



## NEARBY RETAILERS



## PROPERTY HIGHLIGHTS

- Zoning: Marshall Gateway [Click For Zoning Ordinance](#)
- 1.77 acre retail development to cater to an amenity-deficient trade area.
- Four new housing developments in the immediate trade area (see housing information on Page 4 aerial).

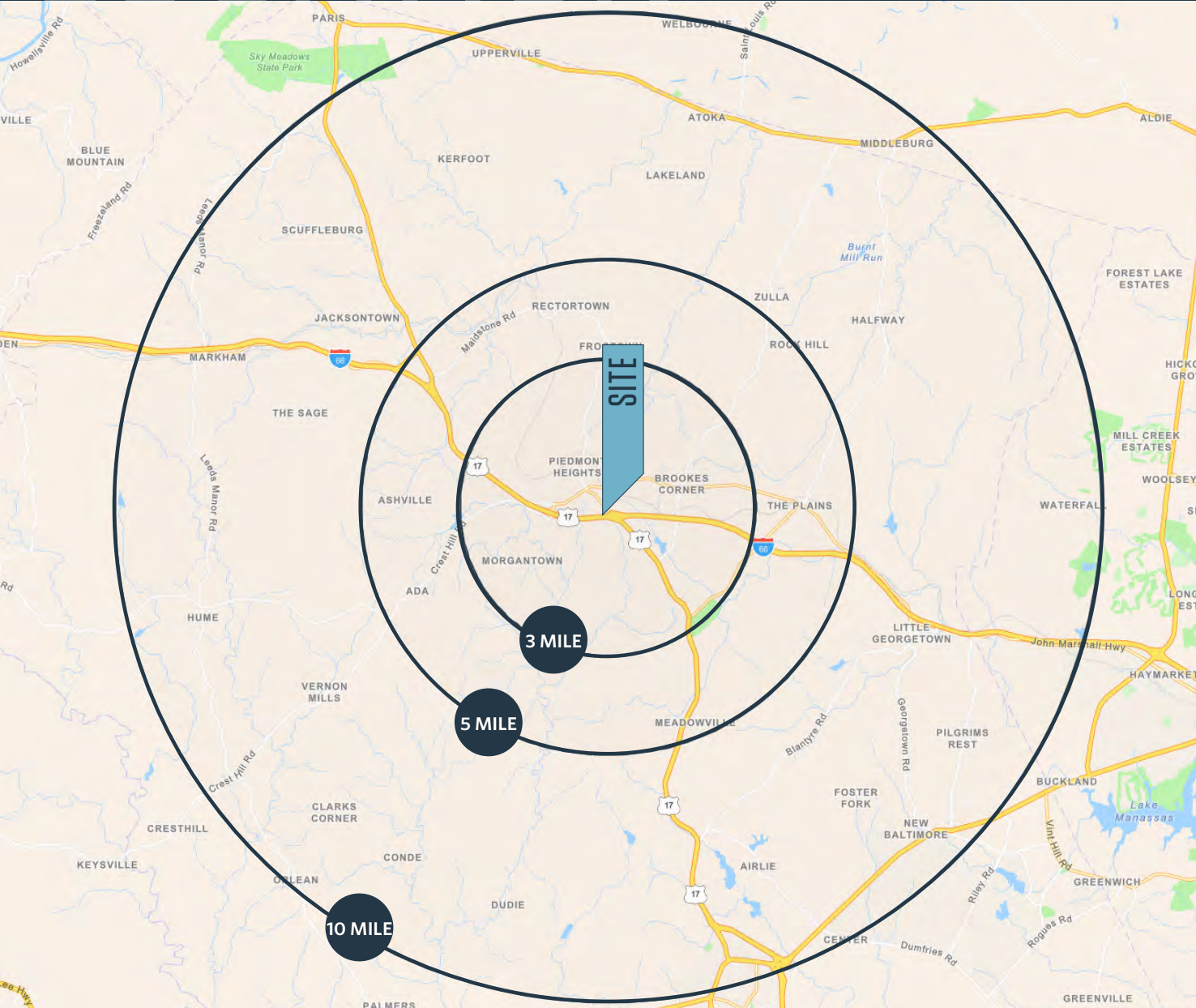
## RETAIL/OFFICE FOR LEASE

| SIZE                | RENT     | DELIVERY                          | TIMING      |
|---------------------|----------|-----------------------------------|-------------|
| 4,000-5,000 SF      | "Market" | Within 120 Days of a Signed Lease | Summer 2025 |
| 1+ Acre             | "Market" | Immediate                         | Summer 2025 |
| 1+ Acre             | "Market" | Immediate                         | Summer 2025 |
| EST. NNN: \$3.00PSF |          |                                   |             |

