

FOR LEASE

WINCHESTER STATION

2400 S. PLEASANT WAY / WINCHESTER, VA 22601



CUSHMAN &
WAKEFIELD

THALHIMER

1,530 SF

**1,530 SF
AVAILABLE**

PROPERTY HIGHLIGHTS

- Suite 214 - 1,530 SF available
- 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

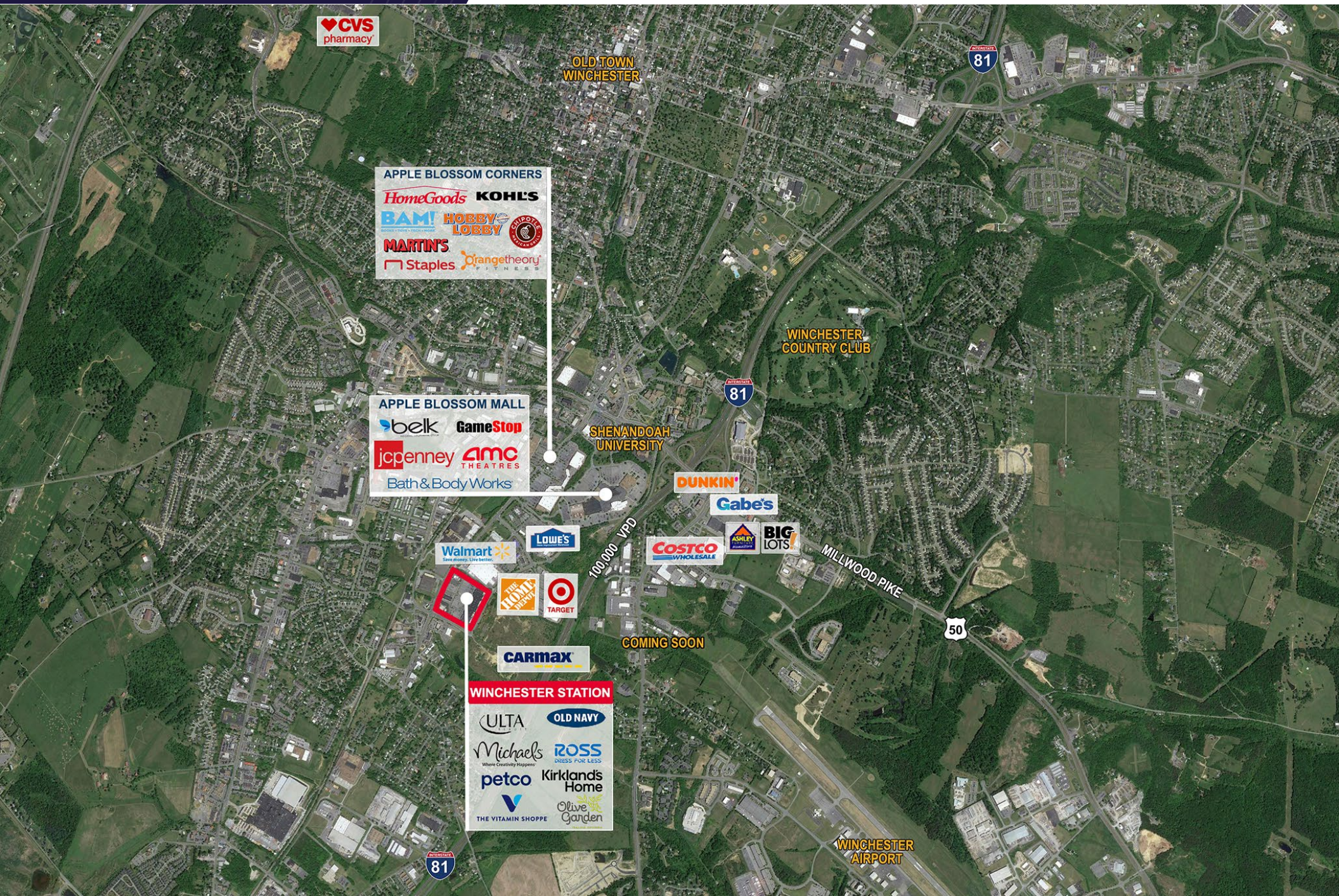


SITE PLAN



SPACE	TENANT	SF
100A	Petco	14,600
100B	Kirkland's	9,100
100C-D	LL Flooring	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	AVAILABLE	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



CVS
pharmacy

OLD TOWN
WINCHESTER

81

APPLE BLOSSOM CORNERS
HomeGoods KOHL'S
BAMI HOBBY LOBBY
MARTIN'S
Staples Orangetheory

WINCHESTER
COUNTRY CLUB

APPLE BLOSSOM MALL
belk GameStop
jcpenny AMC THEATRES
Bath & Body Works

SHENANDOAH
UNIVERSITY

81

DUNKIN'

