

Waynesboro Commons

SPACE AVAILABLE FOR LEASE

SHENANDOAH
VALLEY PLAZA
For Leasing, Call Jon Tsakis
(540) 836-9211



FOR LEASING INFORMATION CONTACT: JON D. TSAKIS - 540-836-9211

109 Lew Dewitt Blvd. - Waynesboro, VA 22980

Waynesboro Commons



PROPERTY OVERVIEW

DESCRIPTION

- Centrally located in Waynesboro.
- Site of former Kroger.
- Well-maintained, beautifully landscaped shopping center with plenty of parking.
- Four commercial entrances on two main thoroughfares, Lew DeWitt Boulevard and Route 250. Stoplight at Intersection.
- Easy access to I-64 (1.5 miles; less than 5 minute drive)
- Waynesboro-Staunton metropolitan statistical area population over 118,000
- Charlottesville-Albemarle MSA population 235,096, an increase of 7.5 percent since 2010.
- Great visibility and frontage on two of Waynesboro's busiest streets (Route 250/ W. Main St. & Lew DeWitt Blvd.)

HIGHLIGHTS

- Frontage on two main roads (Route 250 and Lew Dewitt Boulevard) both in central Waynesboro, with total traffic count of approx. 28,000
- Lots of open space
- Could be built out as a big box retail or grocery store or furniture store

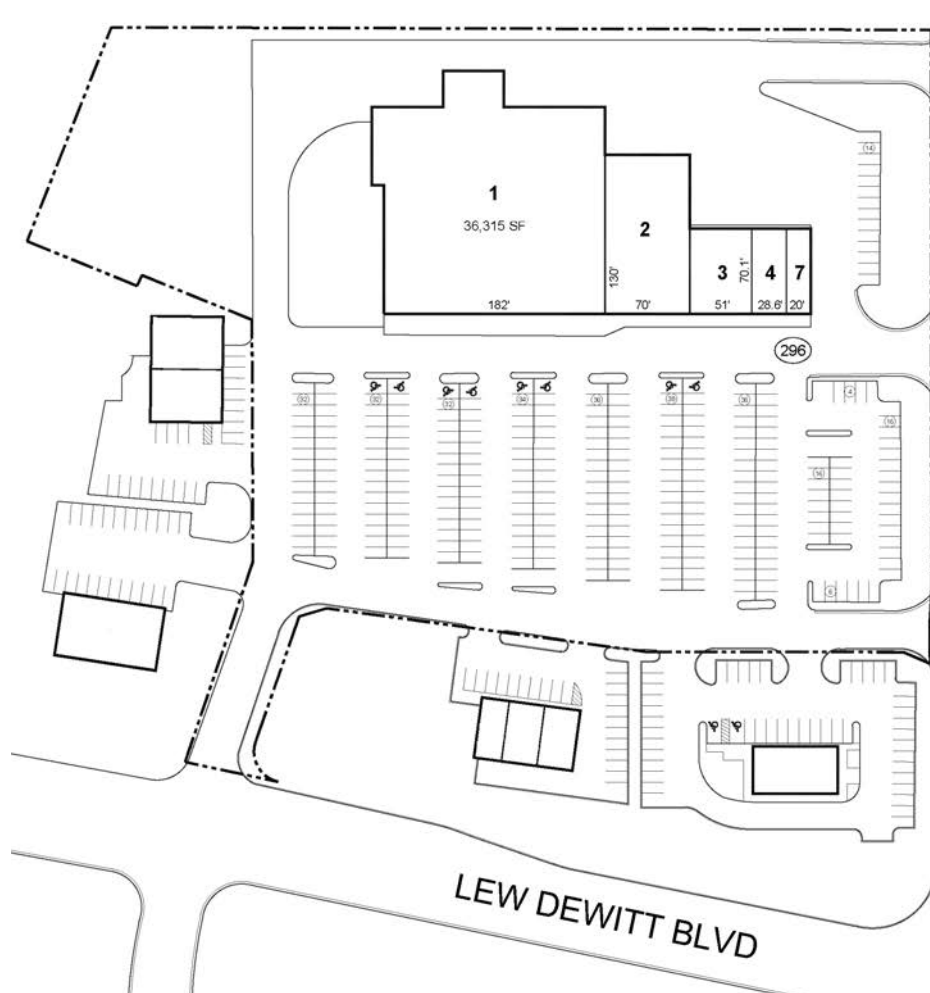
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- 52,415 sq. ft. Retail Center surrounded by popular established local businesses
- Total Land Area 7.40 AC
- Recently updated
- Prime business location
- Located at one of Waynesboro's busiest intersections
Lew Dewitt Blvd & Main Street
- Four (4) entrances/exits
- Ample parking with 296 parking spaces
- Year Built 1993



