

RETAIL FOR LEASE

# Willow Oak Plaza

901 West Broad Street, Waynesboro, VA 22980



**JOHN PRITZLAFF**

Senior Vice President

434 234 8416

[john.pritzlaff@thalhimer.com](mailto:john.pritzlaff@thalhimer.com)

**JENNY STONER**

Senior Vice President

434 234 8417

[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)



**THALHIMER**

Join Roses, Advance  
Auto, Window World  
and More!

# PROPERTY HIGHLIGHTS



750 - 27,286 SF AVAILABLE



ANCHOR, JUNIOR ANCHOR & SHOP SPACE AVAILABLE



END CAP OPPORTUNITIES



AMPLE PARKING



GREAT VISIBILITY FROM BROAD STREET/ROUTE 250



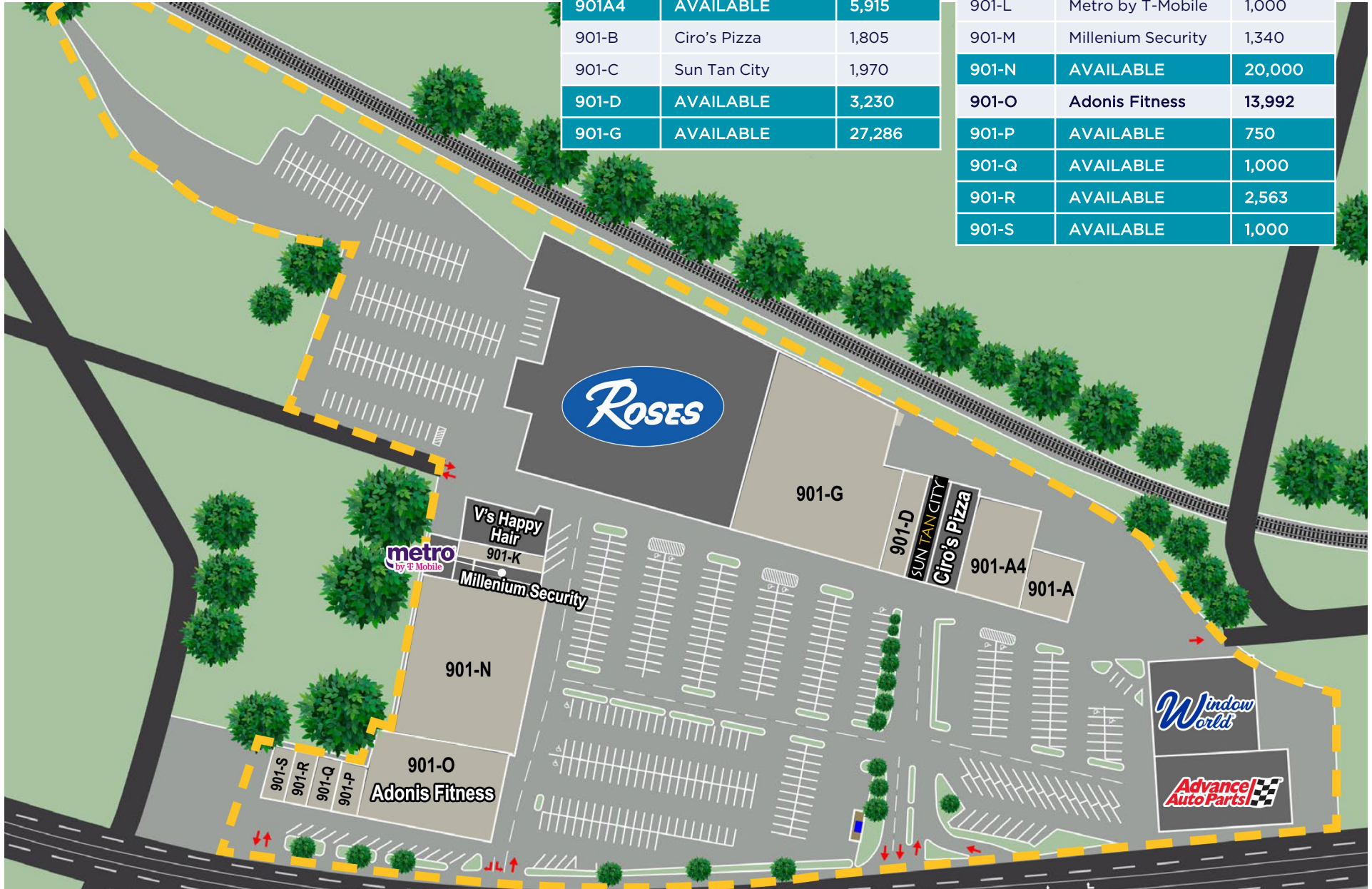
MARQUIS SPACE IN FAST-GROWING WAYNESBORO



