

PRIME DEVELOPMENT SITE

North River Square

Winchester Road, Front Royal, Virginia 22630

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**Adams-Nelson &
Associates, Inc.**

The Fern Adams Building
303 S. Loudoun Street
Winchester, VA 22601
Phone: 540.667.2424
www.adamsnelson.com

\$1,300,000



- Prime Development Site
- For Sale
- 3.07 Acres
- Condominium, but fee simple lot
- Civil Engineering Plan Completed
- 60,000 VPD at build-out
- Ideal for Pharmacy/Bank/Office/Convenience Store/Retail/Fast Food/Restaurant/ Hotel
- Near entrance ramp of I-66, minutes from Winchester, Front Royal, and Blue Ridge Shadows Upscale Home Development/Golf Course
- Adjacent area retail includes Crooked Run Center, Riverton Commons Center, Target, T.G.I. Friday's, PETCO, Lowe's Home Improvement, Super Walmart, Applebee's, Cracker Barrel, Famous Footwear, Wells Fargo Bank, Royal Farms, Michael's, Starbucks
- Owner will sell subject to site plan approval

Aerial View of Area Commercial Development



Lot #4

53%

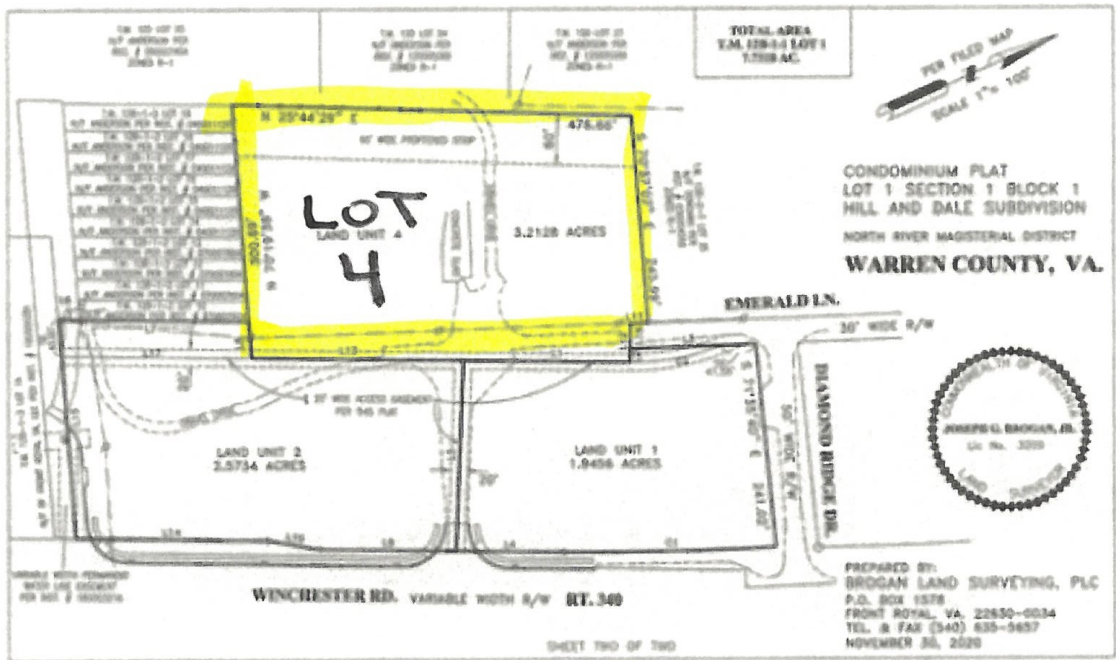
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North River Square