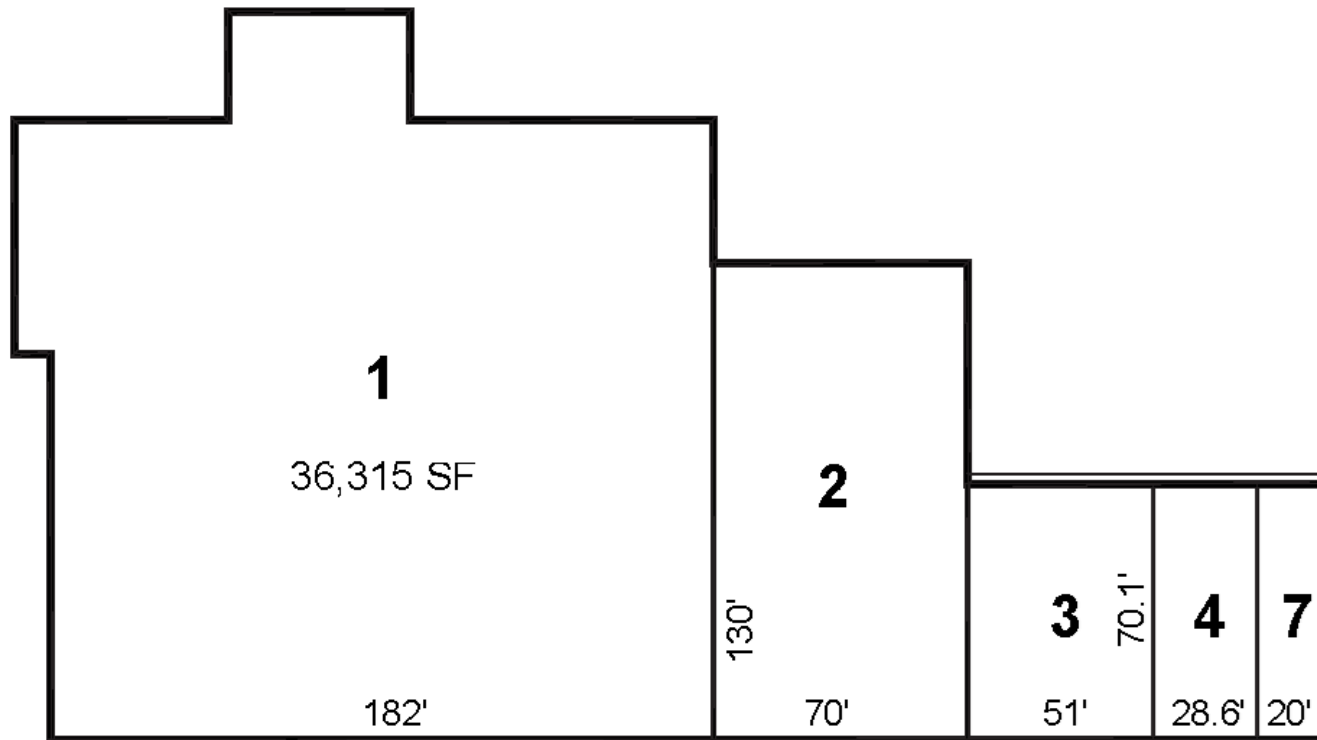
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FOUR UNITS AVAILABLE FOR LEASE

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AMENITIES

- 24 Hour Access
- Air Conditioning
- Corner Lot
- Dedicated Turn Lane
- Pylon Sign
- Signage
- Signalized Intersection
- Storage Space

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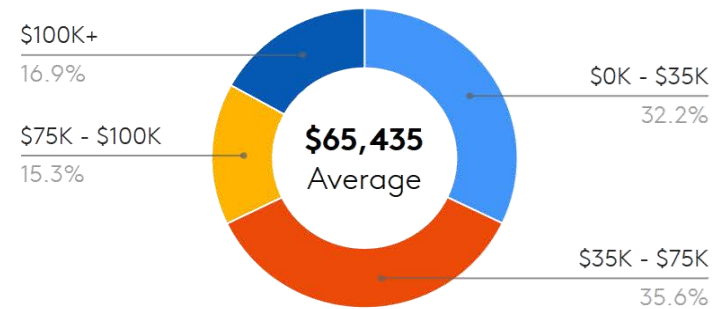
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AREA DEMOGRAPHICS

