



## NEARBY RETAILERS



## RETAIL FOR LEASE

- Located at the crossroads of Berryville Pike and Gateway Drive in Winchester, Frederick County, Virginia.
- Pad Site available - can accommodate fast food, bank, automotive, etc.
- Signalized intersection at Berryville Pike and Gateway Drive.
- Across from Winchester Gateway, over 150,000 square feet including Martin's Food, Petco, Tractor Supply Co., and Dollar Tree.

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# SITE PLAN

## GATEWAY SOUTH

BERRYVILLE PIKE & GATEWAY DRIVE, WINCHESTER, VA 22603 FREDRICK COUNTY



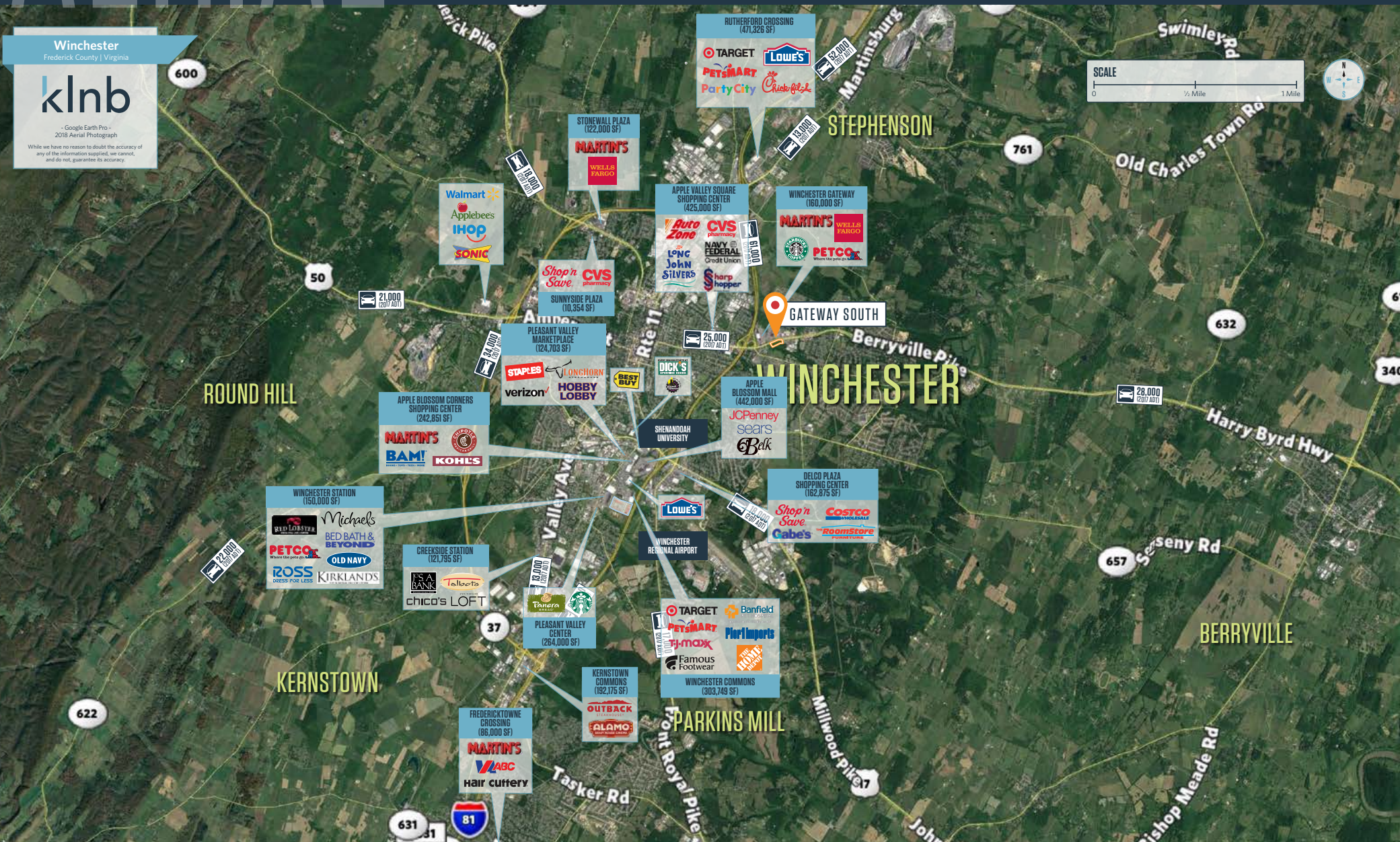