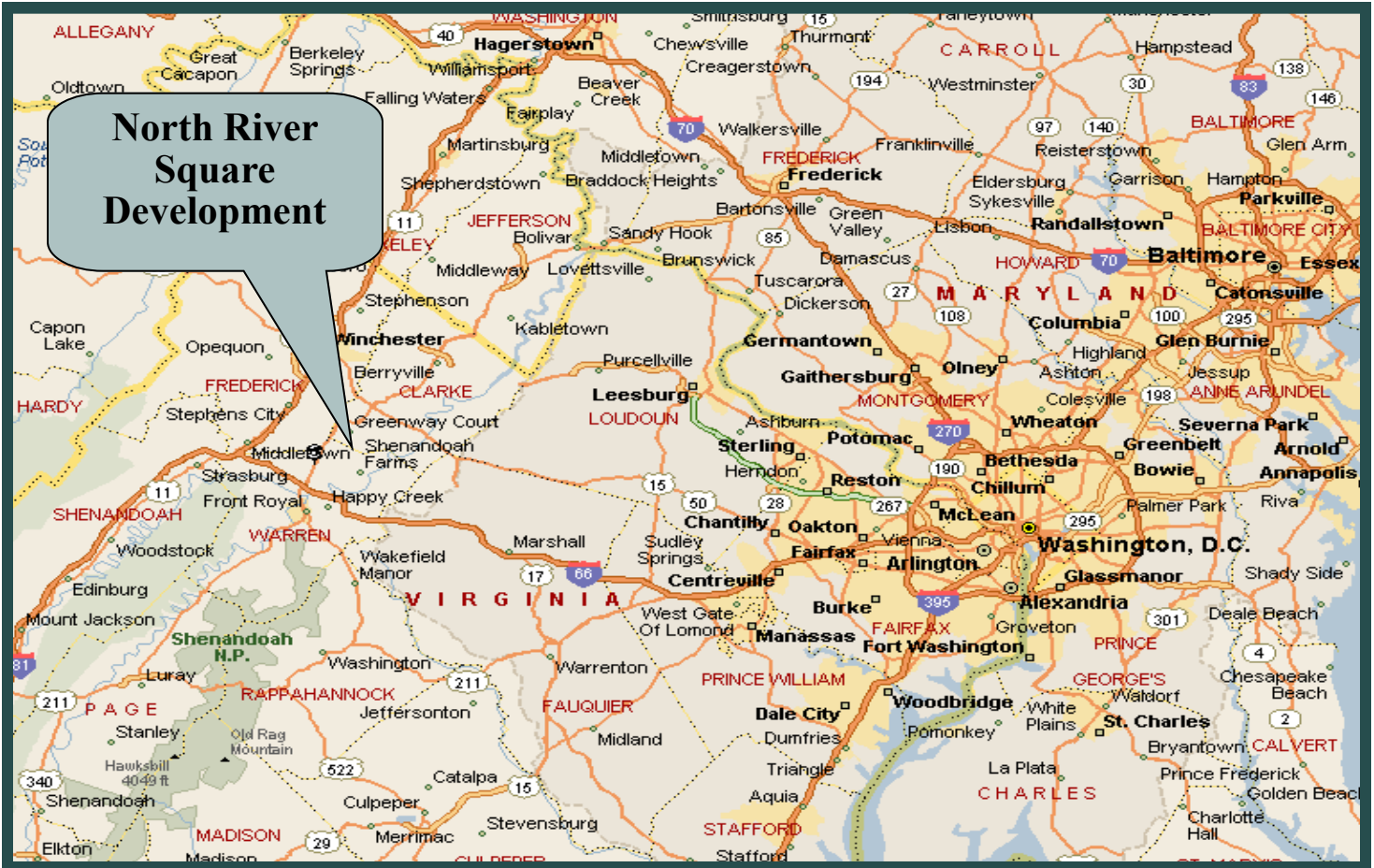
www.wceda.com
**ECONOMIC DEVELOPMENT
 AUTHORITY OF FRONT ROYAL
 & WARREN COUNTY, VIRGINIA**
 P.O. BOX 445, FRONT ROYAL, VIRGINIA 22630
 (540) 635-2182

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- THIS MAP IS FUNDED BY:**
- Calkin Companies, Inc.
 - Dominion Virginia Power
 - The Jeffrey L. LeHew Companies
 - Michael Silek, Senior Commercial Specialist, Adams-Nelson Commercial Brokers
 - Rappahannock Electric Cooperative
 - Virginia Port Authority
 - Woods Construction & Development Companies