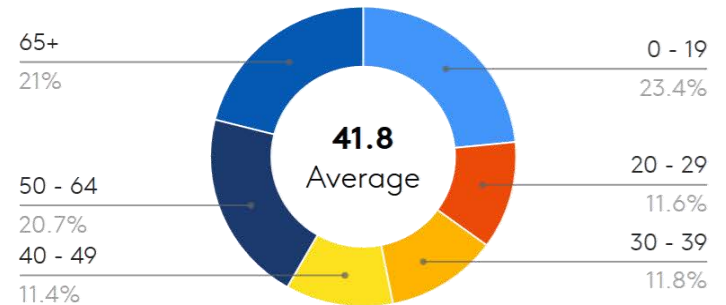


	1 MILE	3 MILE	5 MILE
Total Population	3,048	26,146	40,509
2010 Population	2,896	24,271	37,153
2024 Population	3,200	27,564	42,602
Employees	1,858	14,078	22,852
Total Businesses	287	1,308	2,007
Average Household Income	\$64,790	\$65,435	\$62,672
Median Household Income	\$56,625	\$53,434	\$51,281
Total Consumer Spending	\$31.98M	\$261.06M	\$392.53M
Median Age	48.2	42.9	41.4
Households	1,295	10,968	16,672
Percent College Degree or Above	18%	16%	14%
Average Housing Unit Value	\$269,369	\$232,877	\$223,134

HOUSEHOLD INCOME



AGE DISTRIBUTION



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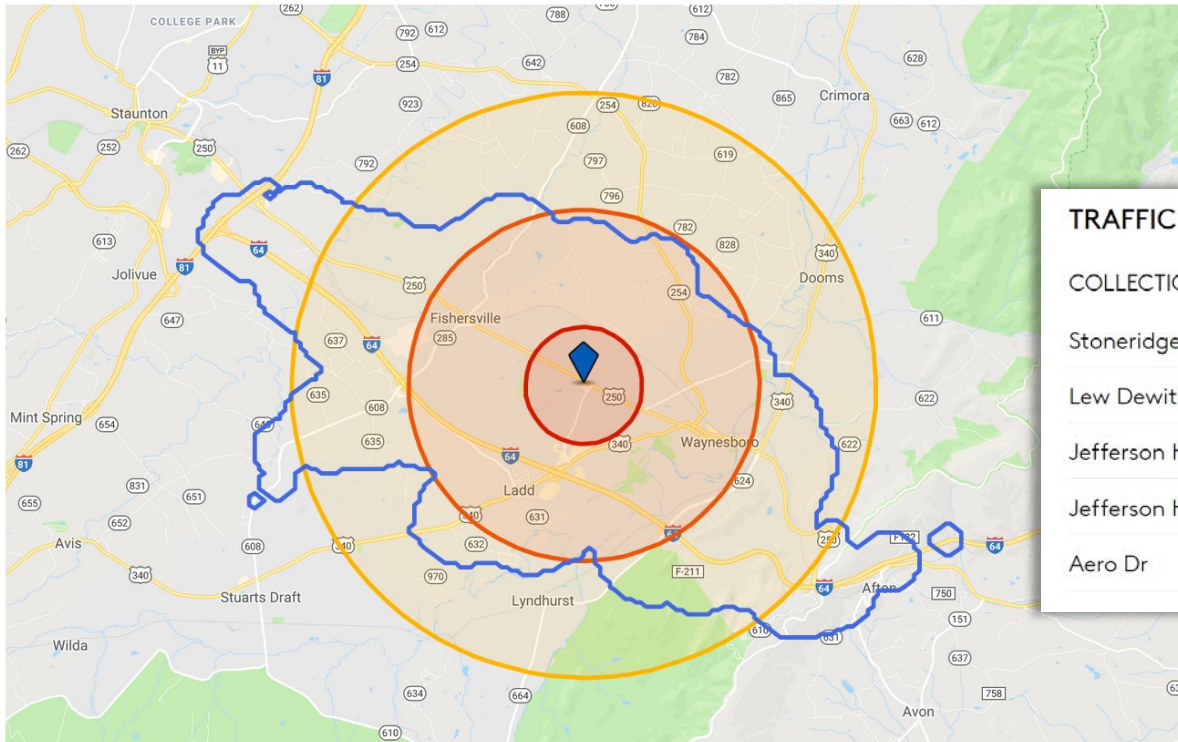
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AREA DEMOGRAPHICS

TRADE AREAS

1 mile 3 mile 5 mile 15 min drive



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
Stoneridge Dr	W Main St, S	462	2018	0.13 mi
Low Dewitt Blvd	Sheppard Ct, SW	12,333	2018	0.14 mi
Jefferson Hwy	Nottingham Ln, NW	16,160	2018	0.20 mi
Jefferson Hwy	Nottingham Ln, W	469	2018	0.22 mi
Aero Dr	Chandelle Blvd, S	712	2018	0.25 mi

