

Frederickstowne Crossing

240 Elizabeth Drive - Stephen City, VA 22655

±1,200 SF Available For Lease | ±2 Acre Pad Site Available



Questions? Contact Us.

Melissa Lippe

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Highlights

- Anchored by ±67,157 SF Martin's grocery store with gas pad
- Conveniently located near Interstate 81 exit with 72,218 AADT
- High visibility from Fairfax Pike with 13,115 AADT
- ±2 Acre Pad Site Development Opportunity
- GLA ±86,018 SF

JOIN

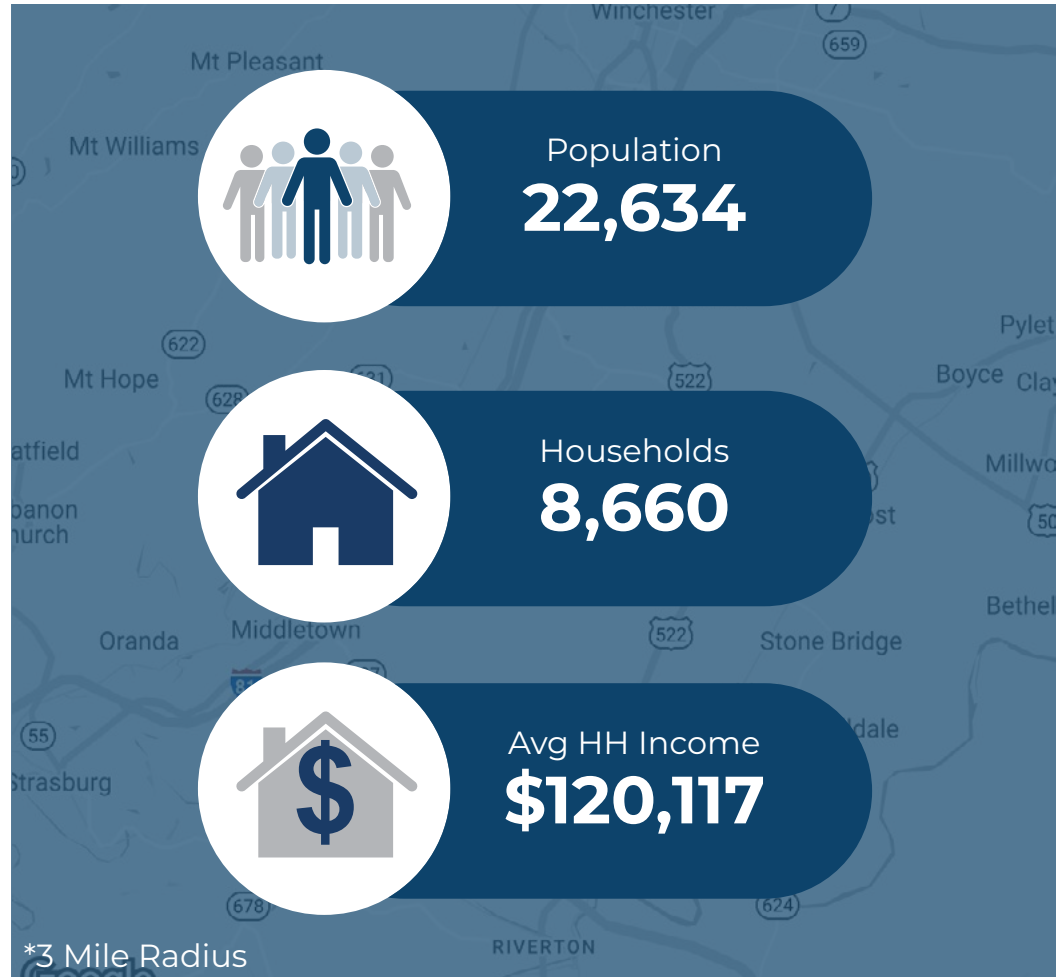
MARTIN'S

HAIR CUTTERY

Edward Jones



Demographic	1 Mile	3 Miles	5 Miles
Population	8,918	22,634	36,243
Households	3,457	8,660	14,088
Avg HH Income	\$113,580	\$120,117	\$113,024
Daytime Employees	1,320	4,942	11,941



