





Renaissance Drive Commercial Parcels






Winchester, VA 22602

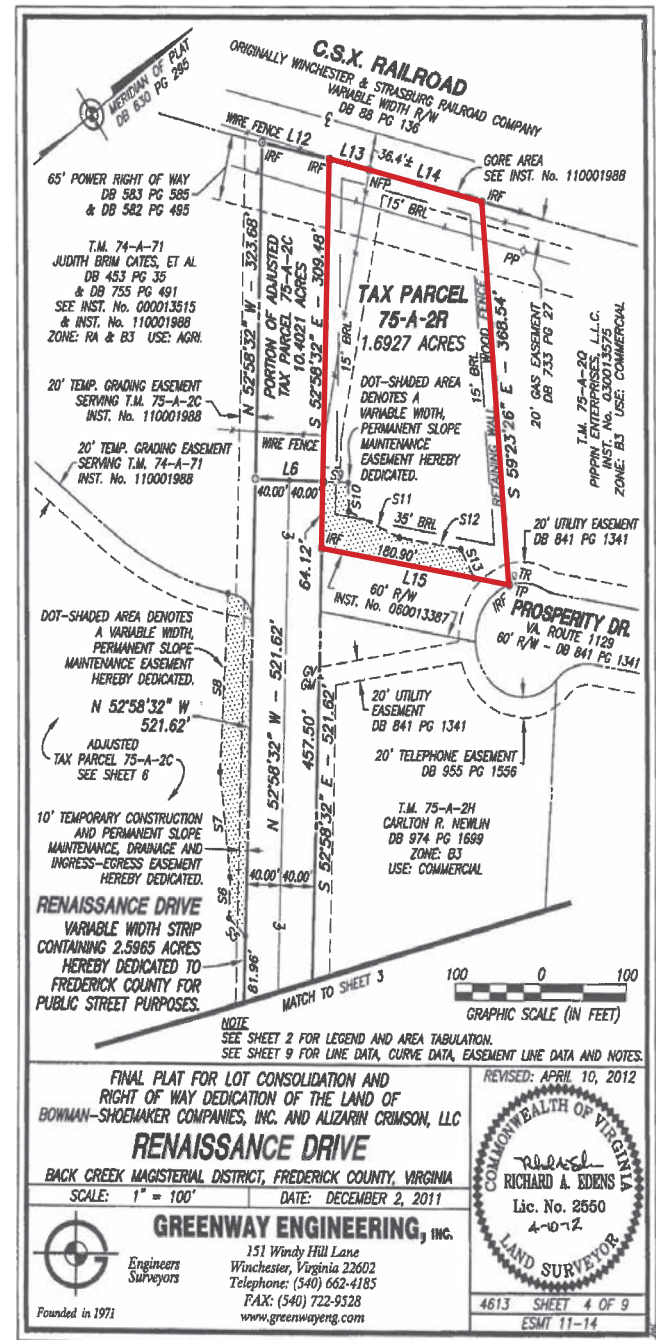