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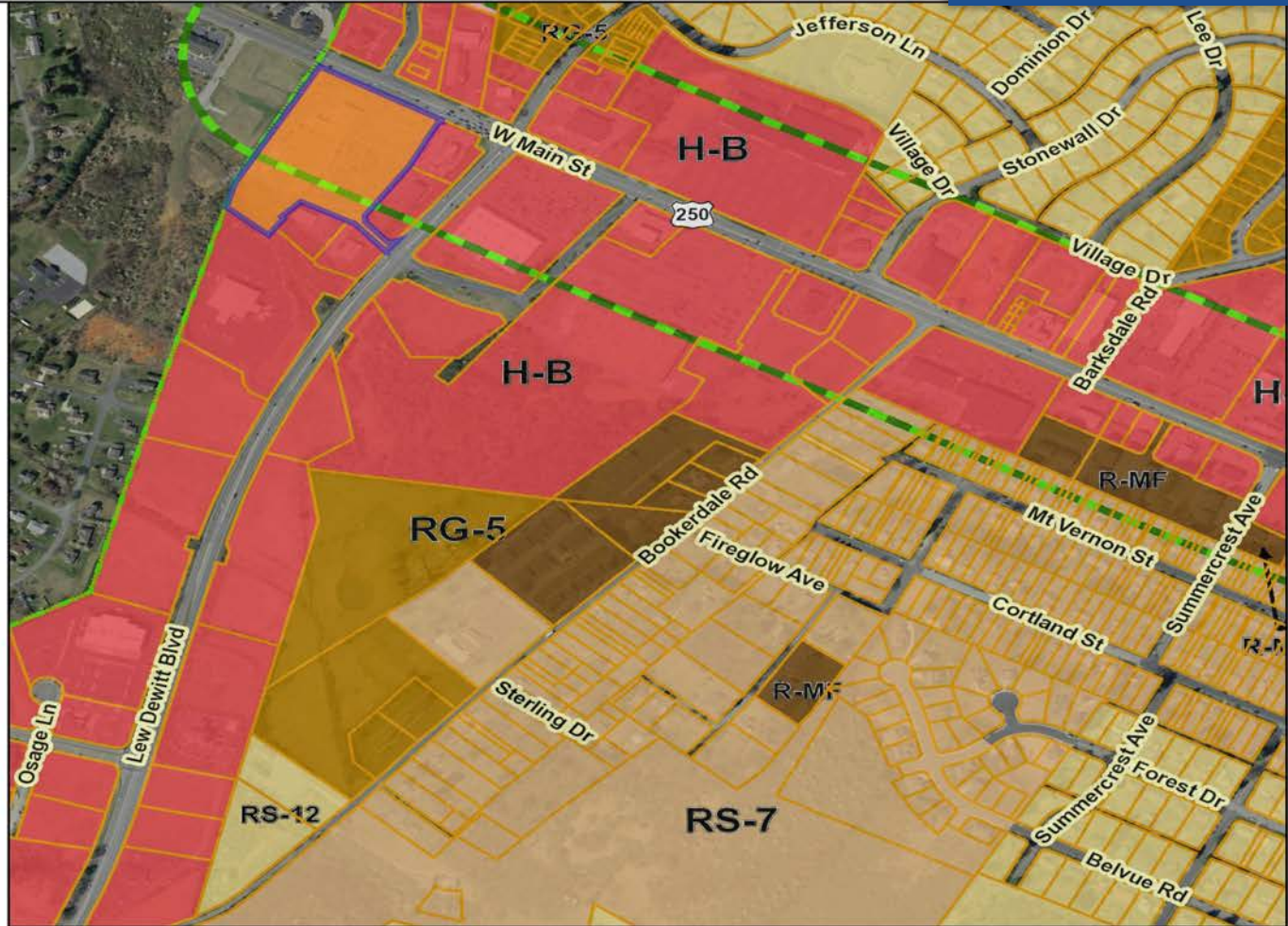
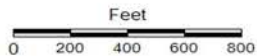
City of Waynesboro, Virginia

Legend

- Street Labels
- Railroads
- City Boundary
- ▭ Parcel Boundaries
- ▭ _hiddenZoning Code Pointer
- ▭ Corridor Overlay
- ▭ Historic Districts
- Zoning Map
- ▭ L-B Local Business
- ▭ H-B Highway Business
- ▭ C-B Central Business
- ▭ R-O Residential Office
- ▭ L-I Light Industrial
- ▭ H-I Heavy Industrial
- ▭ RS-12 Single-family Residential
- ▭ RS-7 Single-family Residential
- ▭ RS-5 Traditional Residential
- ▭ RG-5 General Residential
- ▭ R-MF Multi-family Residential
- ▭ R-MX Mixed Residential
- ▭ PUD Planned Unit Development