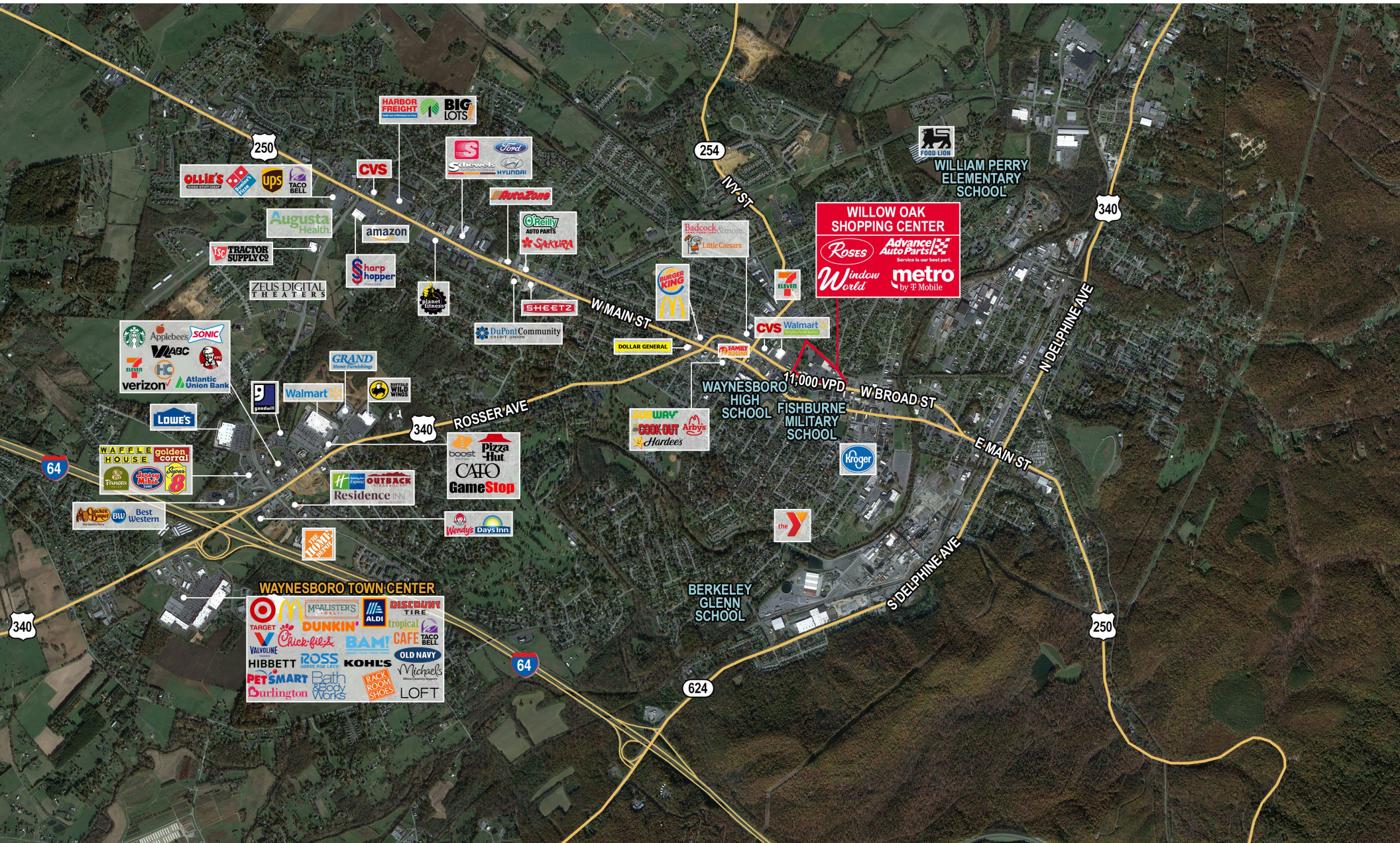
# AVAILABLE SPACES

UNIT	TENANT	SF
801-A	Advance Auto	9,700
801-B&C	Window World	10,650
901-A	AVAILABLE	3,971
901A4	AVAILABLE	5,915
901-B	Ciro's Pizza	1,805
901-C	Sun Tan City	1,970
901-D	AVAILABLE	3,230
901-G	AVAILABLE	27,286