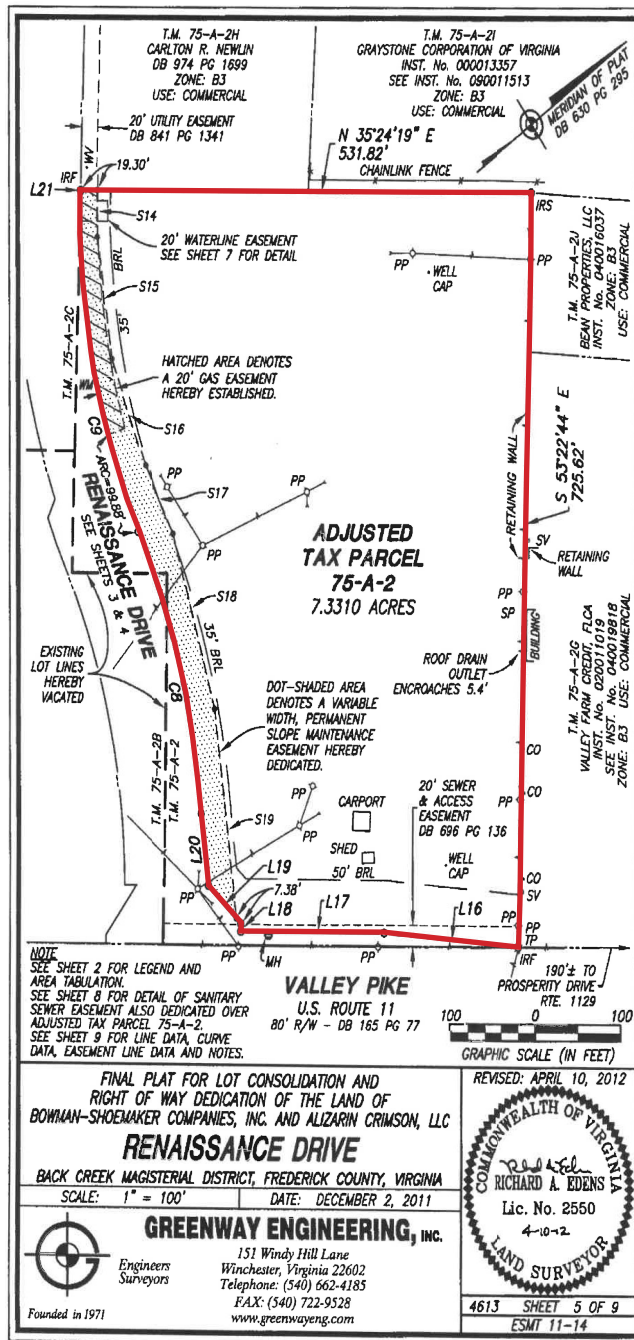
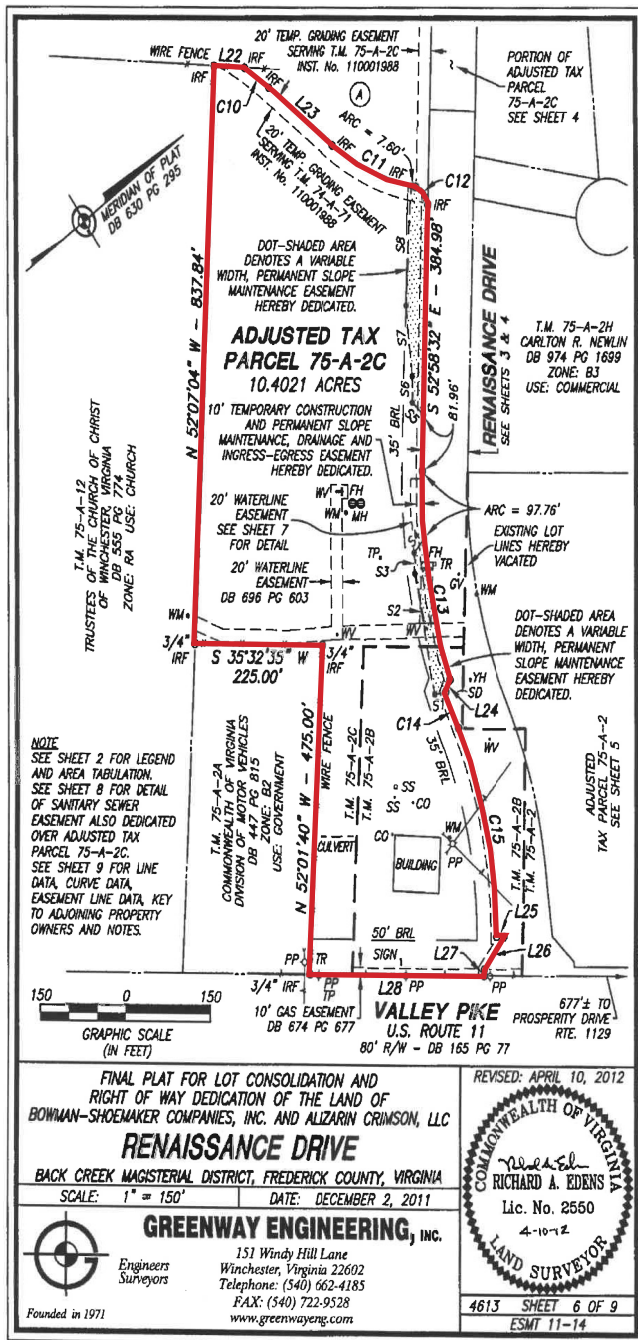
Overview

