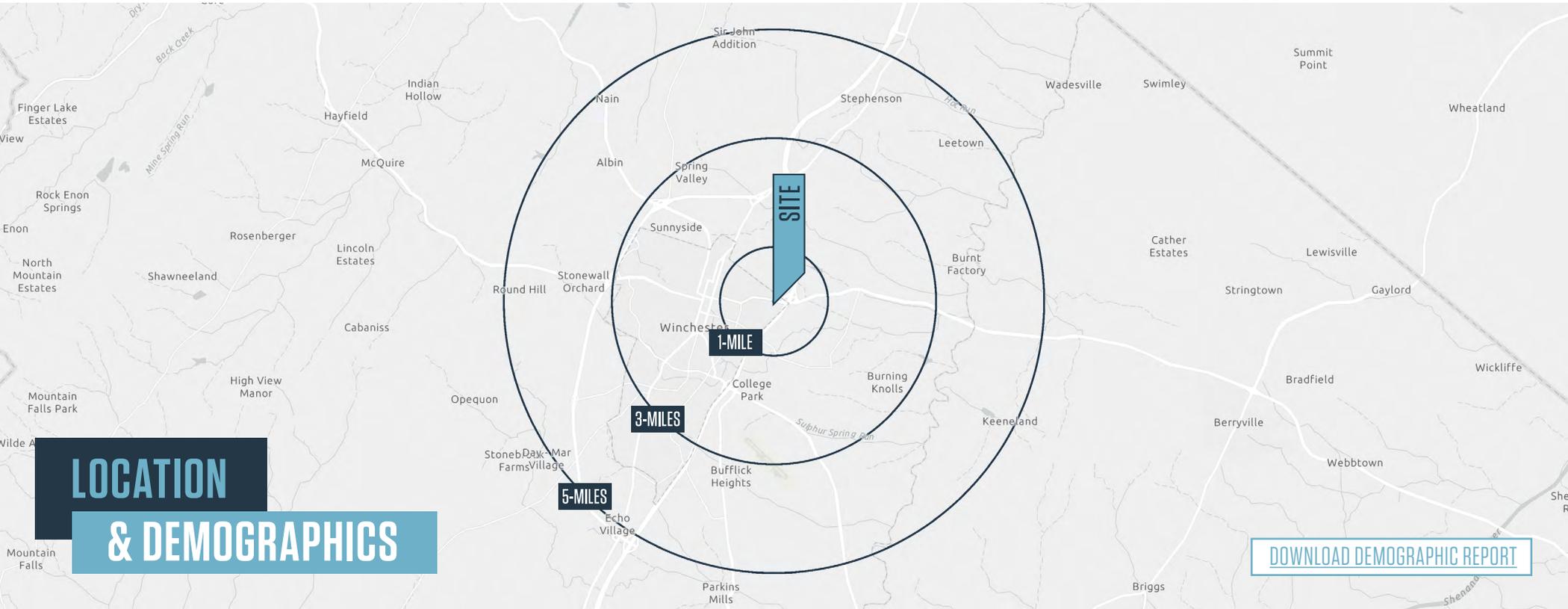
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## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023

Berryville Ave	29,700 ADT
I-81	69,911 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

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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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