

FOR LEASE



Creekside Station

3031-3127 Valley Avenue / Winchester, VA 22601

Overview

Creekside Station is a beautifully-designed boutique retail, restaurant and service development located on Valley Avenue in south Winchester, VA. The project includes national apparel (Talbots, LOFT, Jos A Bank & Chicos), service, medical, financial, legal and a variety of restaurant uses in a well-landscaped, walkable environment. Two adjacent office projects, Creekside Village and Opequon Center, provide additional daytime population and customer draw. New ownership seeks complimentary uses to upgrade the existing upscale merchandise mix.

Quick Facts

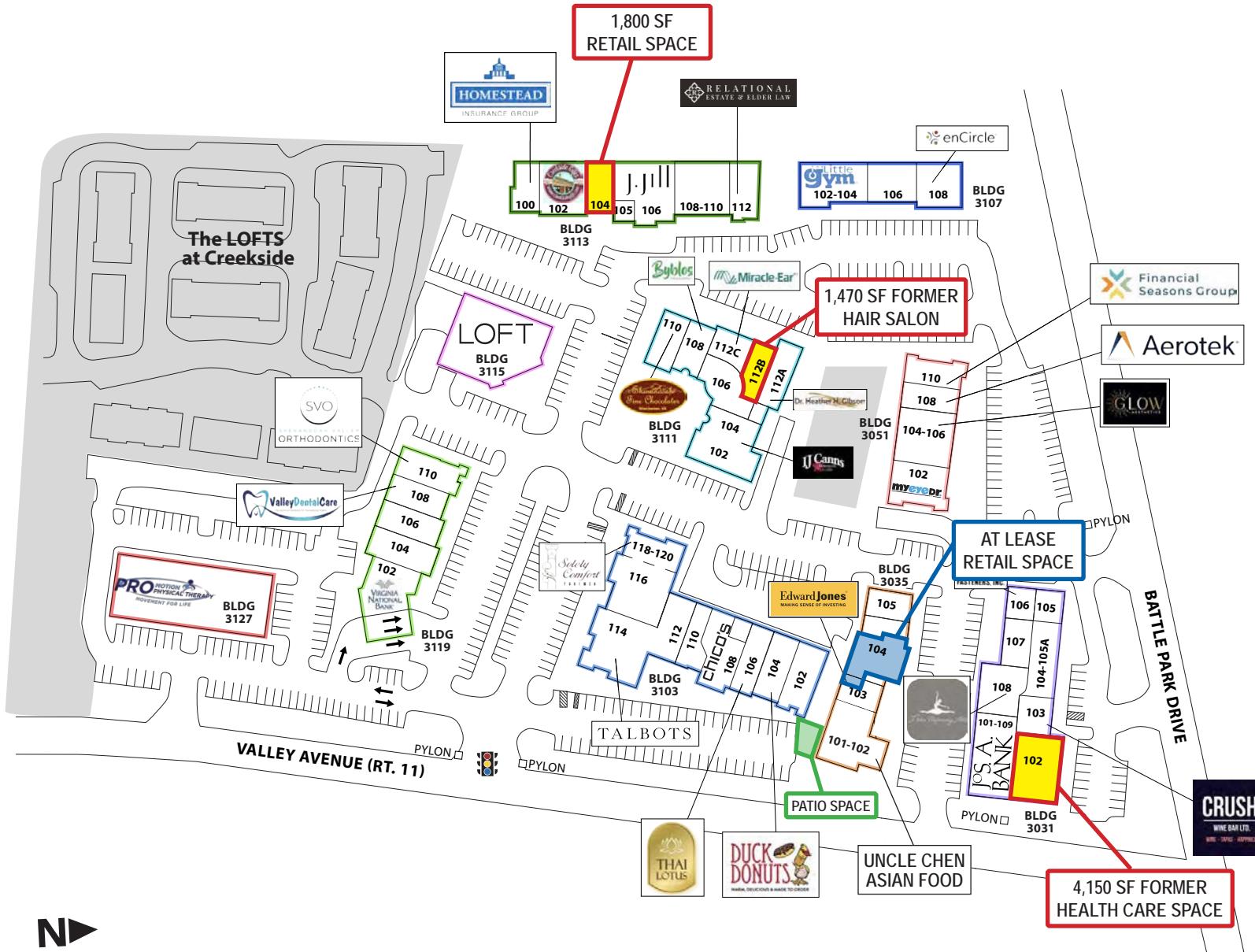
Availability
1,470 square foot former hair salon
1,800 square foot retail space
4,150 square foot former health care space

