

1.52 ACRE LOT WALMART ANCHORED

204 Maranto Manor | Winchester VA

EXECUTIVE SUMMARY

1.52 acre highly visible pad with utilities in place, off-site road improvements complete, and situated between to signalized intersections with strong traffic generators surrounding.

Located directly along Front Royal Pike (Route 522) with heavy traffic counts, Winchester South is anchored by Walmart, attracting 1.5 million annual visitors, and offering exceptional exposure and accessibility at the intersection of Route 522 and Tasker Road.

Winchester as a whole continues to benefit from steady residential and commercial growth, drawing from both its established community and regional migration trends. This pocket of south Winchester—between the city and Stephens City—is rapidly becoming one of the more active corridors in the market with a 2.5% annual growth rate according to ESRI.

PROPERTY OVERVIEW:

Acre	1.52 Acres
Zoning	B2
Access	Front Royal Pike, (15,000 VPD)
Trade Area Population	164,000
Price	\$675,000

TIM REAMER Broker

Tim.Reamer@cottonwood.com

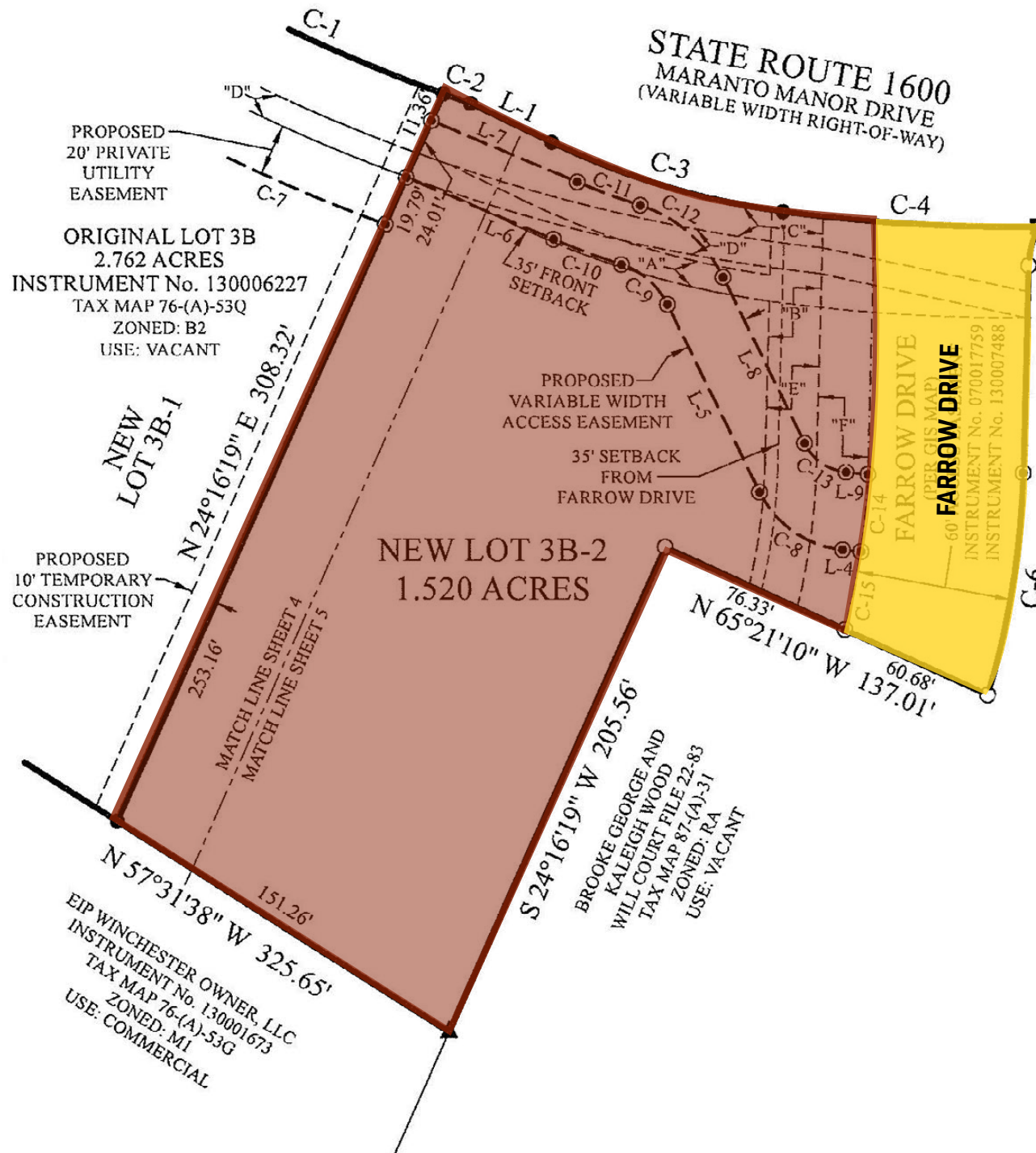
C: 540.271.7525

O: 540.434.9922

**COTTONWOOD
COMMERCIAL**
A COMMERCIAL REAL ESTATE BROKERAGE









**SUBJECT
PROPERTY**

DEMOGRAPHICS

2025 - Radius	1 Mile	3 Miles	5 Miles
2025 Total Population	430	19,939	35,065
2025 Total Households	167	7,475	13,340
2025 Median Age	46.8	41.5	40.4
2025 Average Household Income	\$87,086	\$118,787	\$112,535
2025 Total Businesses (NAICS)	19	260	1,105
2025-2030 Growth Rate: Pop	2.57	2.66	2.62
2025 Total Daytime Population	664	14,395	36,305

