

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

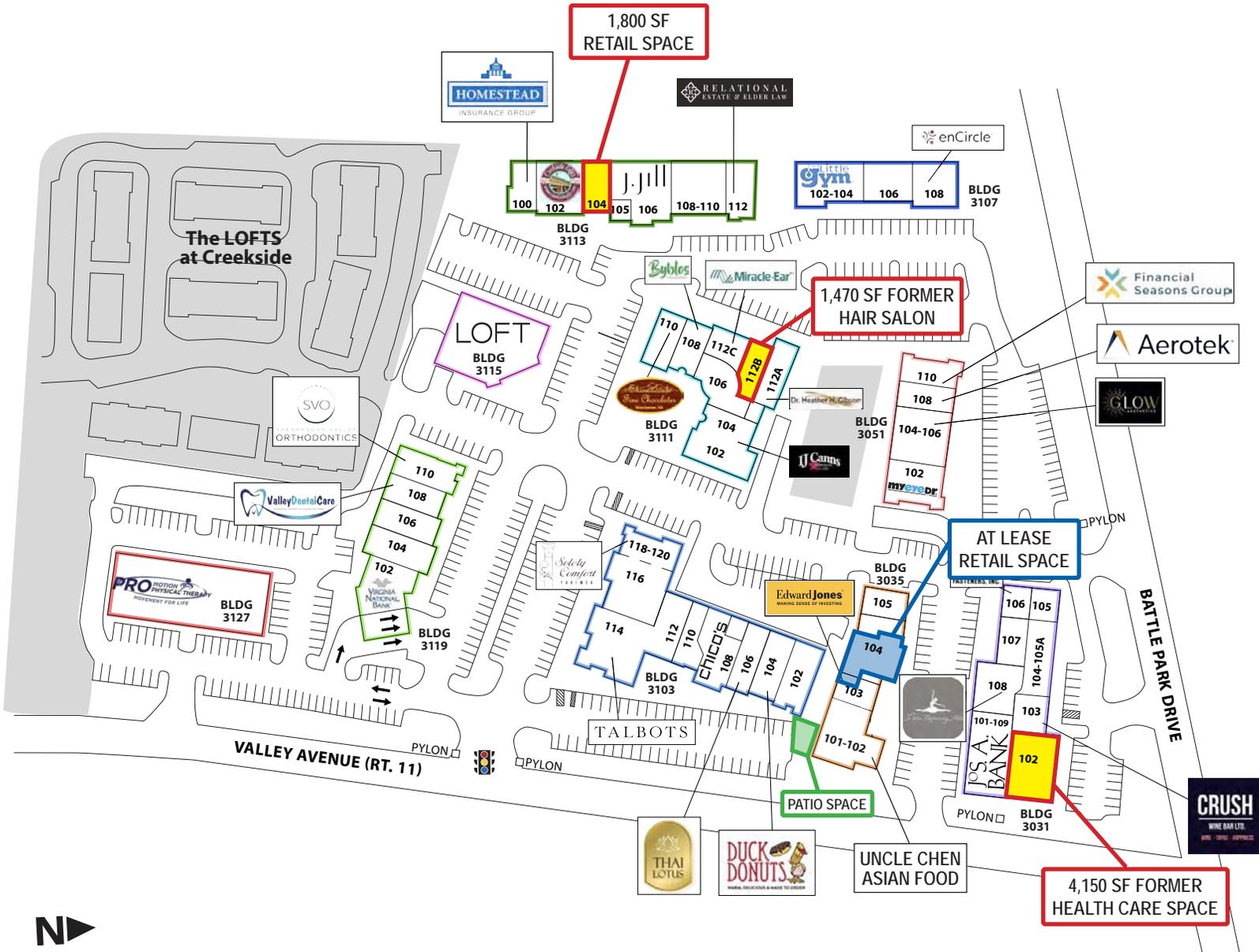
Availability 1,470 square foot former hair salon
1,800 square foot retail space
4,150 square foot former health care space

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 DUCK DONUTS TALBOTS LOFT

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)	