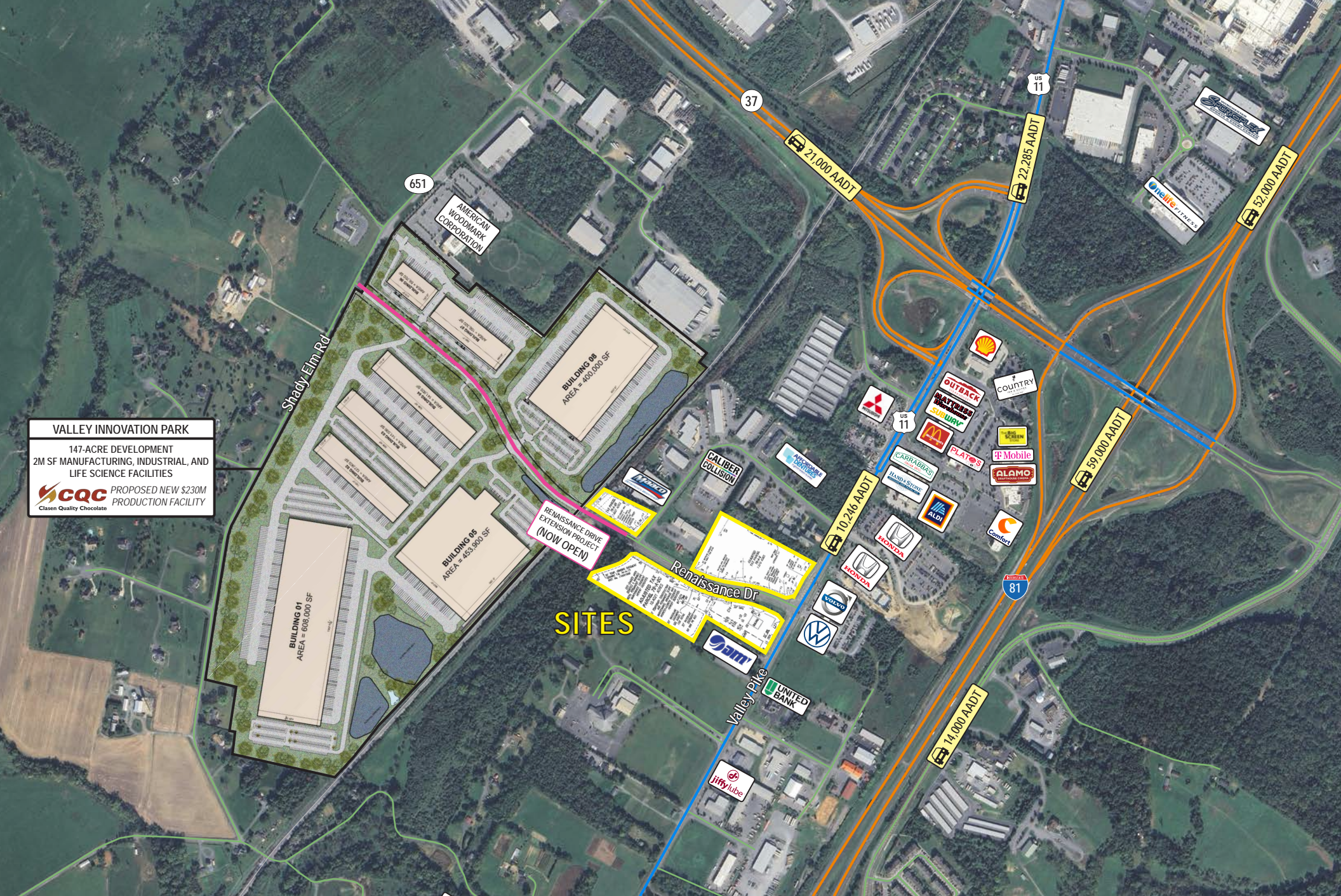
Commercial land available for sale at the full access intersection of US 11/Valley Pike and Renaissance Drive in the Kernstown submarket of Winchester, VA. A road connection over the railroad tracks at the back of the site is now open to provide connection to Shady Elm Road and the Valley Innovation Park (Peterson Cos).