Net Charges
CAM: \$4.41 psf; INS: \$0.53 psf;
Taxes: \$1.26 psf; Total: \$6.20 psf

Rental Rate
Negotiable

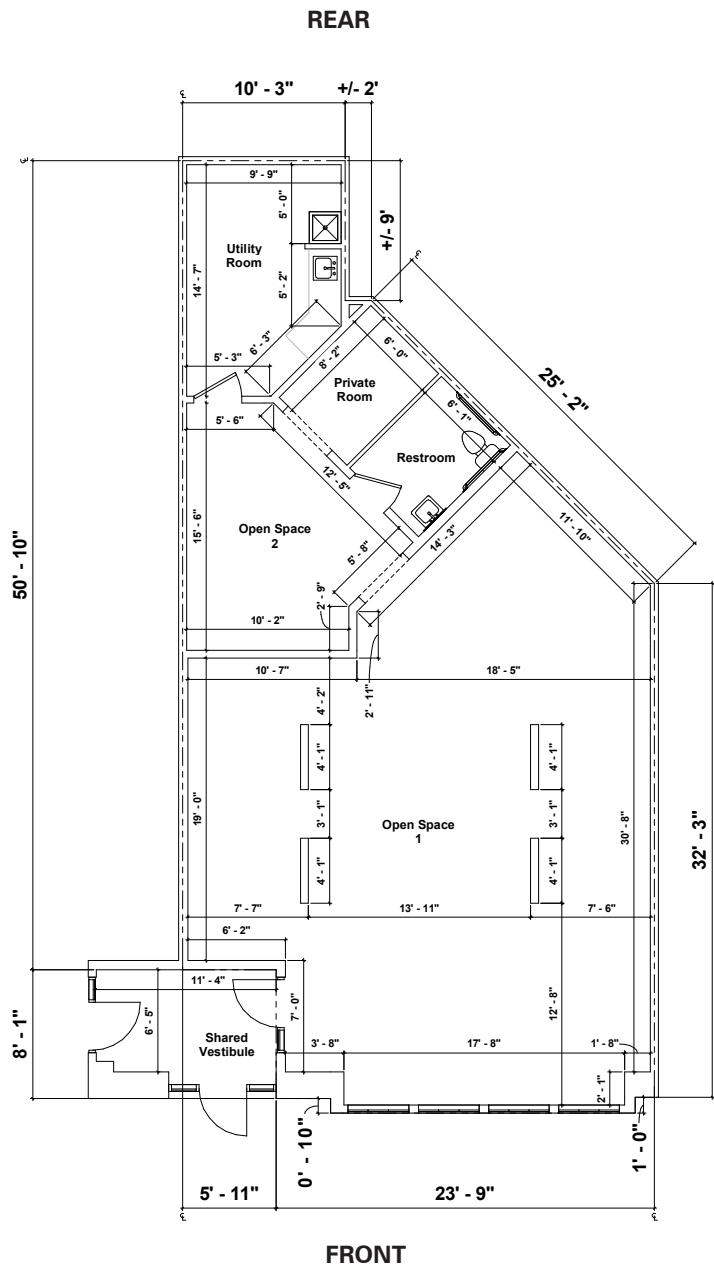
Co-Tenants
Jos. A. BANK  TALBOTS
DUCK DONUTS 

