

# CROOKED RUN CENTER

135 Crooked Run Plaza, Front Royal, VA 22630  
Warren County



## RETAIL FOR LEASE

### PROPERTY HIGHLIGHTS:

- Pad Opportunity: former Truist (5,401 SF on 1.14 acres) available for lease!
- Rare retail vacancy: 1,194 SF available
- Center has great access via traffic light and ample surface parking
- Anchored by Target, Petco, Wells Fargo, TGI Friday's, IHOP, Michael's and Famous Footwear
- Located at Interstate 66 and Route 522/340 (the dominant side intersection on I-66 West)
- Phase II under development

JOIN:



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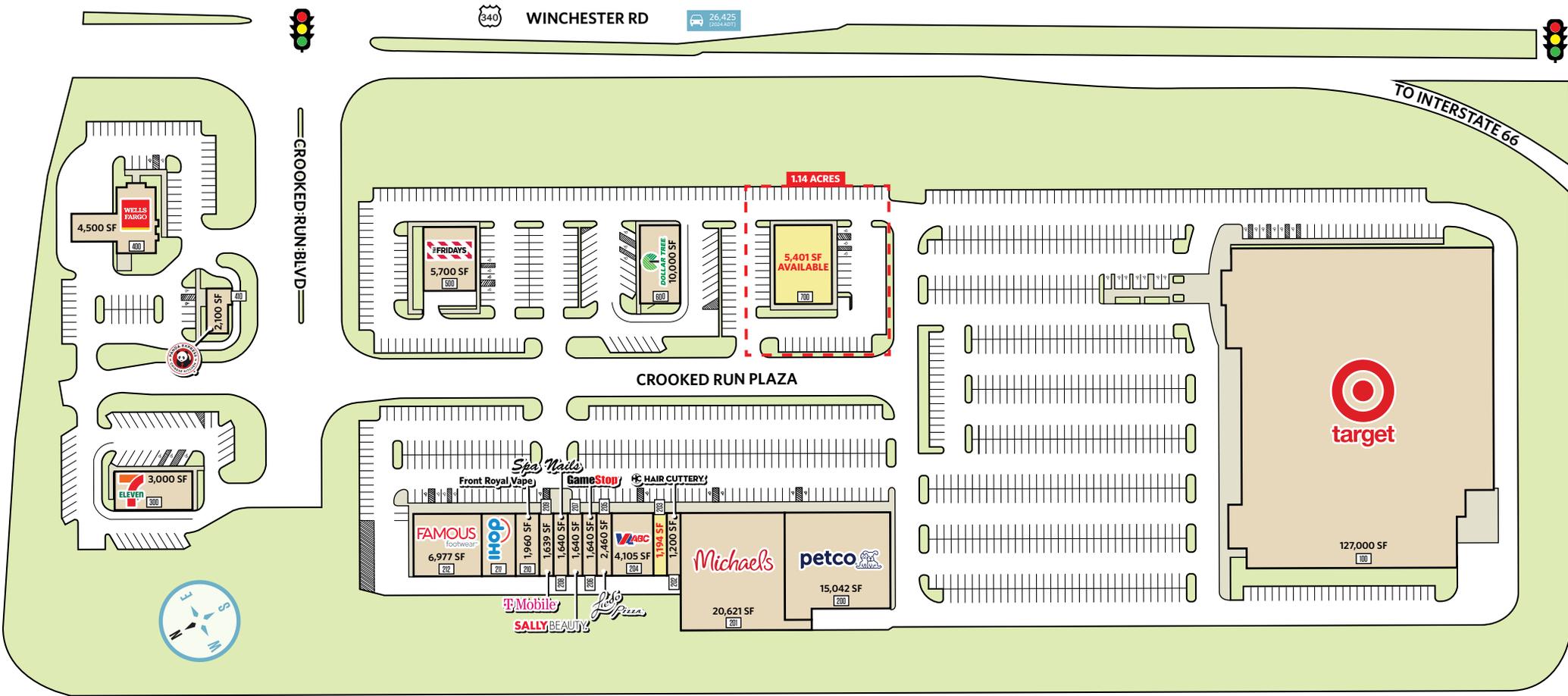
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## SITE PLAN

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Front Royal  
Warren County | Virginia