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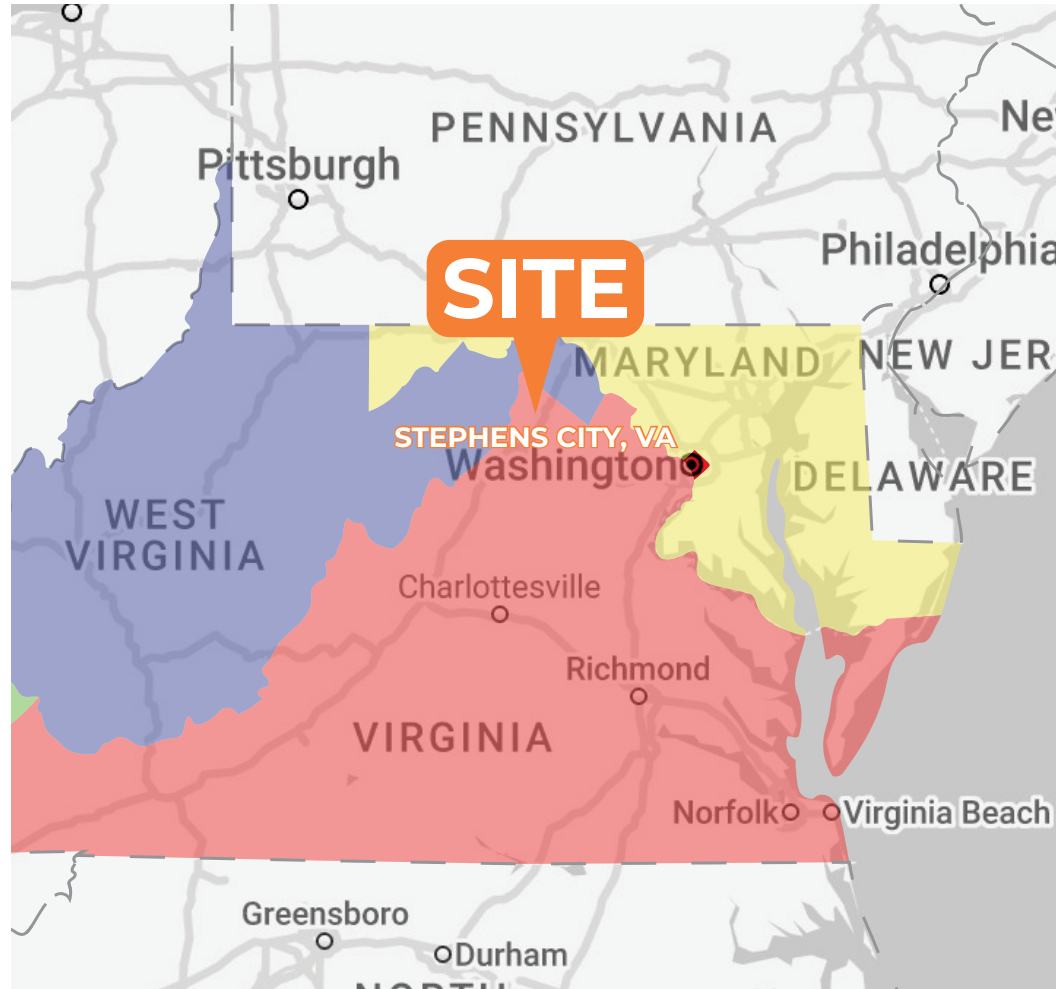
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About Frederickstowne Crossing

Stephen City is located in Frederick County, Virginia - 85 miles to Washington D.C. and 110 miles to Baltimore, Maryland - and positioned only 10-miles from regional Winchester, Virginia which is a city in Northern, VA with over 142,000 people. The 2023 estimated population within a 5 mile radius is 36,243 with an average household income of \$113,024. The property is adjacent to the Fairfax Pike with 13,115 AADT and is in close proximity to Interstate 81 with a North and South combined 72,218 AADT.



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Market Overview



Major Employers

- McDonald's
- Sherwin Williams
- AutoZone
- Food Lion
- Advance Auto Parts
- Pizza Hut
- 7-Eleven
- Domino's Pizza LLC
- Taco Bell
- Sheetz
- Hair Cuttery
- Arby's
- Safelite
- Wendy's
- Burger King
- American Income Life
- Centex
- KFC
- Subway
- Frederick County Public Schools
- Goodwill
- Anytime Fitness