CREEKSIDE STATION

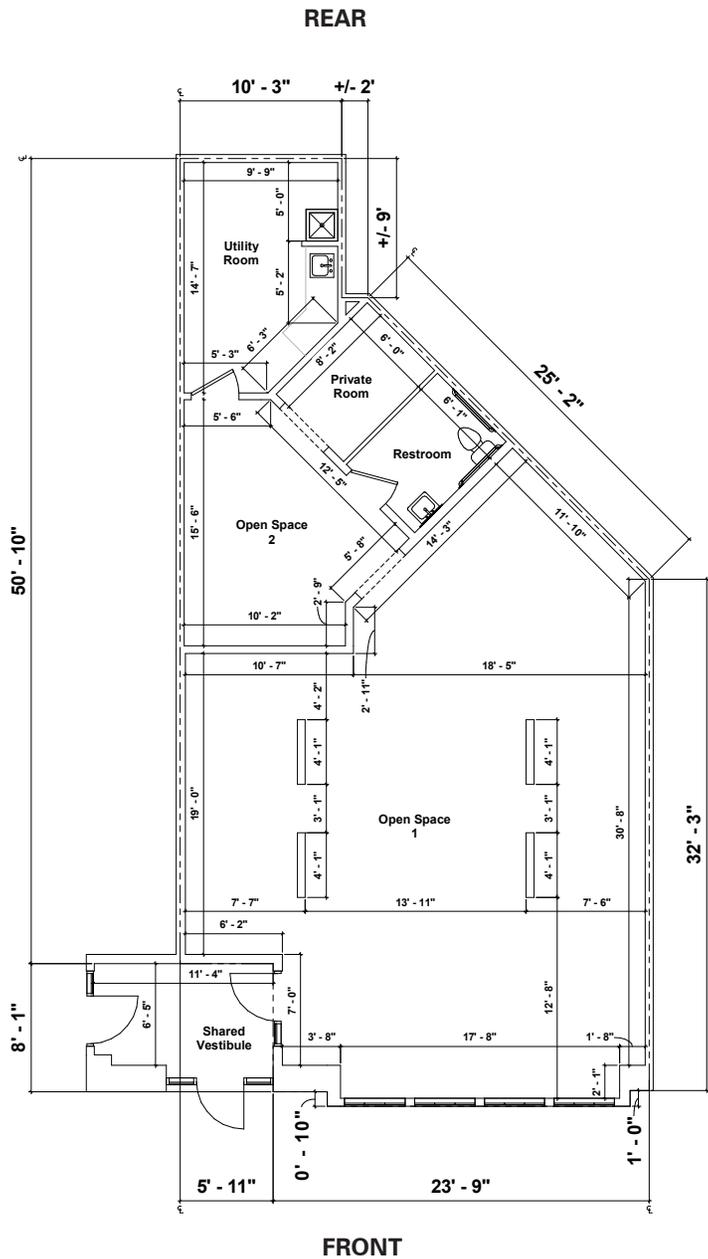
Winchester, VA

Suite	Tenant	Area (SF)
Building 3031		
101-109	Jos A. Bank	
102	Former Health Care Space	4,150
103	Crush Wine Bar	
104-105A	Dr. Tod Davis	
105	Revitalize Massage	
106	International Fasteners	
107	Star Beauty School (Twist Scizzors)	
108	Italia Perf Arts	
Building 3035		
101-102	Uncle Chen Asian Food	
103	Edward Jones	
104	AT LEASE (Retail Space)	2,962
105	Select Staffing	
Building 3051		
102	My Eye Doctor	
104-106	Merle Norman/Glow Aesthetics	
108	Aerotek	
110	Creveling Wealth Mgt (Fin. Seasons)	
Building 3103		
102	Amazing Nails	
104	Duck Donuts	
106	Thai Lotus	
108	Chico's	
110	Wild Birds Unlimited	
112-114	Talbots	
116	Battlefield Boots - Solely Comfort	
118-120	Solely Comfort	
Building 3107		
102-104	The Little Gym	
106	Savour	
108	enCircle	
Building 3111		
102-104	IJ CANNES American Grille	
106	IJ CANNES Lounge	
108	Byblos	
110	Shen Fine Chocolates	
112A	Dr. Heather Gibson	
112B	Former Hair Salon	1,470
112C	Miracle Ear	
Building 3113		
100	Homestead Insurance	
102	Creekside Gifts	
104	Retail Space	1,800
105	Battlefield Boots - Solely Comfort Storage	
106	J. Jill	
108-110	Bluepoint Benefits - Relational Law	
112	Relational Law - Bluepoint Benefits	
Building 3115		
Building 3119		
102	Virginia National Bank	
104	Creekside Chiropractic	
106	Waves Salon	
108	Valley Dental Care	
110	Rise Orthodontics	
Building 3127		
PPT-Pro Motion		
TOTAL		126,304

