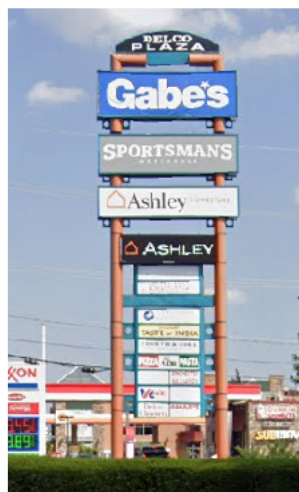


**FOR LEASE** Available Immediately



# Delco Plaza

130 - 190 Delco Plaza, Winchester, VA 22602

## Overview

Established, strategically-located shopping center at the southeast corner of US 50 (Millwood Pike) and US 522 (Front Royal Pike), in close proximity to I-81 and in a region that has long benefitted from its geographic advantages in the heart of the East Coast. Anchor, Shop Space and Freestanding availabilities with excellent pylon signage. Six points of access, including signalized entrances on US Routes 50 and 522. Shenandoah University is nearby with 4,100+ students and 500+ faculty members.

## Quick Facts

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Availability | Immediate                                                          |
| Size         | Unit 1092: 13,440 SF<br>Unit 0175: 3,140 SF<br>Unit 1046: 7,503 SF |
| Rental Rate  | TBD                                                                |
| Net Charges  | TBD                                                                |
| Tenants      |                                                                    |



| 2024 Demographics  | 1 mile                         | 3 miles                           | 5 miles   |
|--------------------|--------------------------------|-----------------------------------|-----------|
| POPULATION         | 4,614                          | 50,883                            | 77,479    |
| HOUSEHOLDS         | 1,416                          | 19,379                            | 29,406    |
| AVG. HH INCOME     | \$107,523                      | \$98,990                          | \$104,916 |
| DAYTIME POPULATION | 9,004                          | 71,865                            | 90,908    |
| TRAFFIC COUNT      | 17,000 AADT<br>(Millwood Pike) | 14,000 AADT<br>(Front Royal Pike) |           |





Delco Plaza

±0.52 Acres (22,442 SF)

Existing  
Restaurant  
7,503 SF

Patio

Millwood Pike (Route 50)













Virginia Department  
of Transportation

# Route 17/50/522 (Millwood Pike) Bridge over I-81

## Public Hearing Design Display

### Project Location



Winchester, Va.

### North Arrow & Scale



### Legend

|  |                                        |  |                                                       |
|--|----------------------------------------|--|-------------------------------------------------------|
|  | Proposed Pavement                      |  | Existing Right of Way                                 |
|  | Proposed Sidewalk                      |  | Existing Parcel Line                                  |
|  | Proposed Bridge                        |  | Proposed Right of Way Line and Limited Access Line    |
|  | Proposed Grass                         |  | Proposed Tergo Construction Easement                  |
|  | Proposed Shared Use Path               |  | Proposed Traffic Signal                               |
|  | Proposed Limits of Construction - Cut  |  | Denotes Typical Section Location (See Other Displays) |
|  | Proposed Limits of Construction - Fill |  |                                                       |

### Contact Information

David Robinson, P.E.  
Project Manager  
Virginia Department of Transportation - Staunton District  
811 Commerce Road  
Staunton, Va 24401