UNIT	TENANT	SF
901-I	Rose's	52,550
901-J	V'S Happy Hair	2,973
901-K	AVAILABLE	1,395
901-L	Metro by T-Mobile	1,000
901-M	Millenium Security	1,340
901-N	AVAILABLE	20,000
901-O	Adonis Fitness	13,992
901-P	AVAILABLE	750
901-Q	AVAILABLE	1,000
901-R	AVAILABLE	2,563
901-S	AVAILABLE	1,000



# PROPERTY LOCATION



# WAYNESBORO MSA



Virginia Named #2 Top  
State for Business  
- CNBC, 2023

Located at the intersection of Shenandoah National Park's Skyline Drive, the Blue Ridge Parkway, and the Appalachian Trail, Waynesboro offers easy access to biking, hiking, paddling or fly fishing. Waynesboro is a community of outdoor enthusiasts that has emerged as a major retail center in Augusta County. It borders the Charlottesville MSA to the east and Harrisonburg MSA to the north. Its location in the heart of Shenandoah Valley provides access to a variety of employment opportunities within an easy 45-minute commute and ample recreational assets. Waynesboro's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



**22,669**  
POPULATION



**10,715**  
LABOR  
FORCE



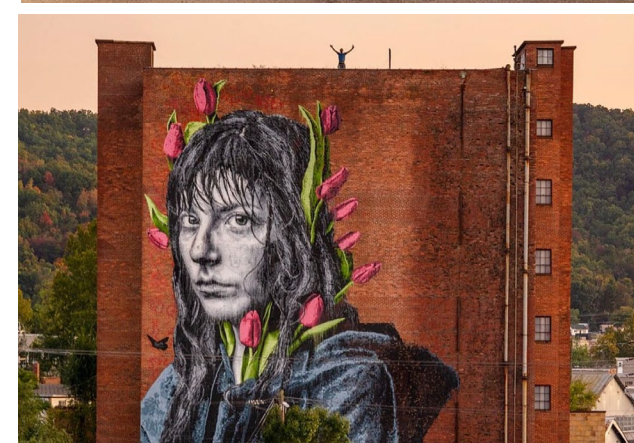
**\$46,509**  
MEDIAN HH  
INCOME



**9,809**  
TOTAL HOUSING  
UNITS



**37.3%**  
ASSOCIATE  
DEGREE OR  
HIGHER



## MAJOR ATTRACTIONS

- Blue Ridge Parkway
- Skyline Drive
- Appalachian Trail
- Blue Ridge Tunnel
- Veritas Vineyards and Winery
- Tree Streets District
- Blue Mountain Brewery
- Seven Arrows Brewing Company
- Afton Mountain Vineyards
- Shenandoah National Park

## MAJOR EMPLOYERS

- Augusta County School Board
- Augusta Medical Center
- Hershey Chocolate of Virginia
- McKee Foods Corporation
- Target Corp
- Western State Hospital
- Wal Mart
- AAF McQuay, Inc.
- Hollister, Inc.
- J.B. Hunt Transport

## COLLEGES & UNIVERSITIES

- Blue Ridge Community College
  - 2,428 Undergrad
- University of Virginia
  - 16,793 Undergrad
- Bridgewater College
  - 1,426 Undergrad
- Mary Baldwin University
  - 1,458 Undergrad

## HOSPITALS

- Augusta Health
- UVA Health University Hospital
- Sentara Martha Jefferson hospital
- Sentara Rmh Medical Center

600 E Water Street  
Suite C  
Charlottesville, VA 22902  
[www.thalhimer.com](http://www.thalhimer.com)



**JENNY STONER**  
Senior Vice President  
434 234 8417  
[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)

**JOHN PRITZLAFF**  
Senior Vice President  
434 234 8416  
[john.pritzlaff@thalhimer.com](mailto:john.pritzlaff@thalhimer.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

*Cushman Wakefield | Thalhimer ©2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*