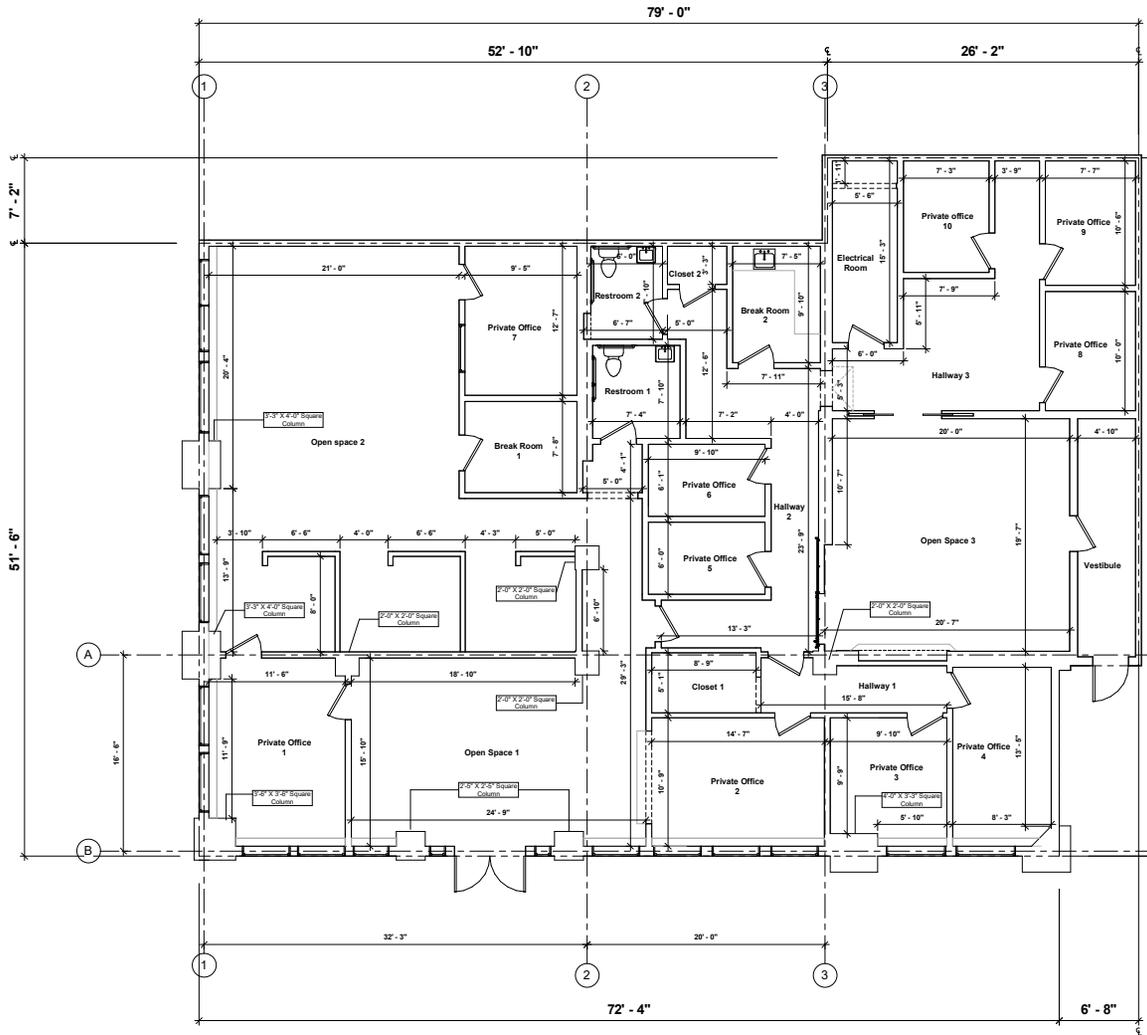
Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