# LOCATION

## MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY



### DEMOGRAPHICS | 2025:

| 3-MILE             | 5-MILE    | 10-MILE   |
|--------------------|-----------|-----------|
| Population         |           |           |
| 3,459              | 6,380     | 28,387    |
| Daytime Population |           |           |
| 1,540              | 2,457     | 12,883    |
| Households         |           |           |
| 1,307              | 2,516     | 11,102    |
| Average HH Income  |           |           |
| \$148,165          | \$149,469 | \$170,008 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

|                |            |
|----------------|------------|
| Winchester Rd. | 8,941 ADT  |
| I-66           | 38,634 ADT |

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# ZOOM-IN AERIAL | MARSHALL, VA RETAIL/OFFICE

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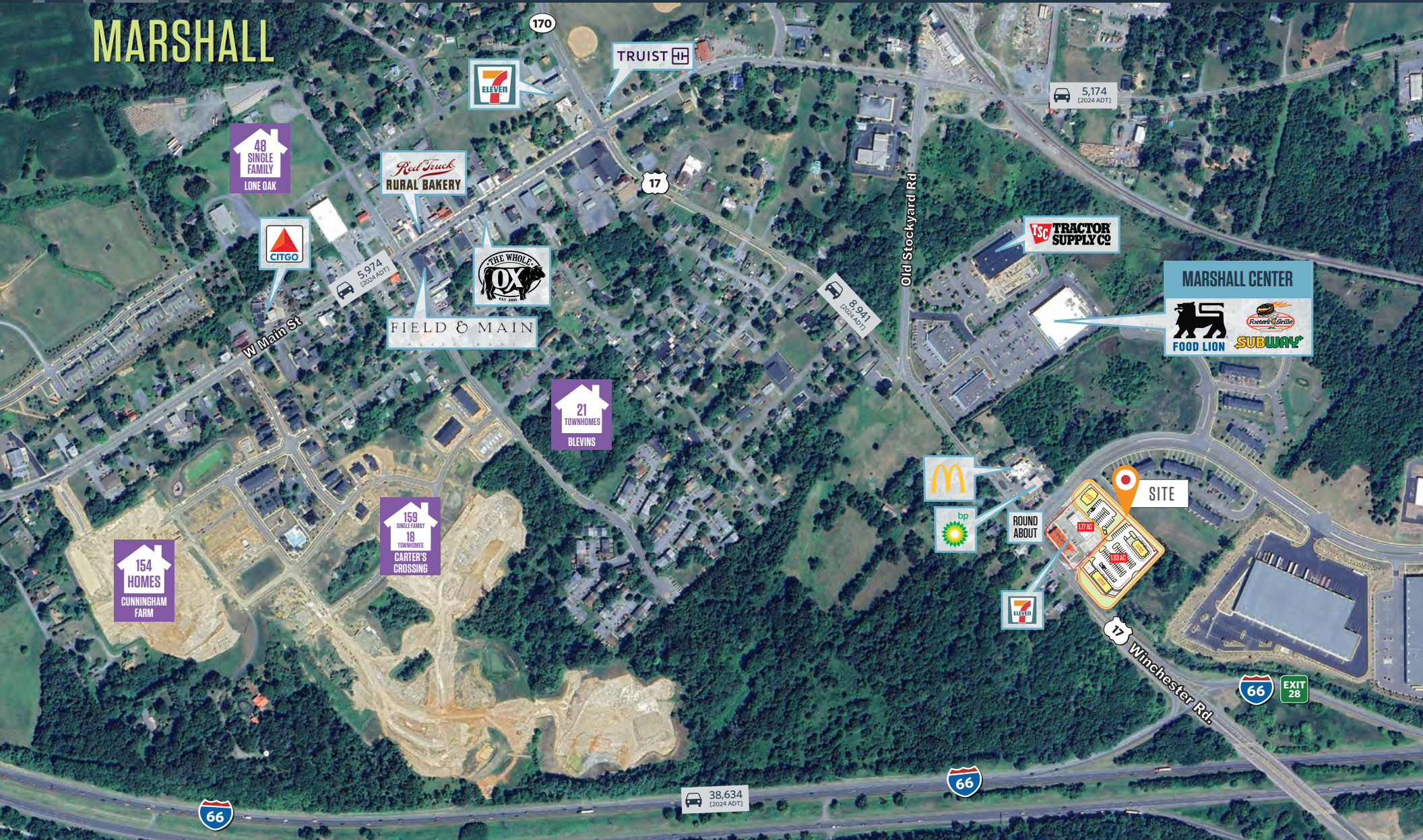
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# AERIAL

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## FOR MORE INFORMATION, PLEASE CONTACT:

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