

RETAIL FOR LEASE

Willow Oak Plaza

901 West Broad Street, Waynesboro, VA 22980



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THALHIMER

Join Roses, Advance
Auto, Window World
and More!

PROPERTY HIGHLIGHTS



750 - 21,950 SF AVAILABLE



ANCHOR, JUNIOR ANCHOR & SHOP SPACE AVAILABLE



END CAP OPPORTUNITIES



AMPLE PARKING



GREAT VISIBILITY FROM BROAD STREET/ROUTE 250



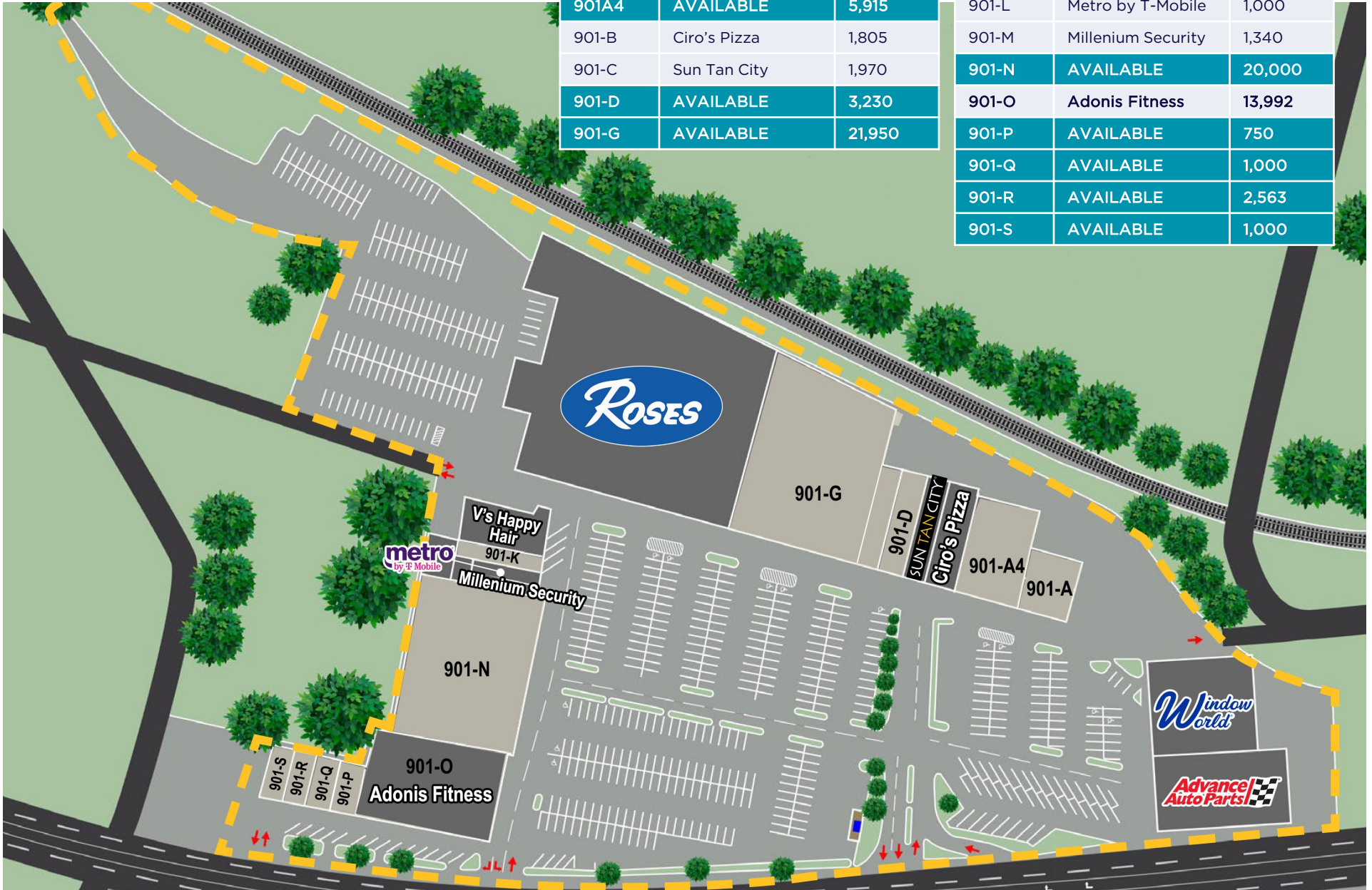
MARQUIS SPACE IN FAST-GROWING WAYNESBORO



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	21,950

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



This aerial map of Waynesboro, Virginia, illustrates the town's commercial and educational landscape. Major transportation routes are highlighted in yellow, including I-64, US-250, US-340, and VA-624. The map is densely populated with logos for various businesses, ranging from retail giants like Amazon and Walmart to local eateries and service providers. Educational institutions are clearly marked, including William Perry Elementary School, Waynesboro High School, Fishburne Military School, and Berkeley Glenn School. Key commercial hubs are identified as Willow Oak Shopping Center and Waynesboro Town Center. A red arrow points to a specific location near the intersection of W Main St and W Broad St, labeled '11,000 VPD'. The map also shows several streets, including W Main St, W Broad St, E Main St, S Delphine Ave, N Delphine Ave, Ivy St, Rosser Ave, and W Main St. Other notable labels include 'W Main St', 'W Broad St', 'E Main St', 'S Delphine Ave', 'N Delphine Ave', 'Ivy St', 'Rosser Ave', and 'W Main St'.

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

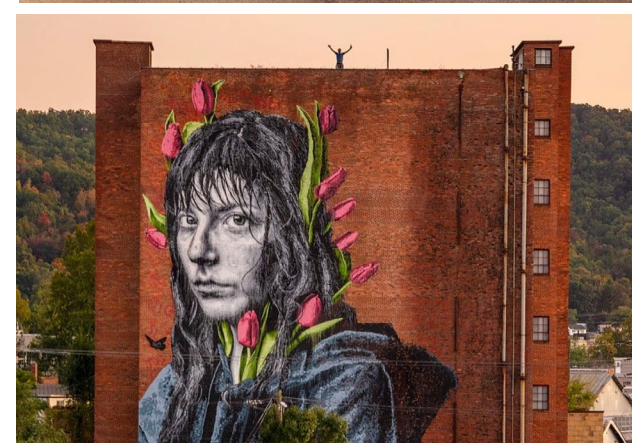
- Augusta County School Board
- Augusta Medical Center
- Hershey Chocolate of Virginia
- McKee Foods Corporation
- Target Corp
- Western State Hospital
- Wal Mart
- AAF McQuay, Inc.
- Hollister, Inc.
- J.B. Hunt Transport

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



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