Separately Owned Outparcel
 Vacant





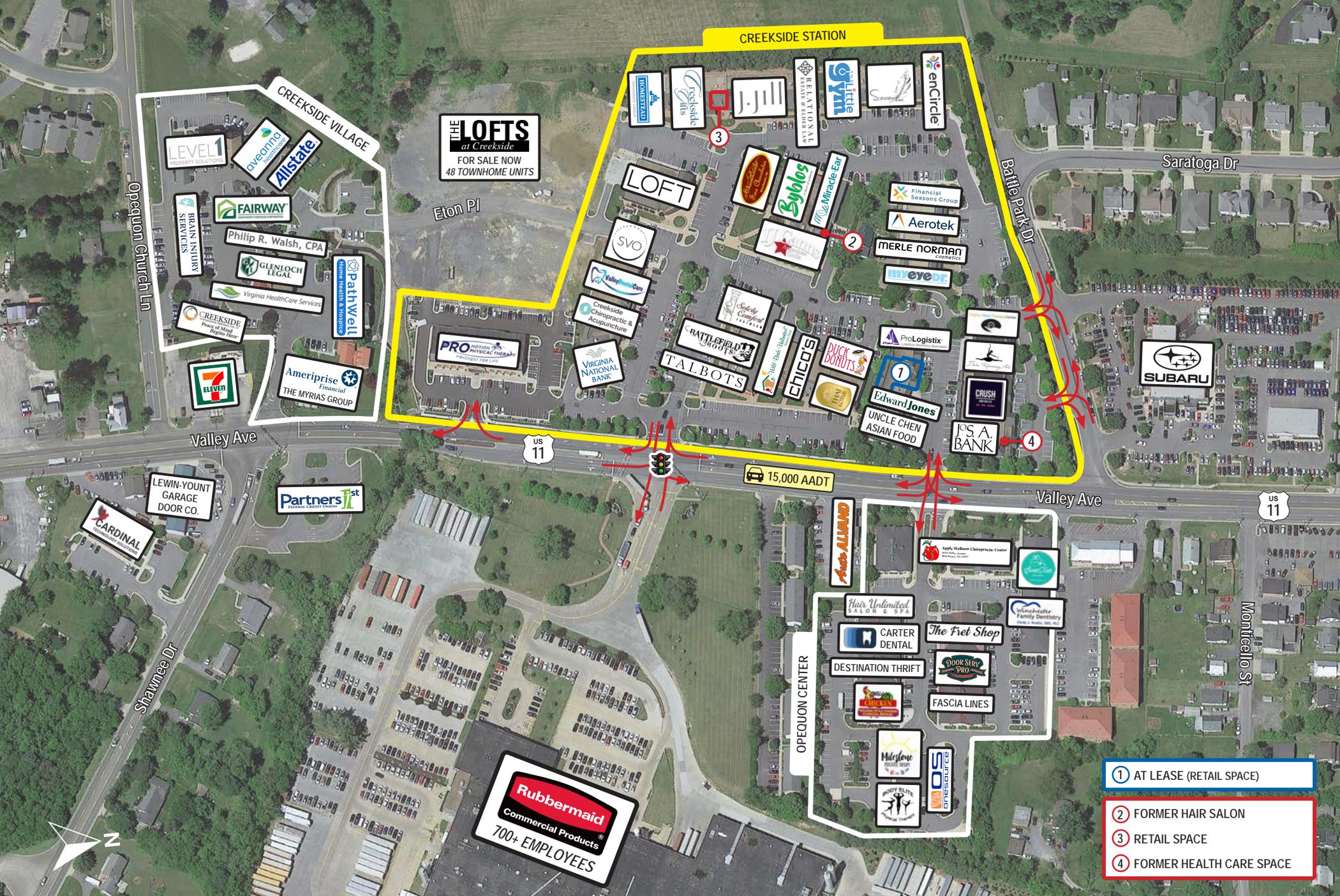
REAR



FRONT