Map Printed from Waynesboro
<http://waynesboro.mapsdirect.net/>



Title: 109 Lew Dewitt Blvd - Waynesboro Commons

Date: 9/5/2019

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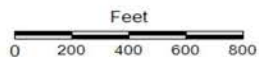
City of Waynesboro, Virginia

Legend

- Street Labels
- Railroads
- City Boundary
- Parcel Boundaries
- Sewer Gravity Mains
- Sewer Pressurized Mains
- Potable Water Mains
- Potable Water Laterals
- Service Lateral
- Hydrant Lateral
- Fire Line Lateral
- Storm Water Mains
- Collector (Pipe)
- Culvert
- Ditch



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LOWE'S



Augusta[™]
HEALTH
URGENT CARE

LEW DEWITT HWY

W MAIN ST

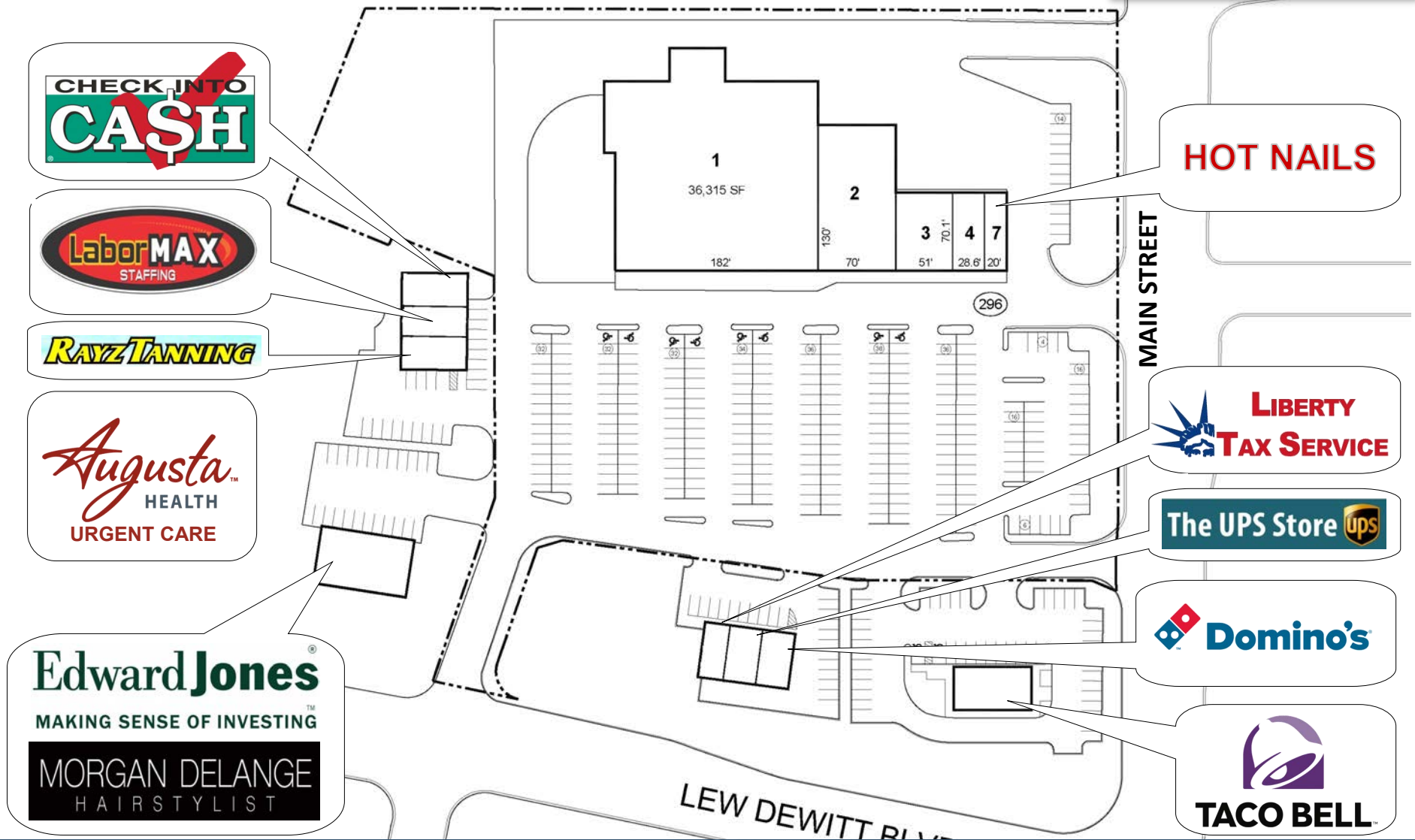
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AREA RETAIL MAP