Demographic

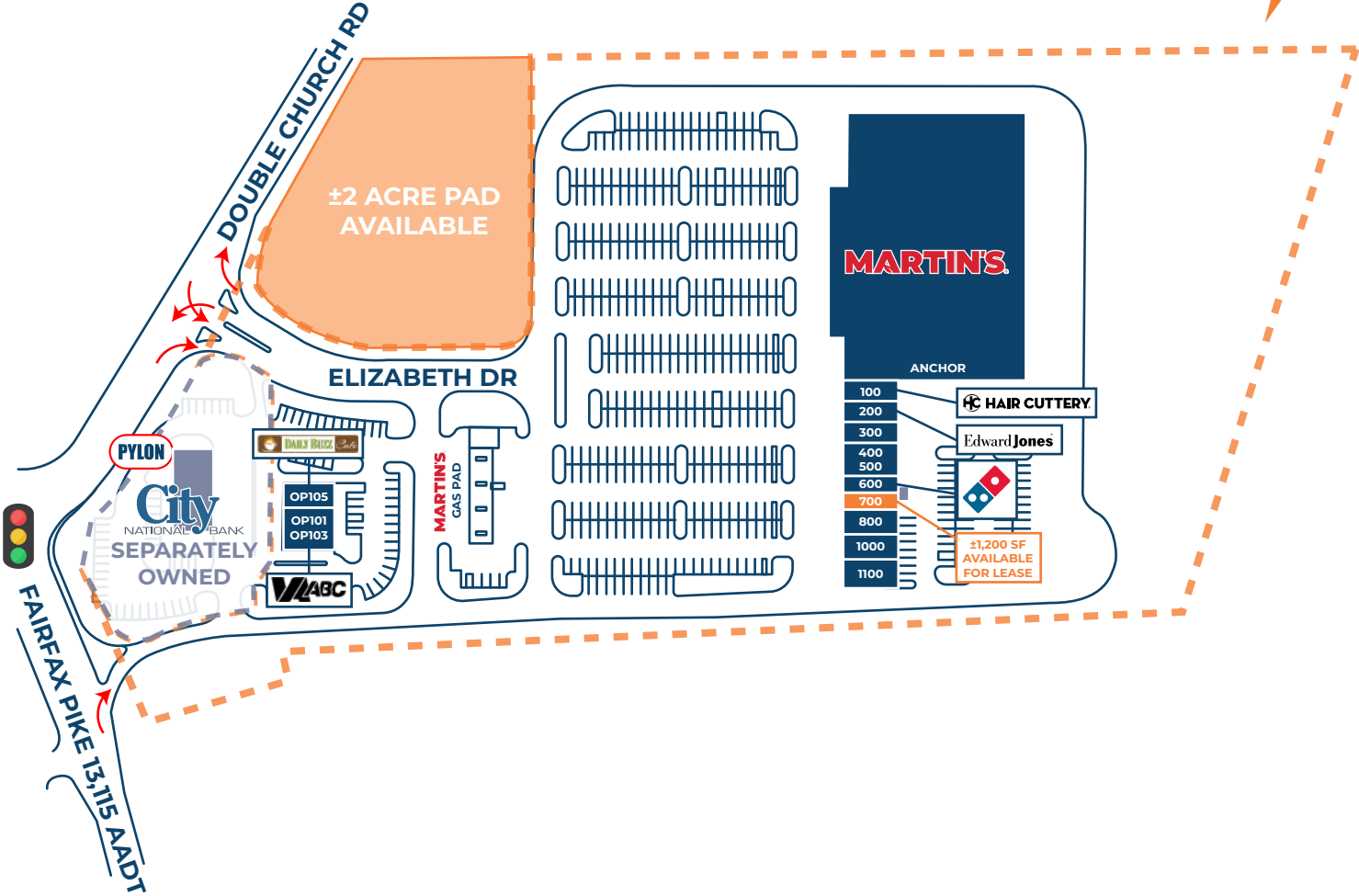
	1 Mile	3 Miles	5 Miles
Population	20,473	76,702	145,292
Households	8,220	30,160	55,952
Avg HH Income	\$91,936	\$115,987	\$130,140
Daytime Employees	8,165	38,555	74,663
Total Businesses	234	641	1,262
Total Housing Units	3,577	8,880	14,510

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Unit	Tenant	Square Footage
Anchor	Martin's	±67,157 SF
GAS	Martin's Gas	±2,400 SF
100	Hair Cuttery	±1,500 SF
200	Edward Jones	±1,500 SF
300	Game of Smokes	±1,500 SF
4/500	Ginger Asian	±2,389 SF
600	Domino's	±1,200 SF
700	AVAILABLE	±1,200 SF
800	Dry Cleaner	±1,800 SF
1000	Nail Salon	±1,800 SF
1100	Valley Regional Enterprise	±1,772 SF
OP101/3	VA ABC	±3,000 SF
OP105	Daily Buzz Cafe	±1,200 SF
PAD AVAILABLE		±2 ACRES
Total GLA		±86,018 SF



Site Plan

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Local Aerial



Market Aerial