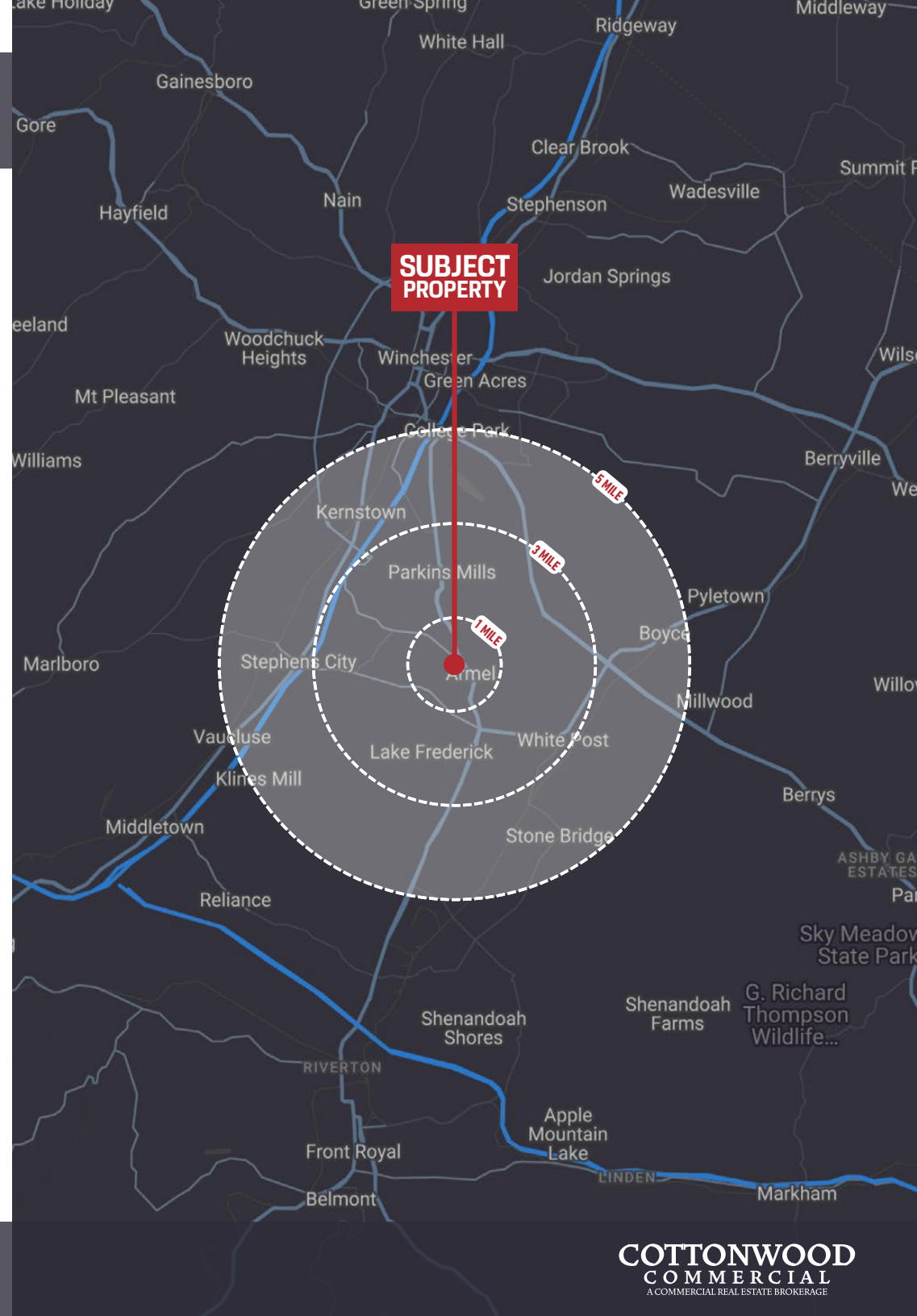
2025 - Drive Time	5 Min	10 Min	15 Min
2025 Total Population	4,370	22,759	56,829
2025 Total Households	1,505	8,341	21,591
2025 Median Age	39.8	39.1	39.3
2025 Average Household Income	\$140,392	\$114,220	\$107,900
2025 Total Businesses (NAICS)	74	583	2,552
2025-2030 Growth Rate: Pop	2.90	2.72	2.56
2025 Total Daytime Population	3,304	20,603	66,359

Source: Esri, Esri-Data Axle

Traffic Counts:

15,000

Vehicles Per Day on
Front Royal Pike



MARKET OVERVIEW

Nestled in the northwestern tip of Virginia in the Shenandoah Valley, the City of Winchester is well-connected by major interstate highways I-81 and I-66, along with state highways Routes 50, 7, 11, and 522. Winchester provides seamless access to prominent eastern markets, including Washington, D.C. (74 miles away), and Baltimore (97 miles away).

Along with Frederick County, Virginia, the metro area is one of the fastest growing in the Commonwealth of Virginia. The city's employment landscape spans various sectors, offering private sector jobs in agriculture, forestry, manufacturing, retail, professional services, education, and healthcare. The leading employer, Valley Health Systems, operates the Winchester Medical Center—a non-profit, regional referral hospital and Level II trauma center that serves the tri-state region surrounding the city. The medical center provides a range of services, including urgent care clinics, home health services, childcare facilities, and transport services.

In addition to a strong medical sector, Shenandoah University has an enrollment of approximately 4,000 students and offers over 90 programs of study across undergraduate, graduate, doctorate, and professional levels within its seven schools. The university has actively expanded its footprint in downtown Winchester, contributing to the community through the development of housing, administrative facilities, and classrooms.