Demographics

North River Square Development

Population

	1-mi.	3-mi.	5-mi.
2009 Male Population	247	5,669	11,145
2009 Female Population	251	6,002	11,842
% 2009 Male Population	49.60%	48.57%	48.48%
% 2009 Female Population	50.40%	51.43%	51.52%
2009 Total Adult Population	383	8,829	17,373
2009 Total Daytime Population	1,305	13,164	23,785
2009 Total Daytime Work Population	869	7,313	12,679
2009 Median Age Total Population			

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$72,985	\$1,535,891	\$3,114,434
2009 Jewelry Stores	\$54,835	\$1,149,240	\$2,333,398
2009 Mens Clothing Stores	\$108,011	\$2,362,665	\$4,728,027
2009 Shoe Stores	\$101,856	\$2,208,733	\$4,435,086
2009 Womens Clothing Stores	\$197,900	\$4,426,464	\$8,798,291
2009 Automobile Dealers	\$1,528,157	\$31,476,276	\$64,481,011
2009 Automotive Parts/Acc/Repair Stores	\$172,851	\$3,663,356	\$7,419,770
2009 Other Motor Vehicle Dealers	\$49,696	\$1,075,528	\$2,160,941
2009 Tire Dealers	\$46,394	\$972,093	\$1,976,164
2009 Hardware Stores	\$21,704	\$425,243	\$885,728
2009 Home Centers	\$159,771	\$3,427,932	\$6,930,678
2009 Nursery/Garden Centers	\$49,249	\$1,013,096	\$2,073,142
2009 Outdoor Power Equipment Stores	\$22,909	\$451,778	\$943,066
2009 Paint/Wallpaper Stores	\$6,495	\$137,375	\$279,311
2009 Appliance/TV/Other Electronics Stores	\$122,430	\$2,649,894	\$5,320,177
2009 Camera/Photographic Supplies Stores	\$21,921	\$468,065	\$945,736
2009 Computer/Software Stores	\$68,764	\$1,487,523	\$2,993,997
2009 Beer/Wine/Liquor Stores	\$78,619	\$1,669,716	\$3,375,219
2009 Convenience/Specialty Food Stores	\$129,814	\$4,753,536	\$8,487,636
2009 Restaurant Expenditures	\$694,948	\$19,438,176	\$36,137,450
2009 Supermarkets/Other Grocery excl Conv	\$965,815	\$20,608,938	\$41,659,377
2009 Furniture Stores	\$135,952	\$2,892,628	\$5,850,464
2009 Home Furnishings Stores	\$77,853	\$1,680,700	\$3,375,804
2009 Gen Merch/Appliance/Furniture Stores	\$1,187,301	\$25,540,886	\$51,450,518
2009 Gasoline Stations w/ Convenience Stores	\$676,269	\$17,174,567	\$33,019,299
2009 Other Gasoline Stations	\$546,455	\$12,421,029	\$24,531,662
2009 Department Stores excl Leased Depts	\$1,309,730	\$28,190,782	\$56,770,696
2009 General Merchandise Stores	\$1,051,348	\$22,648,260	\$45,600,055
2009 Other Health/Personal Care Stores	\$96,970	\$2,026,228	\$4,129,559
2009 Pharmacies/Drug Stores	\$467,649	\$9,980,893	\$20,175,830
2009 Pet/Pet Supplies Stores	\$67,643	\$1,473,813	\$2,958,994
2009 Book/Periodical/Music Stores	\$15,370	\$468,521	\$844,002
2009 Hobby/Toy/Game Stores	\$43,950	\$886,303	\$1,841,356
2009 Musical Instrument/Supplies Stores	\$12,894	\$269,695	\$549,042
2009 Sewing/Needlework/Piece Goods Stores	\$3,472	\$87,401	\$166,933
2009 Sporting Goods Stores	\$42,434	\$966,746	\$1,886,204
2009 Video Tape Stores - Retail	\$10,843	\$230,923	\$466,792