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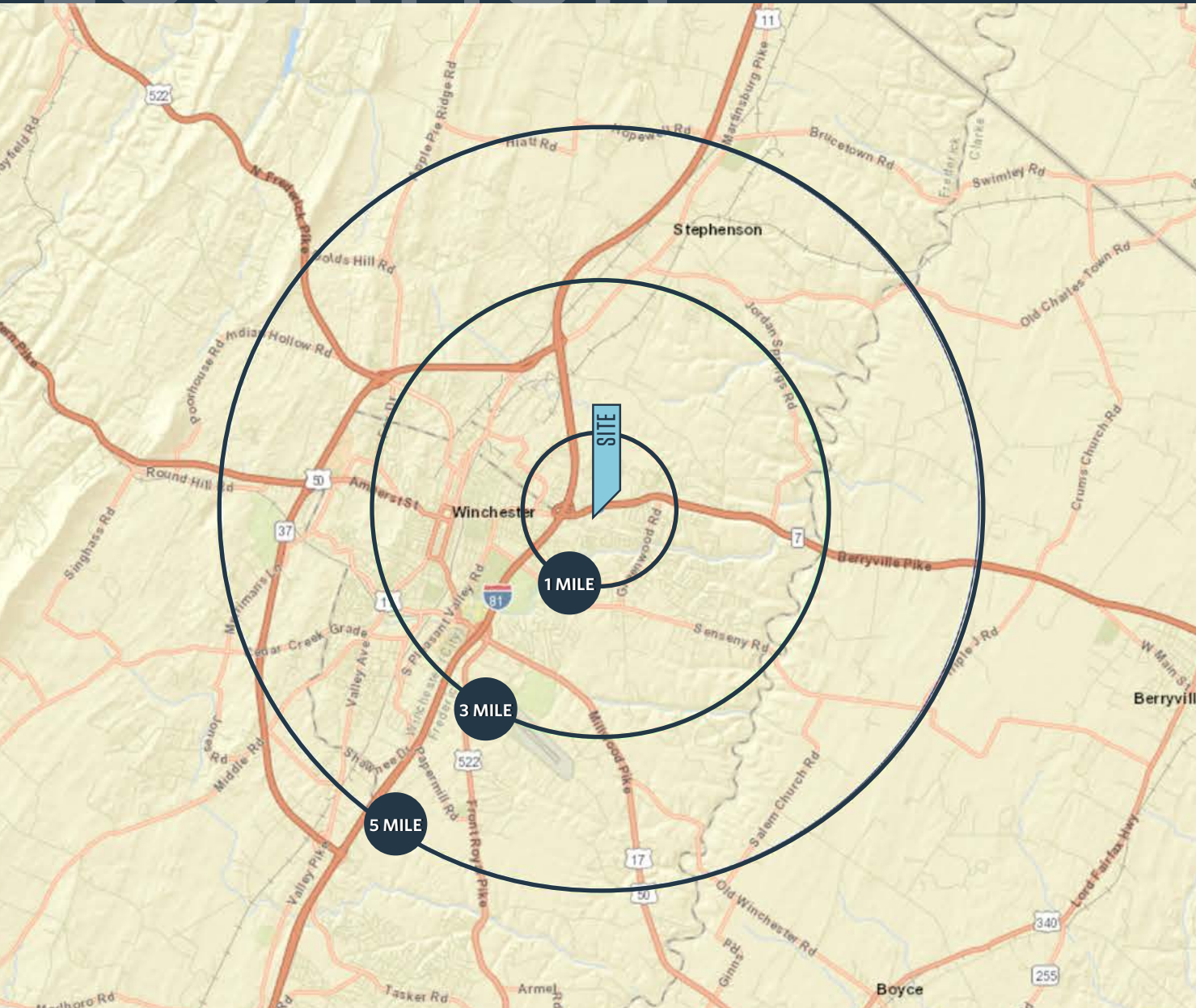
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# LOCATION

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### DEMOGRAPHICS | 2018:

1-MILE	3-MILE	5-MILE
Population		
9,812	44,035	63,401
Daytime Population		
3,739	27,399	69,207
Households		
3,711	16,077	23,916
Median HH Income		
\$53,486	\$56,979	\$58,086

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2017:

Berryville Pike	26,000 ADT
I-81	63,000 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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