

FOR LEASE

JUNIOR BOX SPACE  
AVAILABLE  
13,440 SF



DEMISABLE SPACE  
AVAILABLE  
7,175 SF



# Delco Plaza

130 - 190 Delco Plaza, Winchester, VA 22602

## Overview

Established, strategically-located shopping center at the southeast corner of US 50 (Millwood Pike) and US 522 (Front Royal Pike), in close proximity to I-81 and in a region that has long benefitted from its geographic advantages in the heart of the East Coast. Anchor, Shop Space and Freestanding availabilities with excellent pylon signage. Six points of access, including signalized entrances on US Routes 50 and 522. Shenandoah University is nearby with 4,100+ students and 500+ faculty members.

## Quick Facts

- Availability** Immediate
- Size** Unit 1092: 13,440 SF  
Unit 1046: 7,175 SF (can be demised)
- Rental Rate** TBD
- Net Charges** TBD
- Tenants**



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	4,791	51,014	78,480
HOUSEHOLDS	1,475	19,403	29,787
AVG. HH INCOME	\$115,385	\$105,319	\$112,219
DAYTIME POPULATION	9,152	73,774	93,008
TRAFFIC COUNT	17,000 AADT (Millwood Pike)	14,000 AADT (Front Royal Pike)	

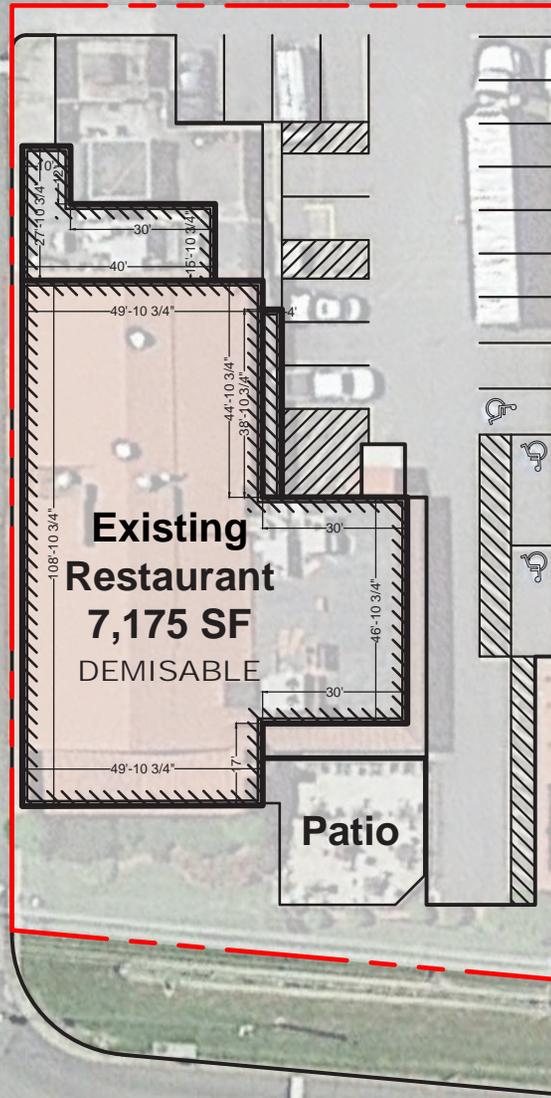
Unit	Tenant	Sq. Ft.
1092	AVAILABLE	13,440
1090	Big Lots Discount Store	39,115
1080	Grand Buffet	±9,376
0150	Ashley Furniture Home Store	27,506
0170-02	LEASED	5,200
0170-04	Umberto's Pizza & Pasta	1,200
0170-06	Vintage Iron, LLC	15,884
0170-09	Super Splasher Aquatics, LLC	6,846
0170-11	LEASED	4,000
0175	LEASED	3,140
1046	AVAILABLE (DEMISABLE)	7,175

Unit	Tenant	Sq. Ft.
1060	Taste of India	3,750
130	Gabriel Brothers	52,687
182	ABC Store #056	2,900
184	Omar the Barber	1,780
186	Delco Cleaners	2,180
190	Sportsman's Warehouse	31,020
980	Tobacco Hut Winchester Inc.	1,659



I-81 EXIT 313 REDESIGN / BRIDGE REPLACEMENT CONSTRUCTION PLANNED FOR LATE 2023

±0.52 Acres (22,442 SF)







**Project Location**



**North Arrow & Scale**



**Legend**

- Proposed Pavement
- Existing Right of Way
- Proposed Sidewalk
- Existing Parcel Line
- Proposed Bridge
- Proposed Right of Way Line and Limited Access Line
- Proposed Grass
- Proposed Temp. Construction Easement
- Proposed Shared Use Path
- Proposed Traffic Signal
- Proposed Limits of Construction - Cut
- Denotes Typical Section Location (See Other Displays)
- Proposed Limits of Construction - Fill

**Contact Information**

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 Project Manager  
 Virginia Department of Transportation - Staunton District  
 811 Commerce Road  
 Staunton, Va 24401