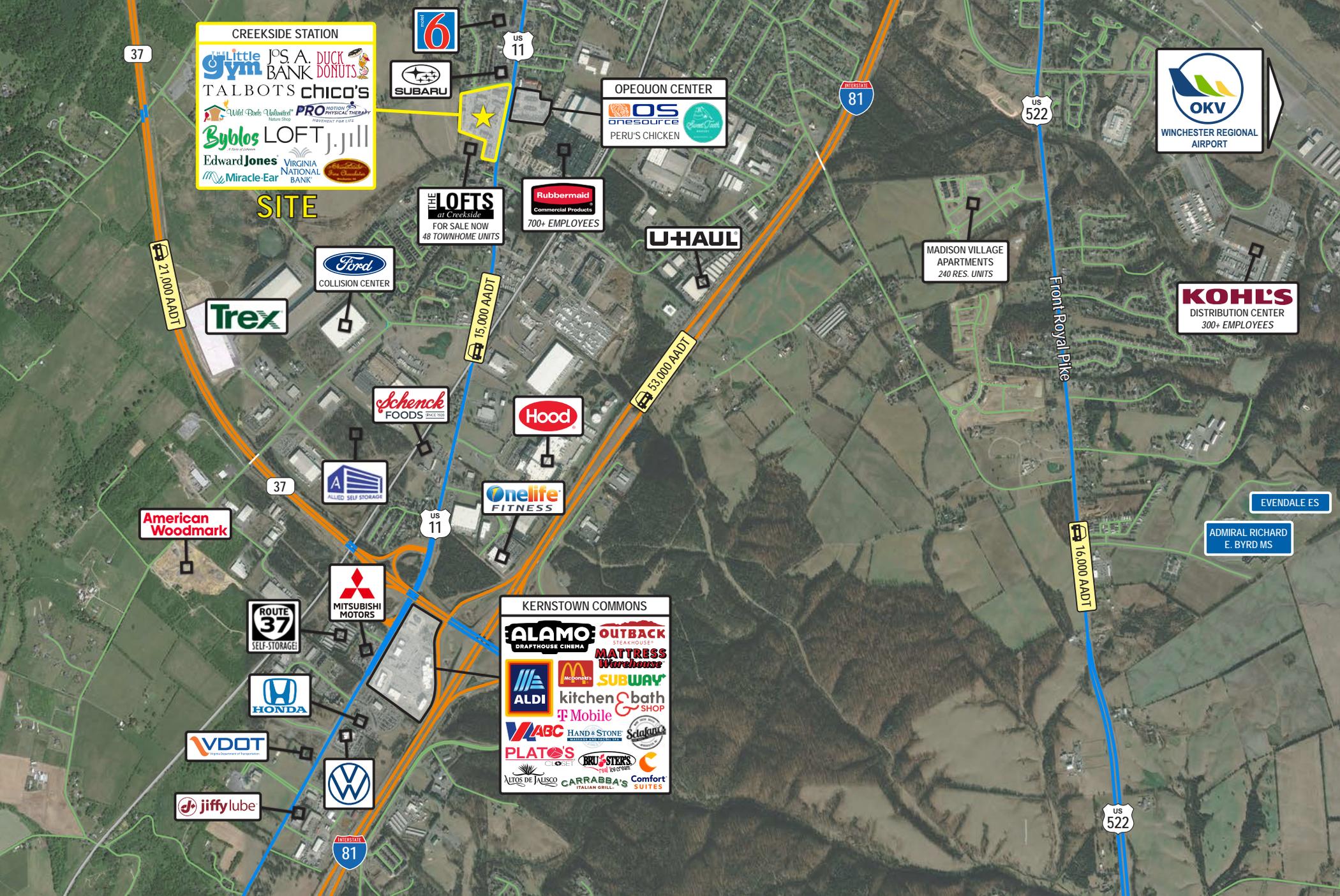
THE LOFTS
at Creekside
FOR SALE NOW
48 TOWNHOME UNITS