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AREA RETAIL MAP

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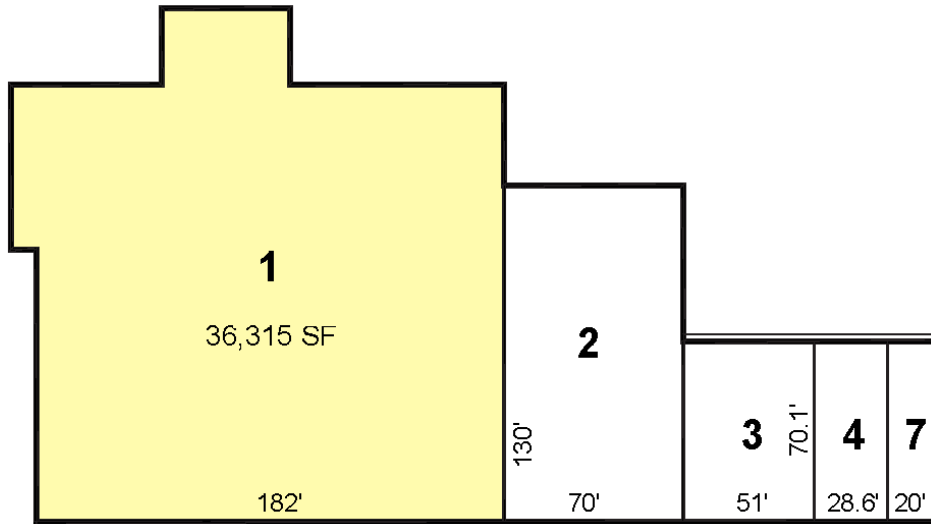


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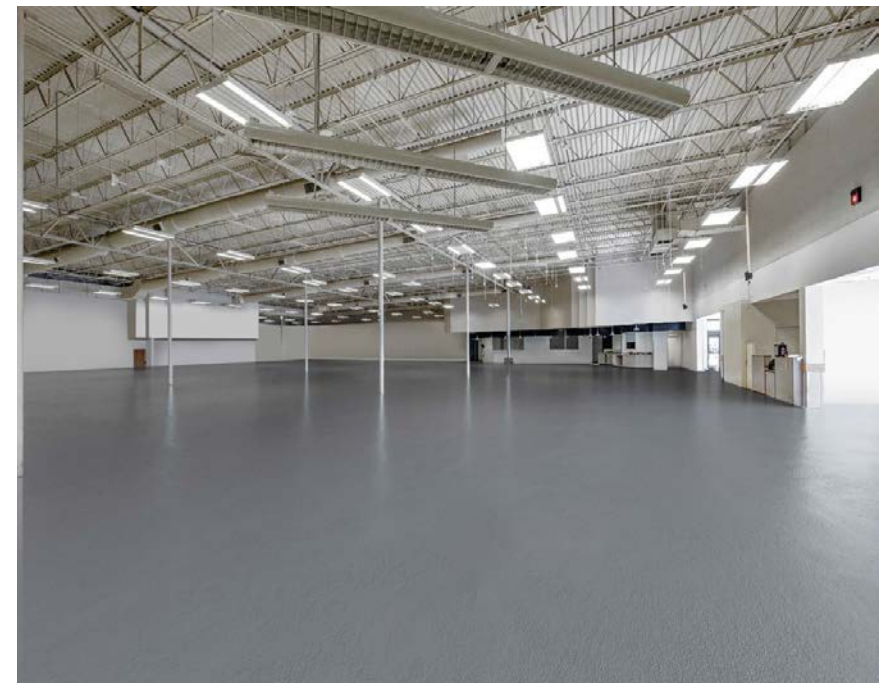
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AVAILABLE OPPORTUNITY 1



AMENITIES

- Freezer (Space)
- Anchor Space
- Print/Copy Room
- Private Restrooms
- Secure Storage
- Central Heating
- High Ceilings
- Partitioned Offices
- Air Conditioning



Rental Rate	Upon Request	No. Dock-High Doors/Loading	4
Service Type	Negotiable	Space Use	Retail
Space Available	36,315 SF	In Contiguous Block	49,015 SF
Space Type	Relet	Build Out As	Standard Retail
Lease Term	Negotiable	Floor	1st Floor
Date Available	Now		

Ready for build-out to tenant's custom specifications. High ceilings. Two commercial loading docks. Potential to expand space by up to 15,000 to 20,000 square feet.