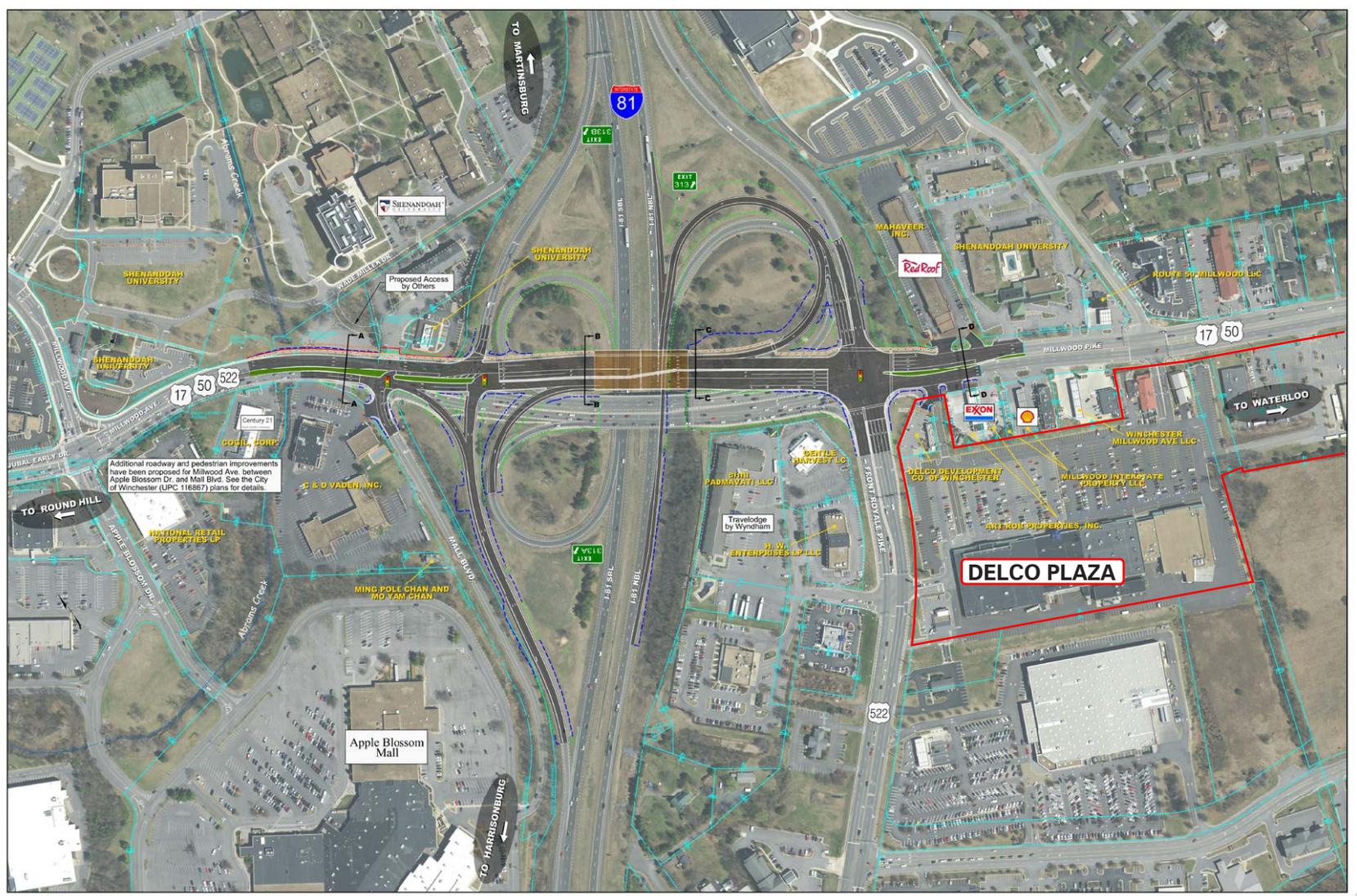
Comments may also be sent to:  
 stauntoninfo@VDOT.Virginia.gov

Route 17/50/522 (Millwood Pike) Bridge over I-81  
 Winchester, Virginia

State Project Number 0017-034-907, P-101, 0017-034-911, R-201, C-501  
 UPC 111632  
 Federal Project Number STP-5138 (187)

These plans are unfinished and unapproved and are not to be used for any type of construction or the acquisition of right of way. Additional easements for utility relocations may be required beyond the proposed right-of-way shown on these plans.

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**Project Description:** Replacement of Millwood Pike (Route 17/50/522) bridge over Interstate 81 to improve safety and traffic operations, and accommodate future improvements to the Route 17/50/522 corridor and I-81.

**Timing:** Construction scheduled to begin late 2023  
**Source Link:** [VDOT](http://VDOT)

# Planned Road Improvements

Delco Plaza / 130-190 Delco Plaza / Winchester, VA 22602