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- Google Earth Pro -

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MARKET AERIAL

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PHOTOS

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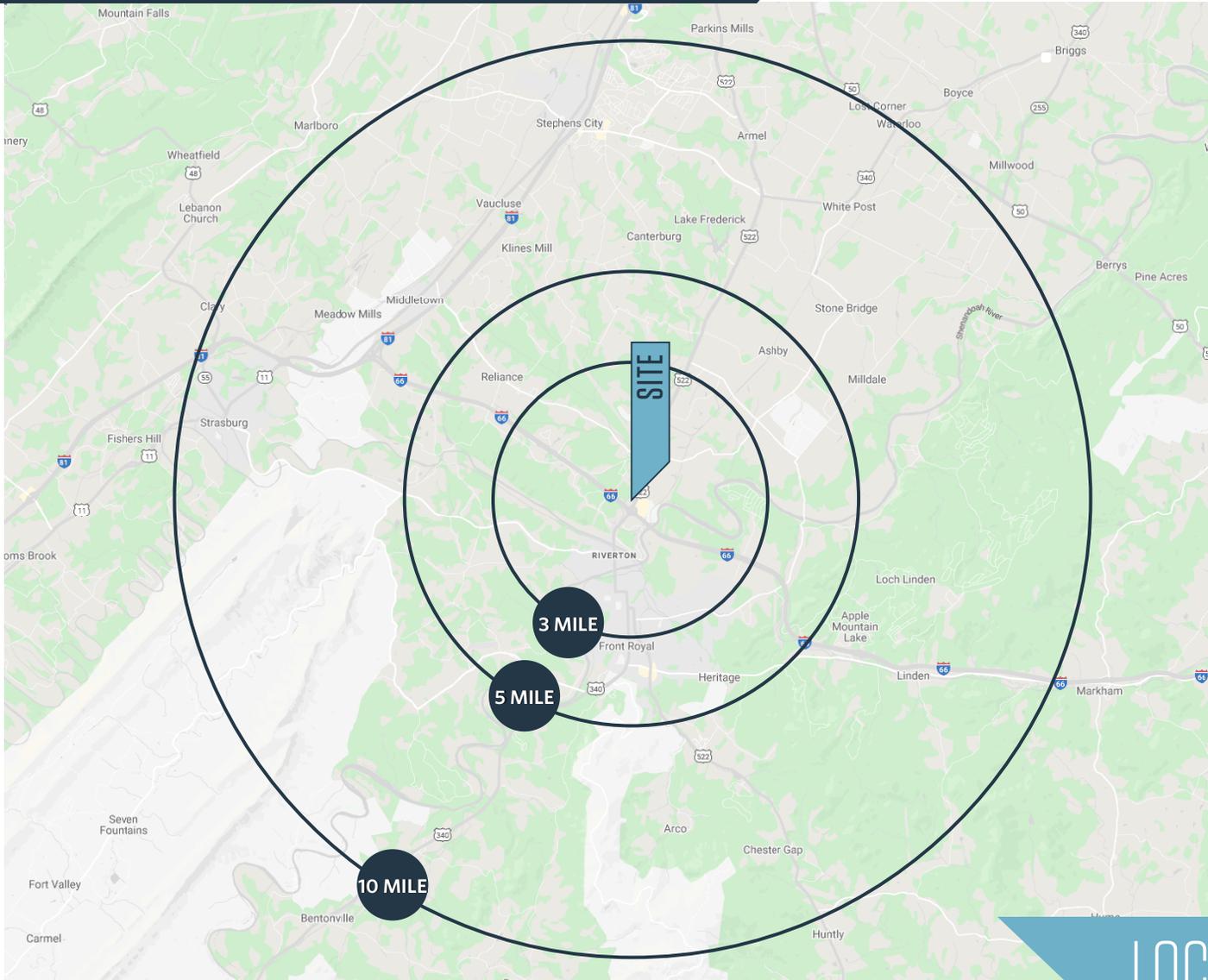
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## NOW LEASING

Phase II includes available Anchor Spaces, Pad Sites, Retail Space and Hotel Sites.

## DEMOGRAPHICS | 2025:

3-MILE	5-MILE	10-MILE
Population 11,110	26,640	83,007
Daytime Population 13,649	29,149	70,035
Households 3,891	9,940	31,820
Average HH Income \$95,302	\$100,399	\$107,859

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Route 66	36,176 ADT
Winchester Road (Route 522)	26,425 ADT

# LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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