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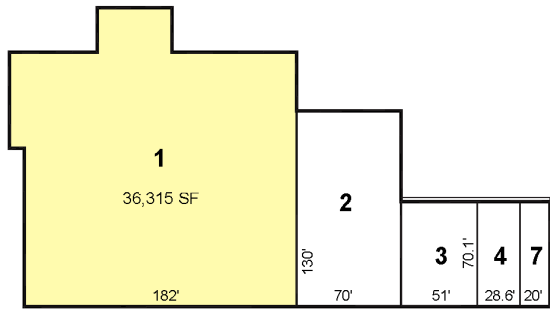
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DUAL LOADING DOCKS

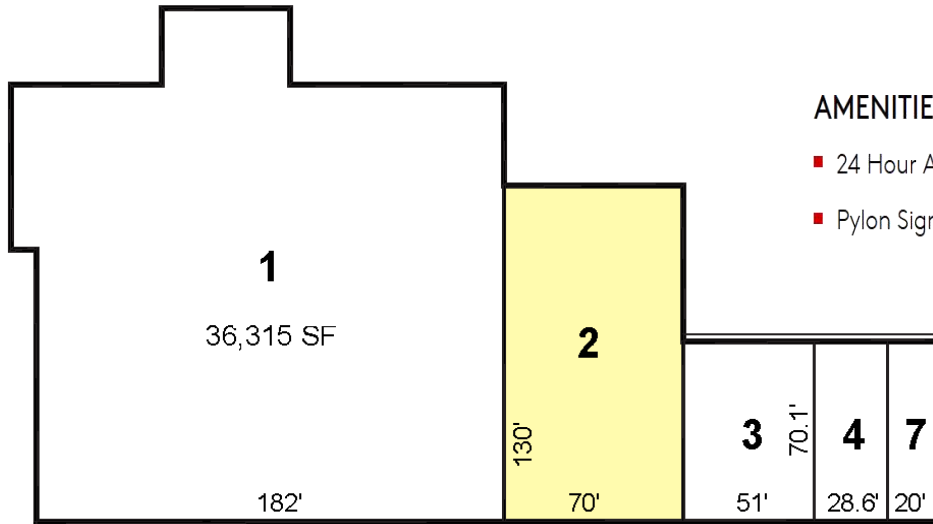


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AVAILABLE OPPORTUNITY 2


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AMENITIES

- 24 Hour Access
- Pylon Sign
- Air Conditioning
- Signage
- Corner Lot
- Signalized Intersection
- Dedicated Turn Lane
- Storage Space

Rental Rate	Upon Request	Date Available	Now
Service Type	Negotiable	Space Use	Retail
Space Available	9,100 SF	In Contiguous Block	49,015 SF
Space Type	Relet	Build Out As	Standard Retail
Lease Term	3 - 10 Years	Floor	1st Floor

Ready for build-out to tenant's custom specifications. High ceilings. Two commercial loading docks. Potential to expand space by up to 15,000 to 20,000 square feet.



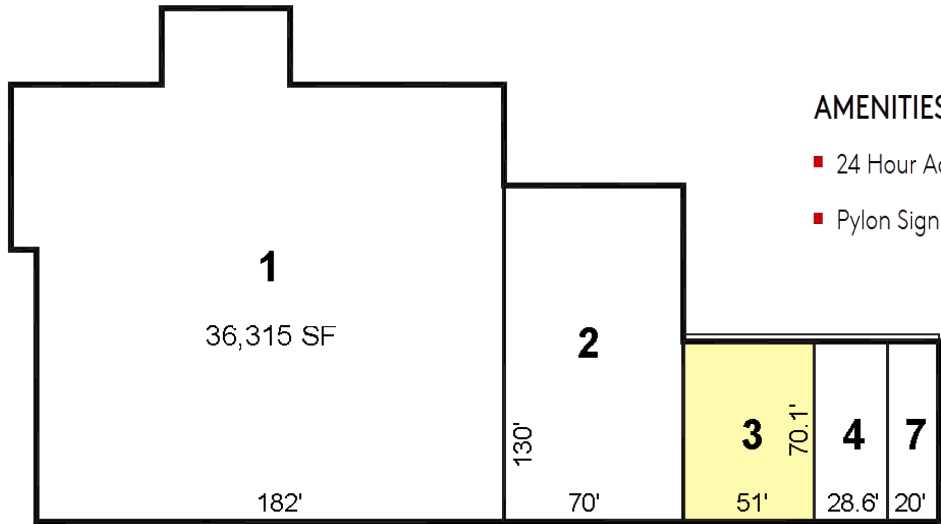
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AVAILABLE OPPORTUNITY 3


