

FOR LEASE

WINCHESTER STATION

2400 S. PLEASANT WAY / WINCHESTER, VA 22601



CUSHMAN &
WAKEFIELD

THALHIMER

7,663 SF AVAILABLE NOW

**182,816 SF
POWER CENTER**

PROPERTY HIGHLIGHTS

- Suite 100 C&D - 7,663 SF available now
- 182,816 SF power center
- Primary retail corridor with excellent surrounding co-tenancy
- Regional drawing power
- Best-in-Class Merchandising Mix
- Great exposure to Pleasant Valley Road
- ±23,000 VPD on Pleasant Valley Road

Join Tenants



Nearby Retailers

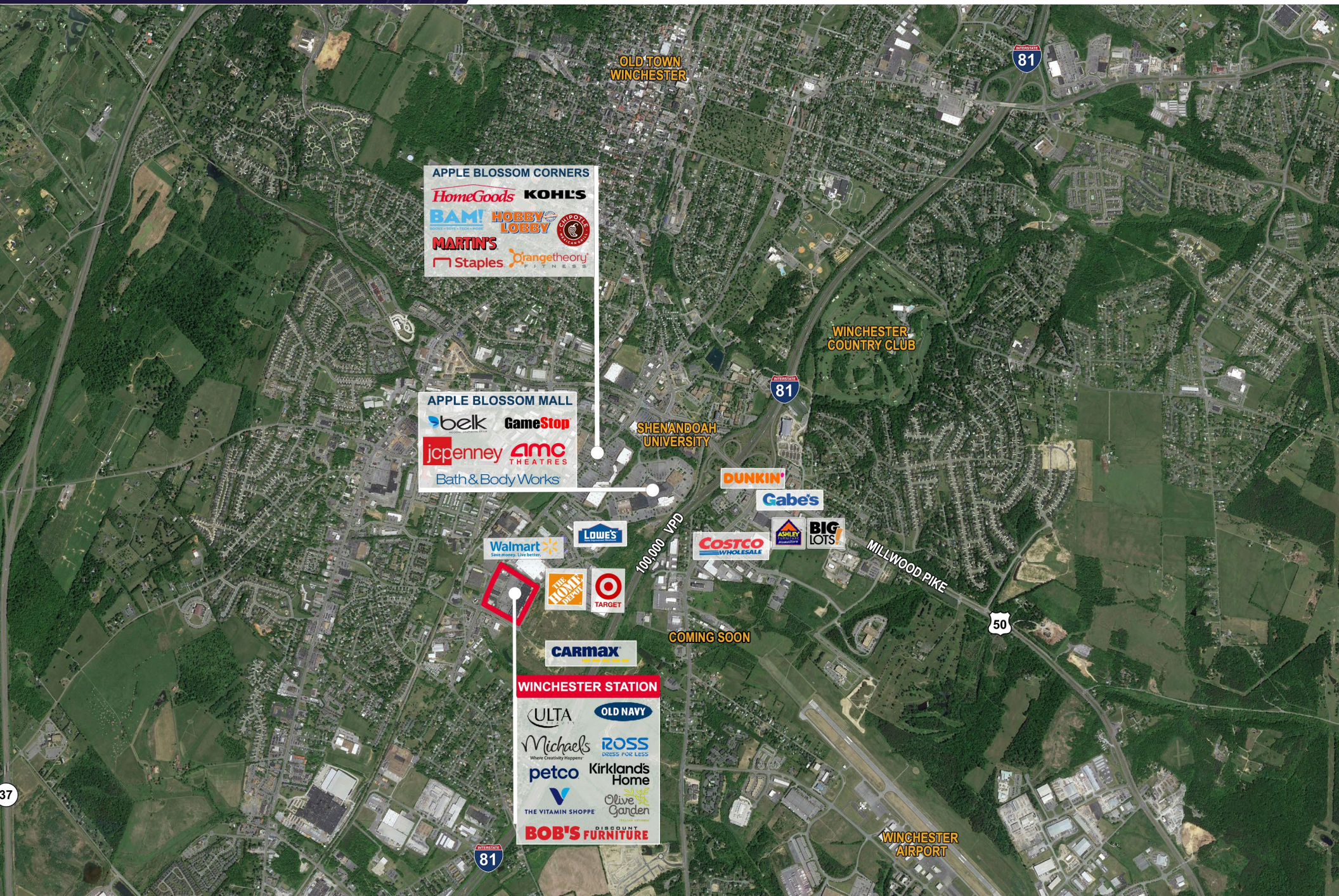


SITE PLAN



SPACE	TENANT	SF
100A	Petco	14,600
100B	Kirkland's	9,100
100C-D	AVAILABLE	7,663
105	Michaels	23,863
110	Bob's Discount Furniture	25,960
115	Ross Dress for Less	30,094
120	Old Navy	18,800
125	ULTA Beauty	11,452
130	Five Below	7,988
200	America's Best Eyeglasses	3,570
210	America's Best	3,570
212	Asian Fusion	1,633
214	Pizza Twist	1,530
216	Regional Finance	1,348
218	Mathnasium	1,342
220	Kim's Nails & Spa	1,453
222	Xfinity	1,700
224	The Vitamin Shoppe	3,570

PROPERTY AERIAL



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DEMOGRAPHICS					
	1 MILE	3 MILES	5 MILES	5 MINUTES	10 MINUTES
Population	6,463	39,880	80,672	3,972	31,281
Daytime Population	12,536	56,542	95,259	9,138	43,252
Households	2,829	15,903	30,820	1,667	12,368
Average HH Income	\$92,091	\$110,286	\$118,910	\$69,806	\$94,038



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