Quick Facts

Availability	Immediate
Size	1.7 - 10.4 Acres
Purchase Price	TBD
Zoning	B2: General Business; B3: Industrial Transition
Nearby Tenants	   

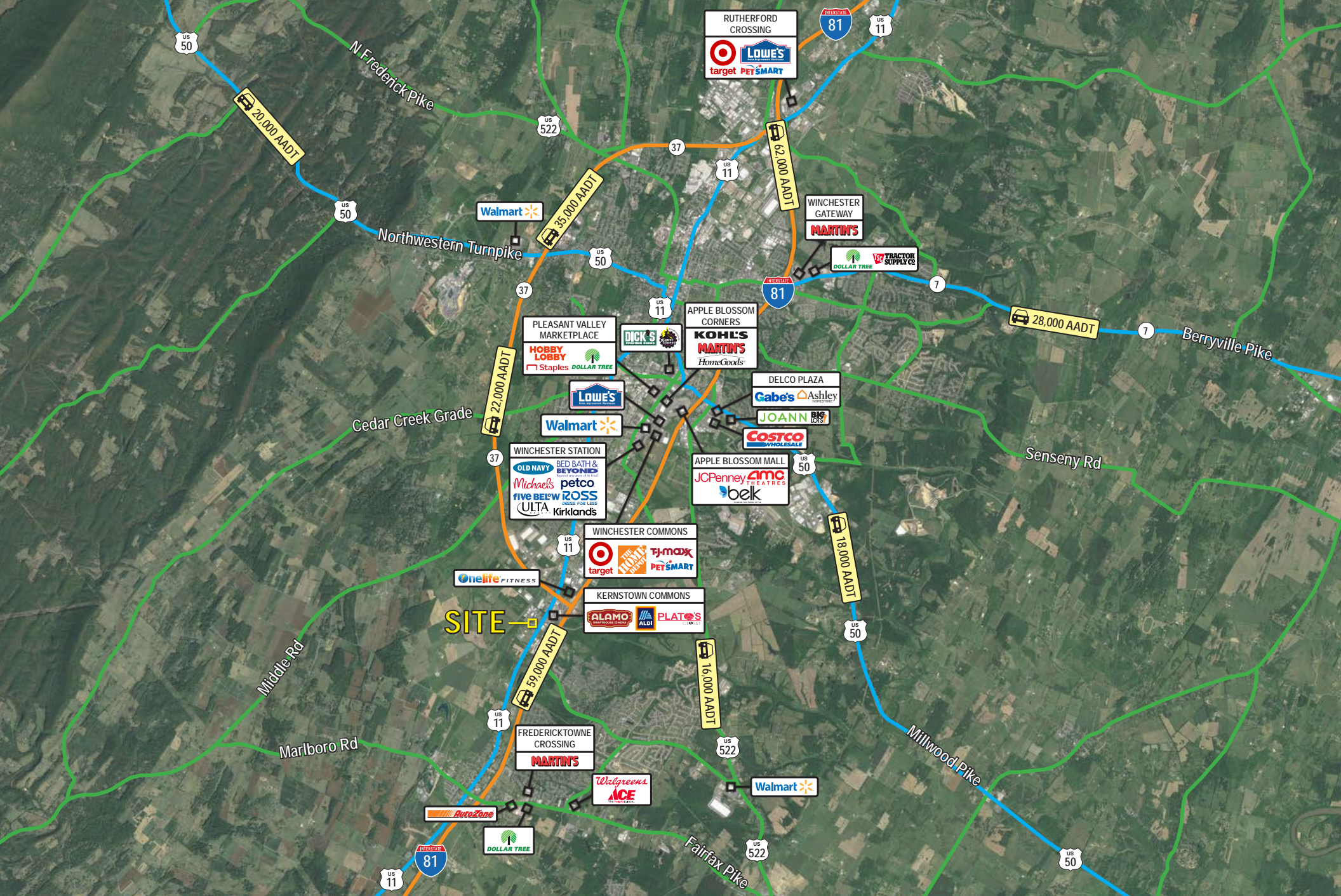
2024 Demographics	3 mile	5 miles	7 miles
 POPULATION	27,251	54,922	94,342
 HOUSEHOLDS	10,255	21,001	35,966
 AVG. HH INCOME	\$113,653	\$112,038	\$108,725
 DAYTIME POPULATION	23,005	65,221	115,698
 TRAFFIC COUNT	10,985 AADT <small>(Placer.ai)</small> (Valley Pike - Rt 11)	73,649 AADT <small>(Placer.ai)</small> (I-81)	





VALLEY INNOVATION PARK
147-ACRE DEVELOPMENT
2M SF MANUFACTURING, INDUSTRIAL, AND
LIFE SCIENCE FACILITIES
CQC PROPOSED NEW \$230M
Clemen Quality Chocolate PRODUCTION FACILITY

SITES



Renaissance Drive extension set to open Friday

July 15, 2025 - The Winchester Star



WINCHESTER — Frederick County's \$5.2 million Renaissance Drive extension is slated to fully open to traffic this week.