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AMENITIES

- 24 Hour Access
- Pylon Sign
- Air Conditioning
- Signage
- Corner Lot
- Signalized Intersection
- Dedicated Turn Lane
- Storage Space



Rental Rate	Upon Request	Date Available	Now
Service Type	Negotiable	Space Use	Retail
Space Available	3,600 SF	In Contiguous Block	49,015 SF
Space Type	Relet	Build Out As	Standard Retail
Lease Term	3 - 10 Years	Floor	1st Floor

Ready for build-out to tenant's custom specifications. High ceilings.
 Potential to expand space by up to 15,000 square feet.

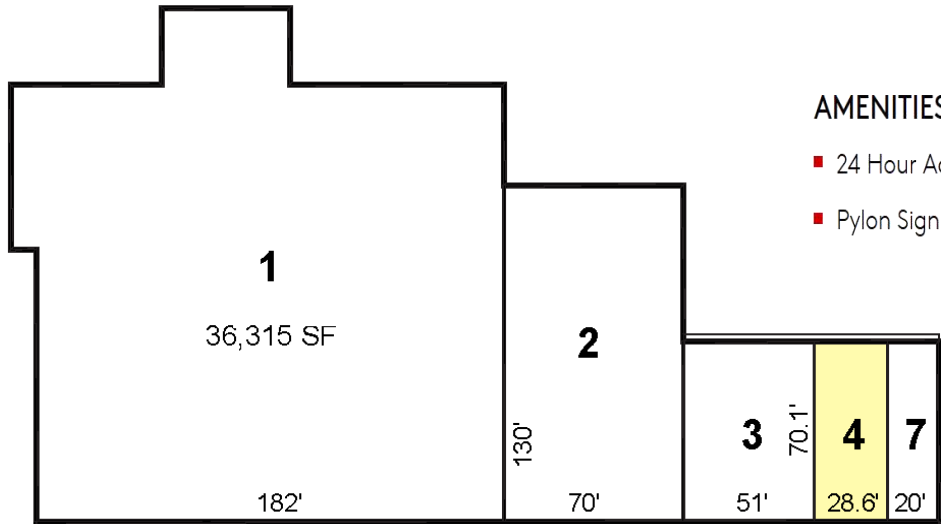
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AVAILABLE OPPORTUNITY 4

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AMENITIES

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- Storage Space



Rental Rate	Upon Request	Date Available	Now
Service Type	Negotiable	Space Use	Retail
Space Available	2,000 SF	Build Out As	Restaurants And Cafes
Space Type	Relet	Floor	1st Floor
Lease Term	Negotiable		

Beautiful restaurant with renovated kitchen. Stainless steel gas cooktop/griddle, ventilation hood, and sink, all in absolutely mint condition.

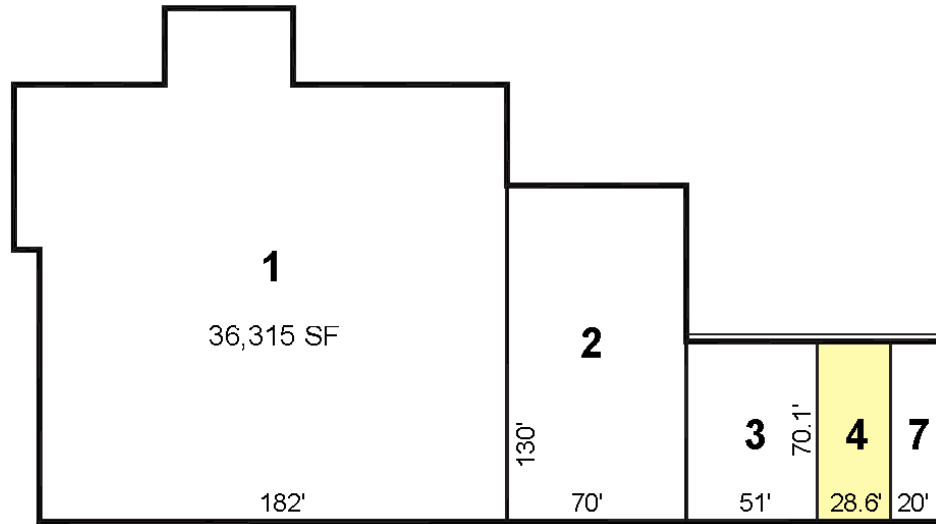
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AVAILABLE OPPORTUNITY 4 - Continued



FULLY BUILT KITCHEN - READY FOR BUSINESS!



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