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,059	27,478	79,270
 HOUSEHOLDS	1,611	10,928	30,233
 AVG. HH INCOME	\$107,790	\$102,811	\$105,824
 DAYTIME POPULATION	11,238	45,362	94,743
 TRAFFIC COUNT	15,000 AADT (Valley Avenue)	53,000 AADT (Interstate-81)	

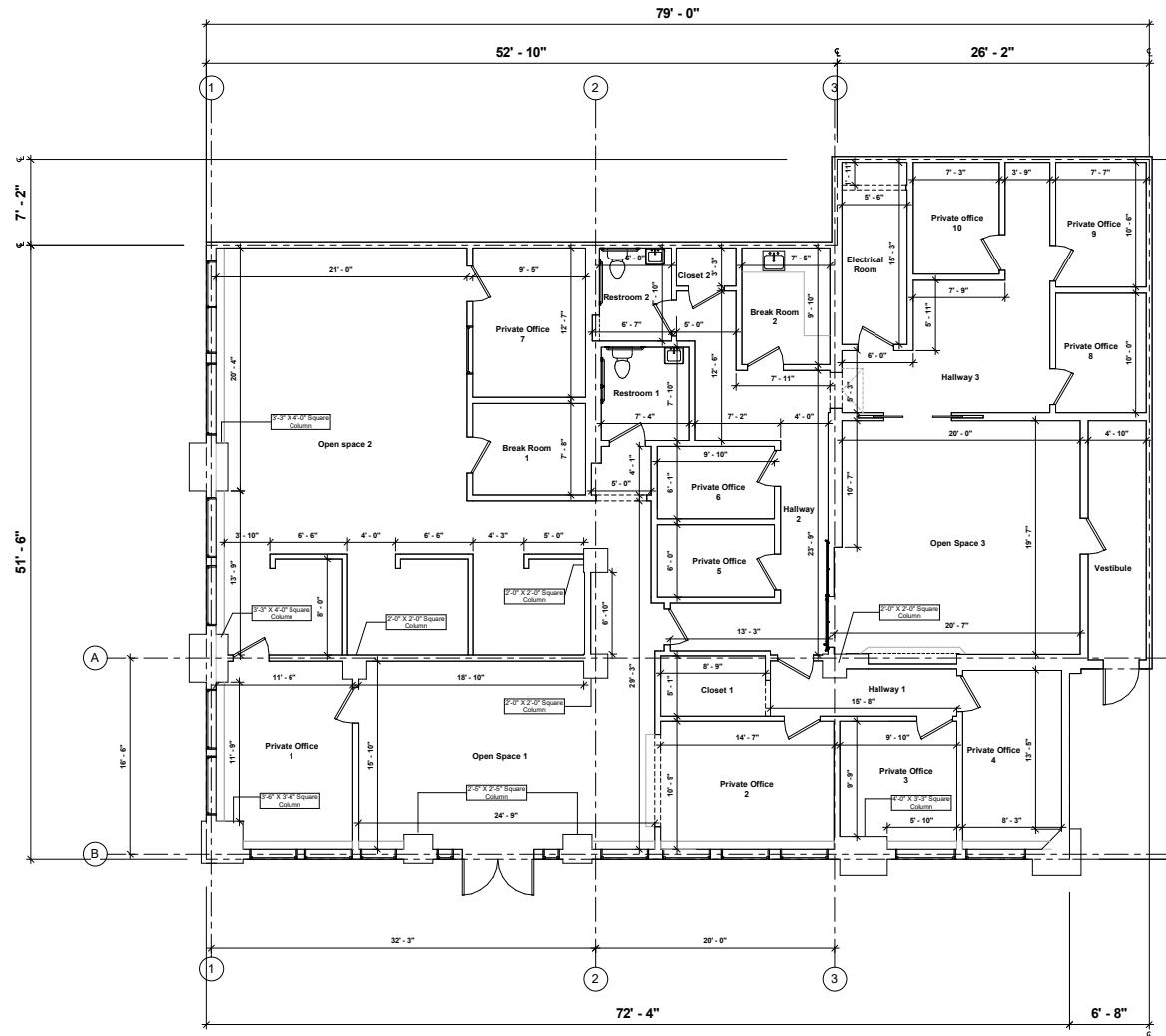


Site Plan

Creekside Station / 3031-3127 Valley