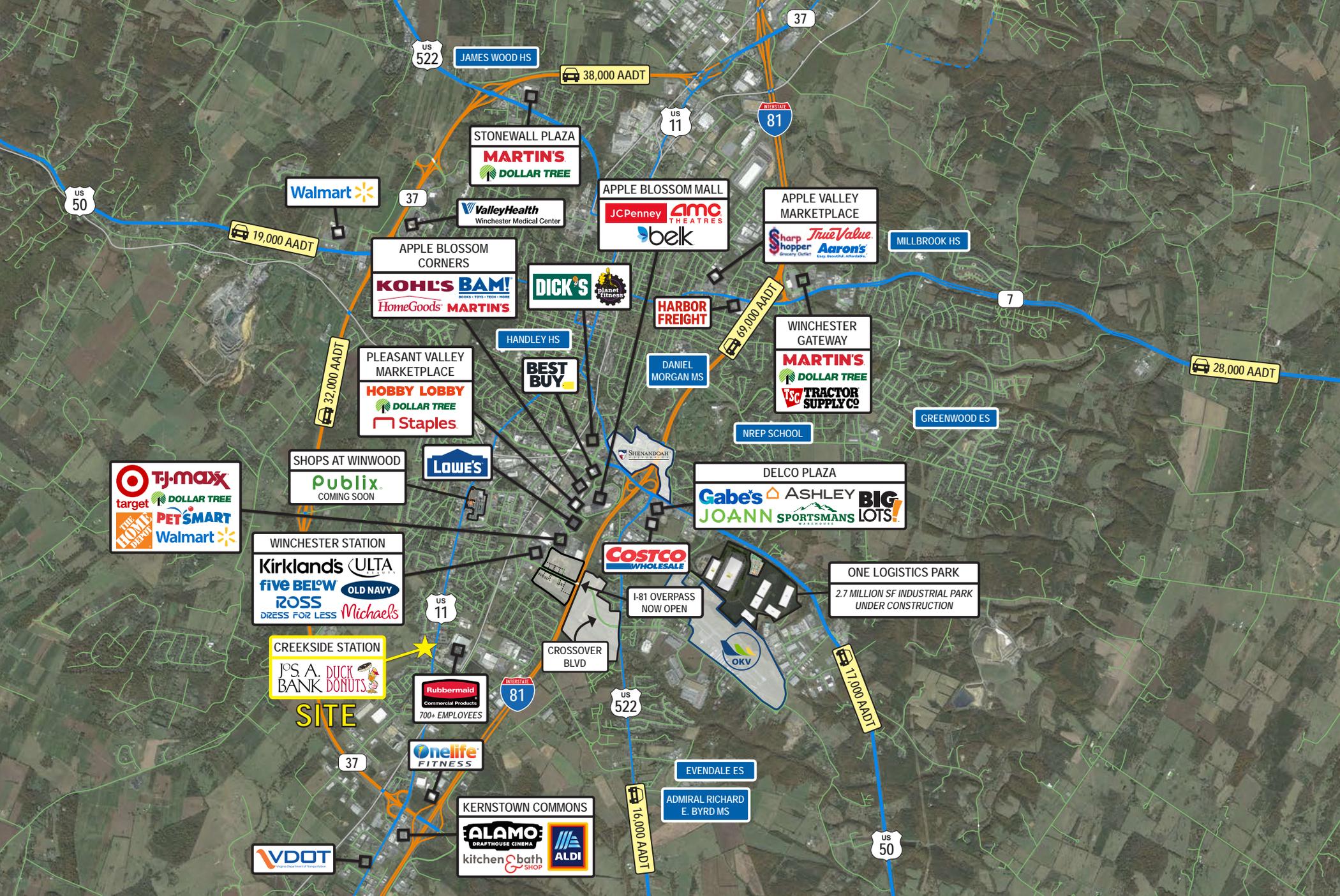
CREEKSIDE STATION

Rubbermaid
Commercial Products
700+ EMPLOYEES

15,000 AADT

- ① AT LEASE (RETAIL SPACE)
- ② FORMER HAIR SALON
- ③ RETAIL SPACE
- ④ FORMER HEALTH CARE SPACE





Interested? Contact:

Andrew Lynch

✉ alynch@segallgroup.com

☎ 202.833.3830

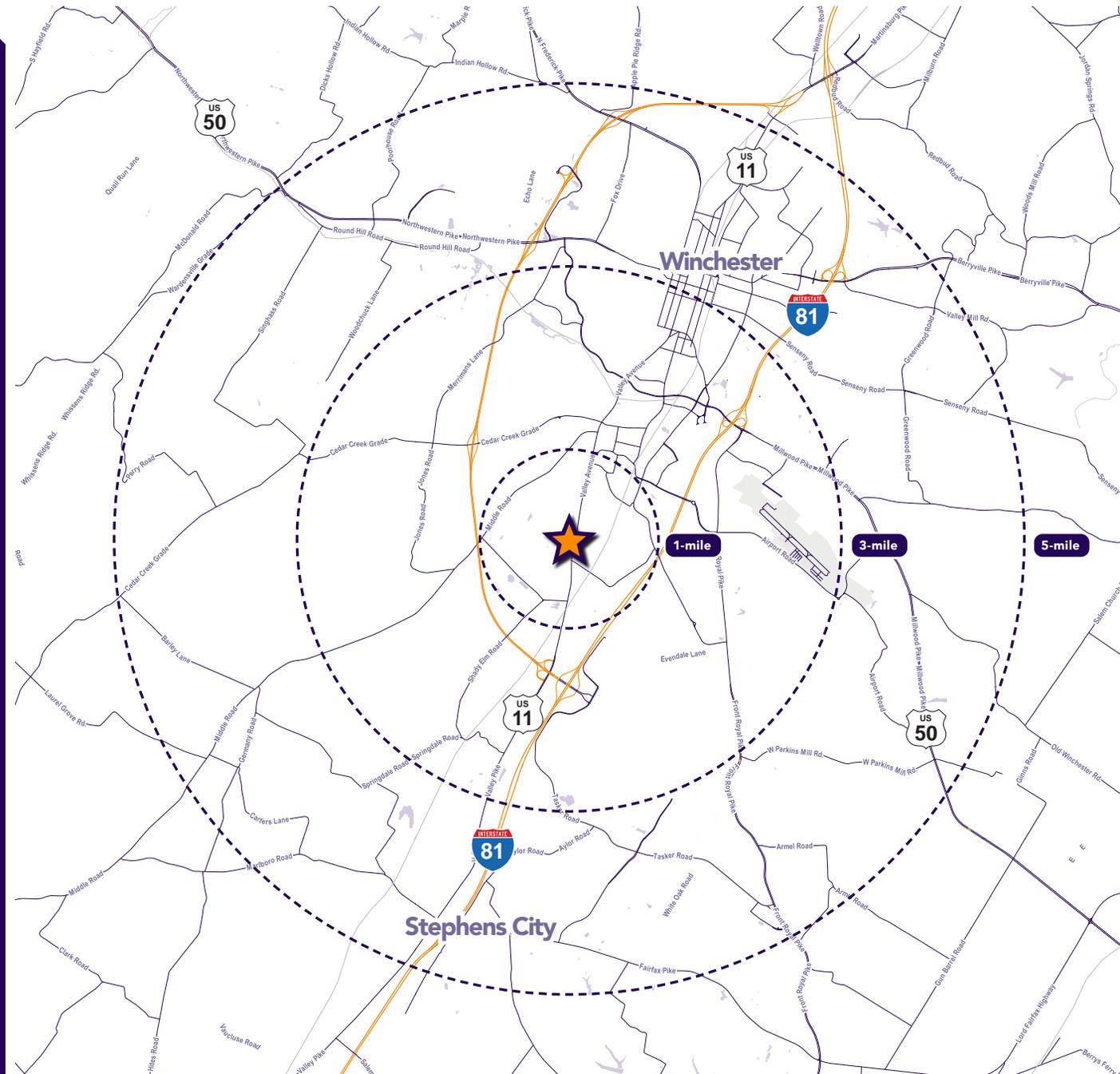
📞 508.505.7792

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of
REALTY RESOURCES

**RETAIL
READY.**

segall
GROUP