Gabe's

Walmart

Lowe's

COSTCO
WHOLESALE

ASHLEY
FURNITURE

BIG
LOTS

MILLWOOD PIKE

50

100,000 VPD

THE HOME DEPOT
TARGET

COMING SOON

CARMAX

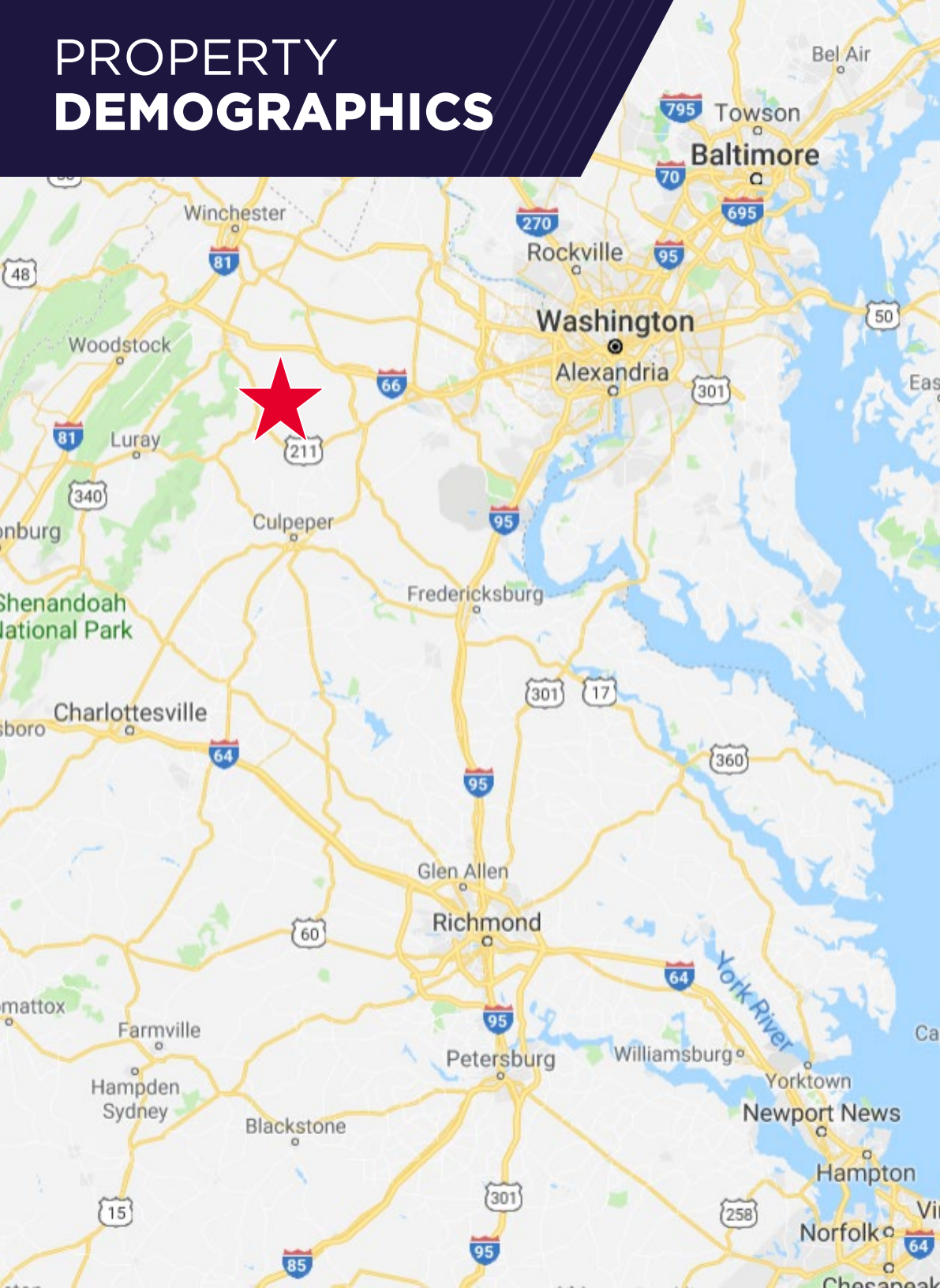
WINCHESTER STATION

ULTA OLD NAVY
Michaels ROSS
petco Kirkland's Home
THE VITAMIN SHOPPE Olive Garden

81

WINCHESTER
AIRPORT

PROPERTY DEMOGRAPHICS



Demographics

	1 Mile	3 Mile	5 Mile
Population	6,401	39,797	80,096
Households	2,788	15,773	30,493
Avg. Household Income	\$82,464	\$105,909	\$115,291
Daytime Population	20,123	56,798	95,558

Drive Time Demographics

	5 Min Drive Time	10 Min Drive Time
Population	4,395	34,330
Households	1,786	13,435
Avg. Household Income	\$70,255	\$102,452
Daytime Population	16,594	32,853



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