Avenue / Winchester, VA 22601



REAR

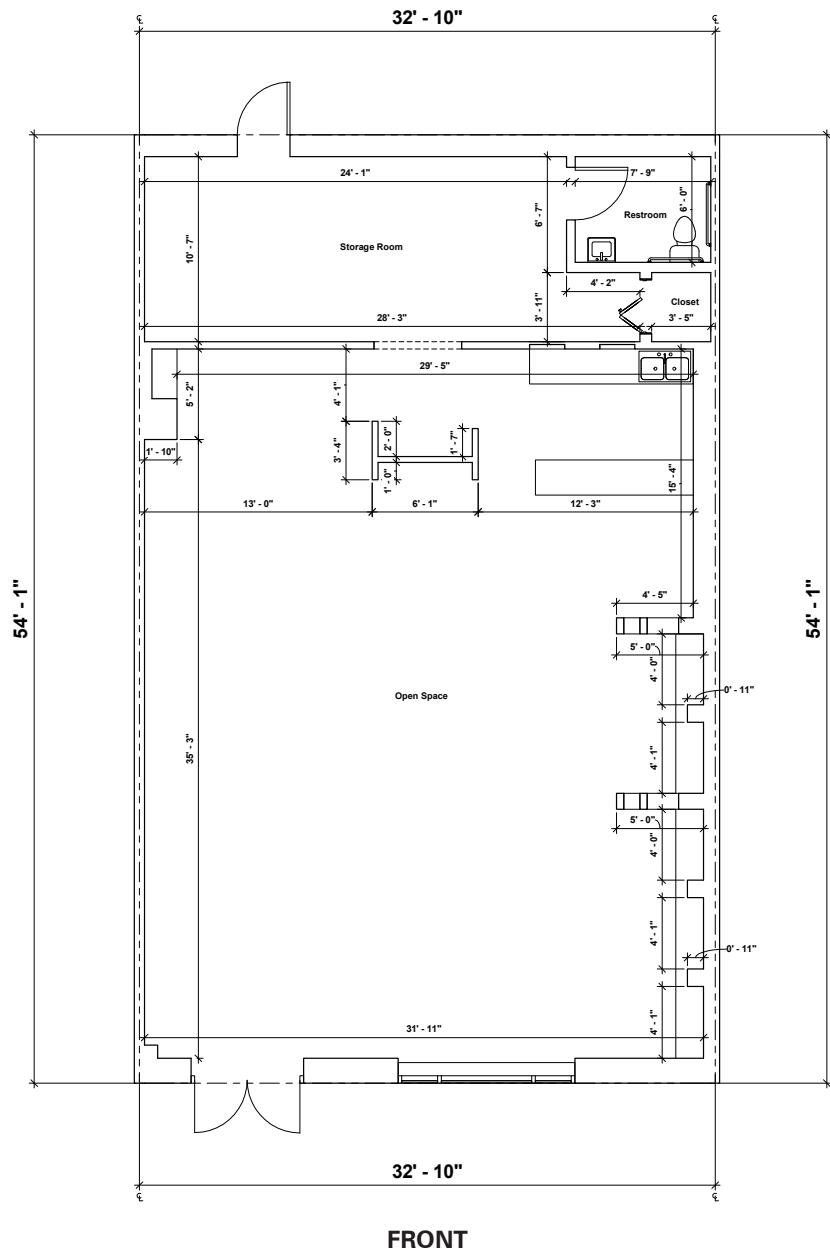


FRONT



Building 3031, Unit 102 LOD