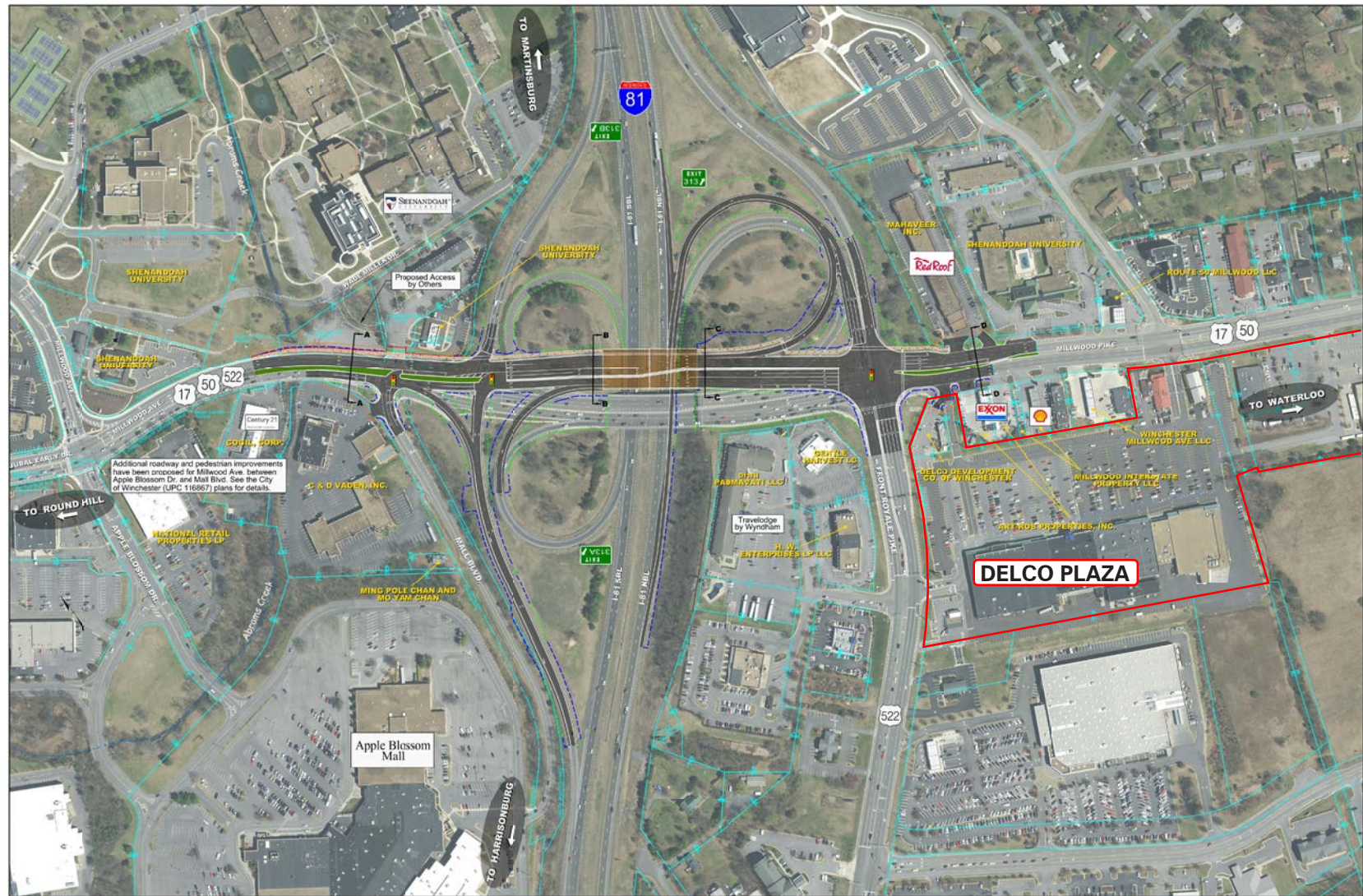
Comments may also be sent to:  
stauntoninfo@VDOT.Virginia.gov

Route 17/50/522 (Millwood Pike) Bridge over I-81  
Winchester, Virginia

State Project Number 0017-034-907, P-101, 0017-034-911, R-201, C-501  
UPC 111632  
Federal Project Number STP-5138 (187)

These plans are unfinished and unapproved and are not to be used for any type of construction or the acquisition of right of way. Additional easements for utility relocations may be required beyond the proposed right-of-way shown on these plans.

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**Project Description:** Replacement of Millwood Pike (Route 17/50/522) bridge over Interstate 81 to improve safety and traffic operations, and accommodate future improvements to the Route 17/50/522 corridor and I-81.

**Timing:** Construction scheduled to begin late 2023

**Source Link:** [VDOT](https://www.vdot.gov)



## Planned Road Improvements

Delco Plaza / 130-190 Delco Plaza / Winchester, VA 22602