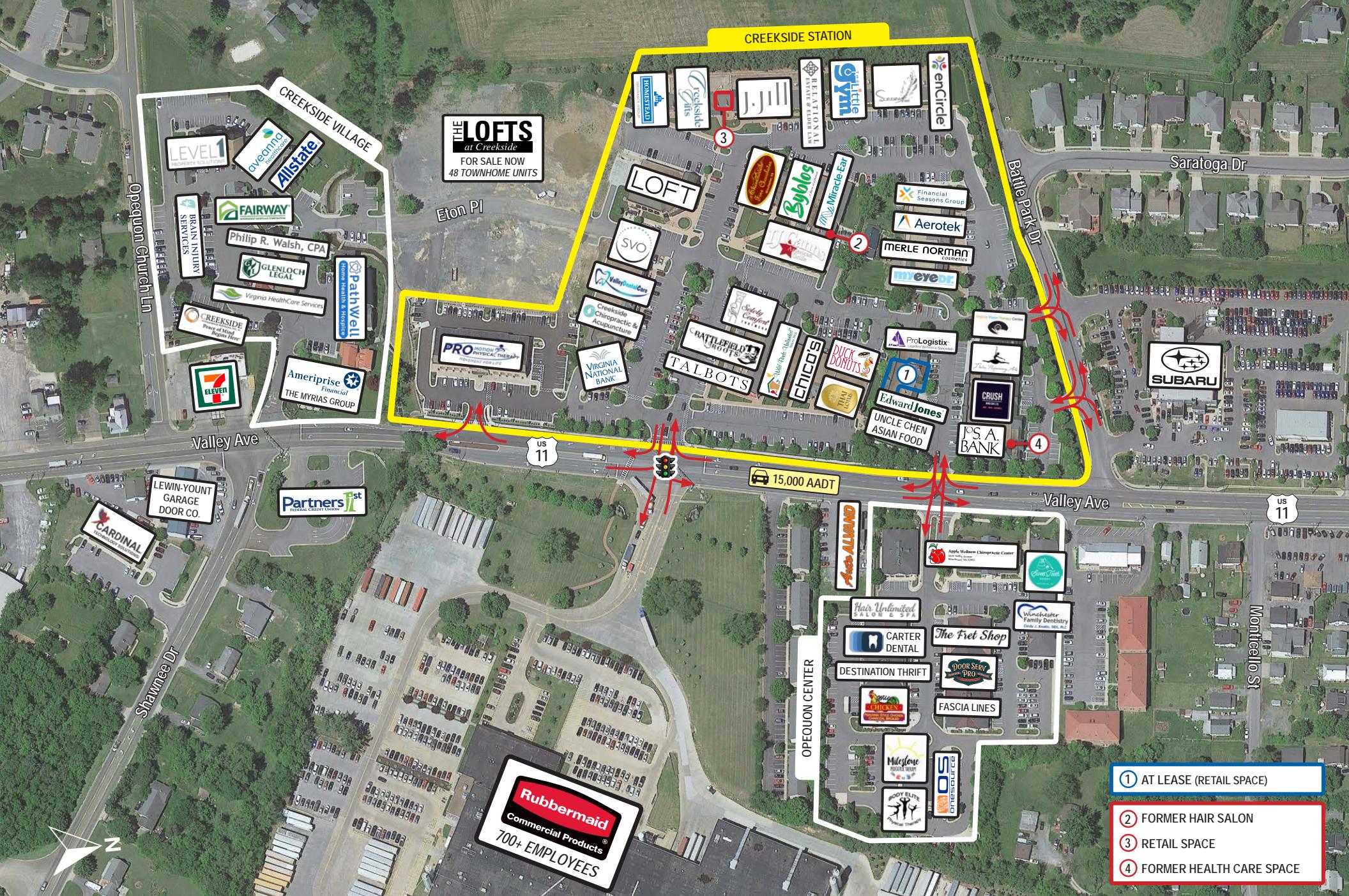
REAR

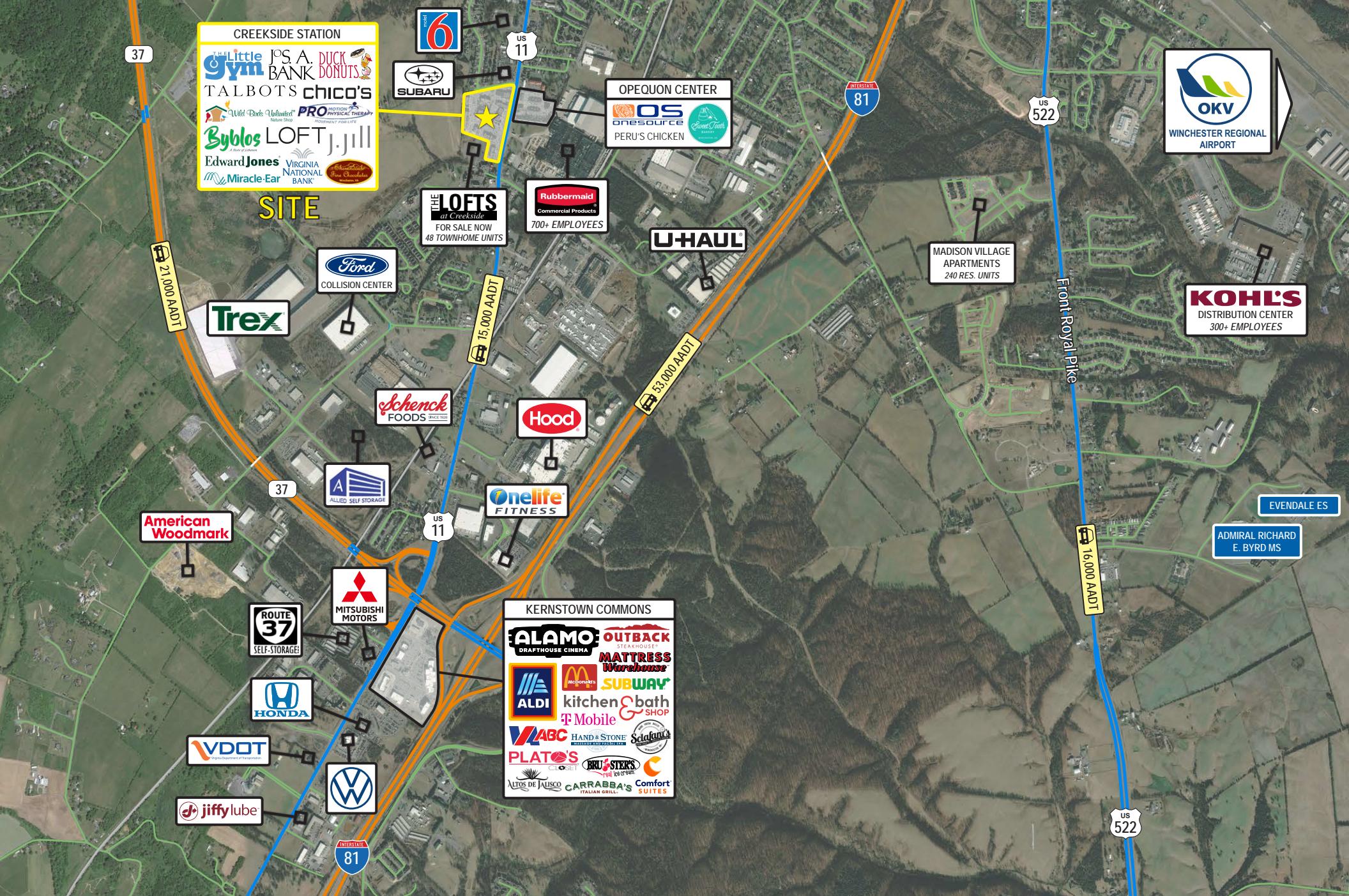


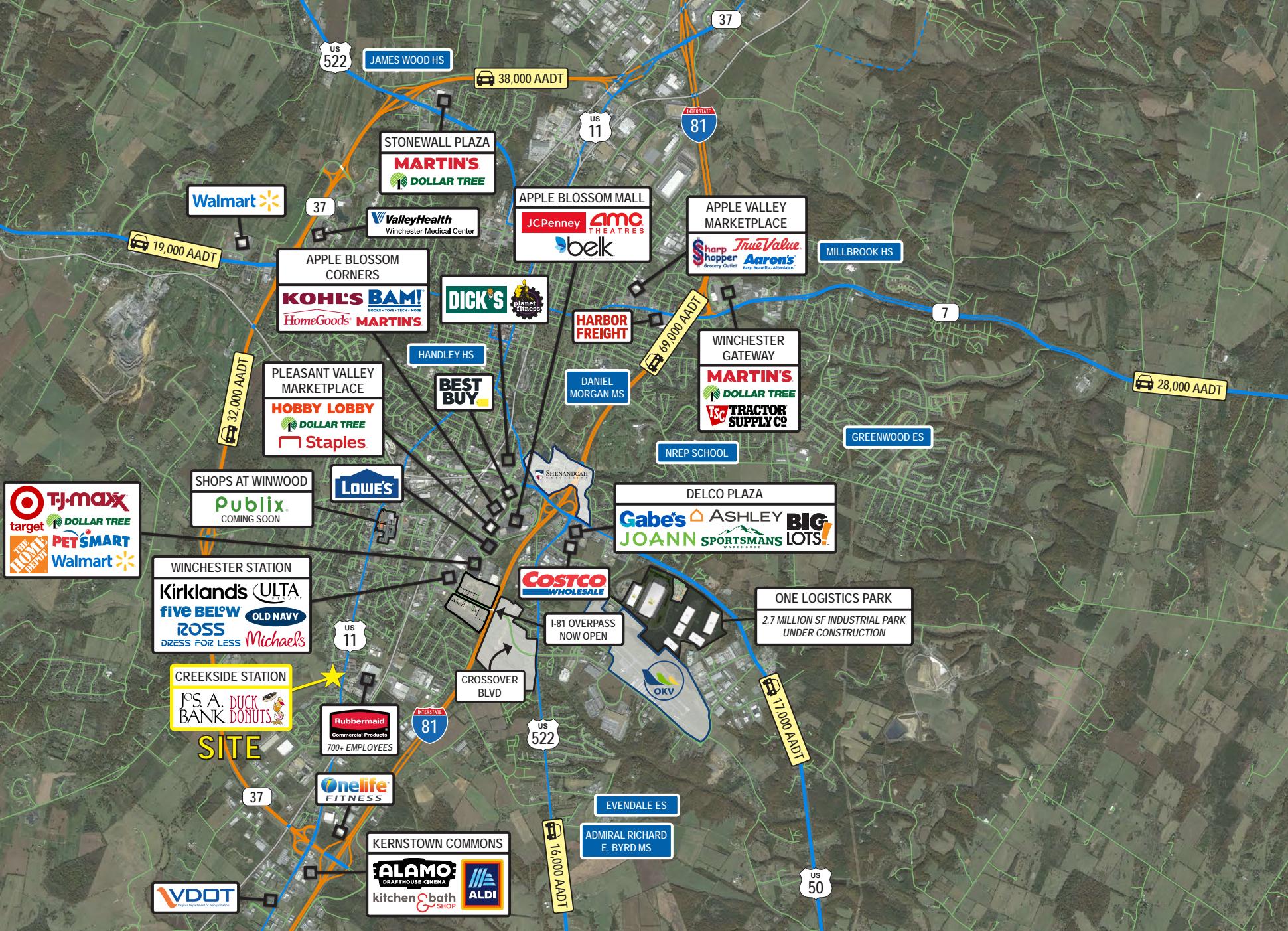
FRONT











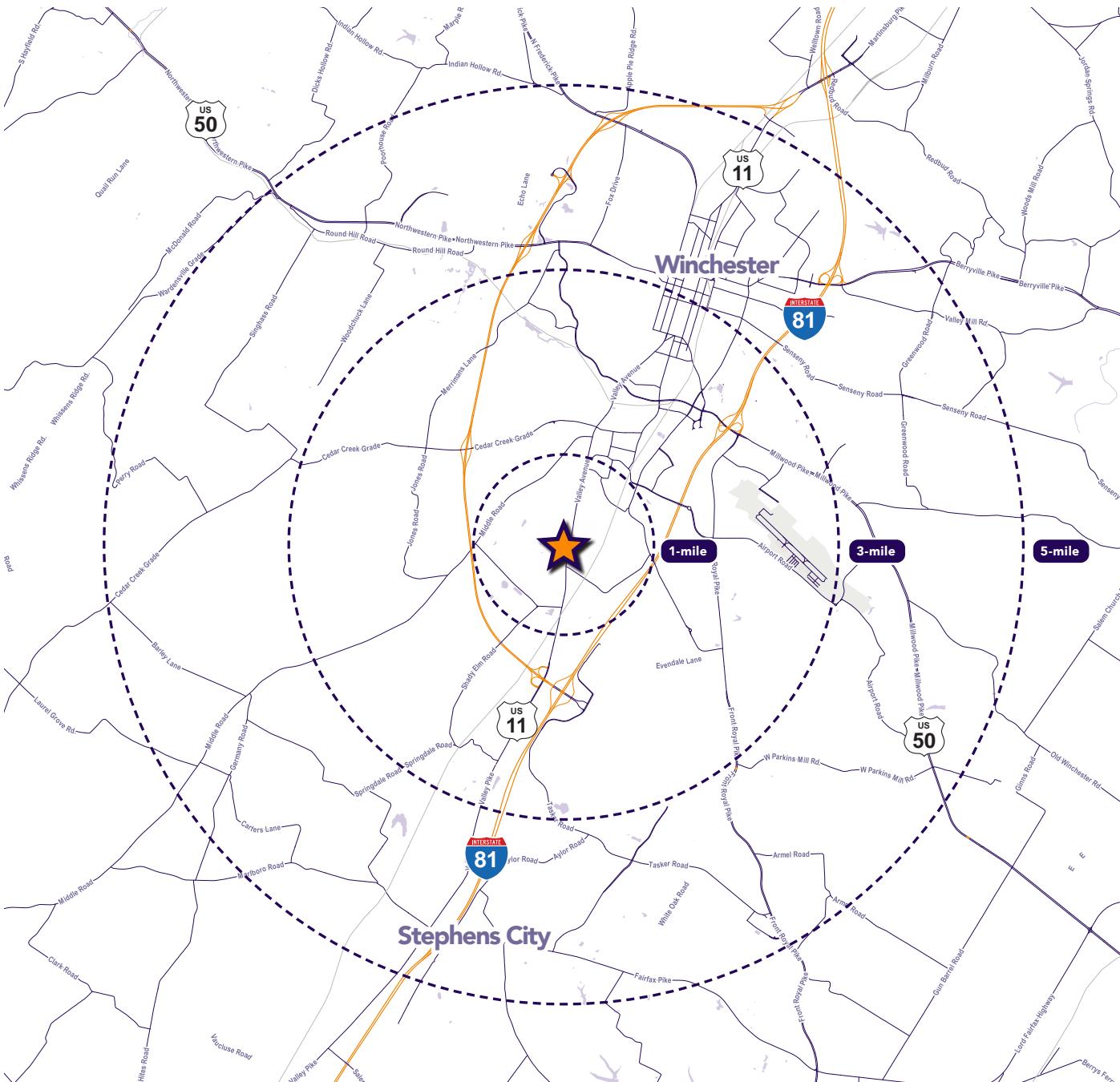
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