Vehicles should be able to use the new half-mile section "on or about Friday," according to the Virginia Department of Transportation.

The two-lane road previously connected Valley Pike (U.S. 11) and Prosperity Drive. The new section extends farther west between Prosperity Drive and Shady Elm Road. Included is an at-grade CSX railway crossing that cuts through the extension.

With the opening of the extension, a railroad crossing on nearby Springdale Road will be closed starting Friday. And Springdale Road will be closed to thru traffic (it will have a dead end on both sides of the rail line). This is intended to relieve traffic congestion on Apple Valley Road, which merges with Shady Elm Road just north of the extension.

Renaissance Drive's intersection with Valley Pike will be signalized; the intersection between Renaissance Drive and Shady Elm Road will be a T-intersection.

Due to the traffic changes, county officials urge drivers in the Renaissance Drive area to be alert and pay attention to any VDOT signs.

Frederick County administered the Renaissance Drive extension, with partial funding — more than \$1.6 million — from VDOT's Revenue Sharing Program.

Completing the project has been a years-long process.

The extension was initially approved by the Frederick County Board of Supervisors in January of 2018. In August 2021, Frederick County Assistant Planning Director John Bishop estimated construction would take one year to complete, if everything went smoothly. Construction began on June 9, 2023, and took a little over two years to finish. Funding challenges, design adjustments and other issues plagued the project.

Bishop previously told The Winchester Star that CSX delayed building the needed railroad crossing for more than a year. CSX finally began installation in mid-May.

The Renaissance Drive extension should be put to good use. Earlier this year, it was announced that Wisconsin-based Clasen Quality Chocolate Inc., a chocolate and sweets supplier, had purchased 107 acres at 831 Shady Elm Road to build a \$230 million manufacturing facility that will create 250 jobs. The site is located below the new extension. The Clasen project is expected to be completed in late 2030.

Source: https://www.winchesterstar.com/winchester_star/renaissance-drive-extension-set-to-open-friday/article_aa6ed623-33d5-5caf-bd8a-ce7f97927742.html

New \$230M chocolate factory coming to Frederick County

February 28, 2025 - Virginia Business



Frederick County may not have won the golden ticket to Willy Wonka's chocolate factory, but it may have snagged something even better — a chocolate facility of its own.

Gov. Glenn Youngkin announced Friday that Wisconsin chocolate manufacturer Clasen Quality Chocolate will invest \$230 million to build a new production facility in Frederick County and create 250 jobs.

Clasen operates four manufacturing facilities, three in Wisconsin and one in Nevada. The Virginia facility will help the company meet rising demand and will be located at Valley Innovation Park, a 145-acre industrial park.

The Madison, Wisconsin-headquartered company, which manufactures chocolate and confectionery coatings for larger grocery chains and food companies, operates four manufacturing facilities, three in Wisconsin and one in Nevada. The Frederick County facility is expected to help the company meet rising demand.

Clasen began as a family-owned bakery in 1959, but has since grown to one of the largest suppliers of chocolate and confectionery coatings in the country.

"We are excited to build our newest production facility in Virginia, enabling us to better serve our customers with high-quality chocolate products," said Clasen Quality Chocolate President Jay Jensen in a statement.

"Virginia provides one of the best business environments in the country, which cultivates the ecosystem for businesses like Clasen Quality Chocolate to thrive," Youngkin said in a statement, adding that Virginia is uniquely positioned to help Clasen reach its global market, with its location in the mid-Atlantic.

According to the governor's office, the Virginia Economic Development Partnership worked with the county's economic development authority to secure the project for Virginia, and Youngkin approved a \$3 million grant from the Commonwealth's Opportunity Fund to assist the county with this project.

Frederick County Board of Supervisors Chairman Josh Ludwig said in a statement the investment will positively impact the local economy. Del. Bill Wiley, R-Winchester, shared a similar sentiment.

"As the fastest-growing region in the commonwealth, our community faces unique challenges, particularly in supporting school growth and essential services," Wiley said in a statement. "This major investment in our local economy will help offset the impacts of our rapid expansion by creating jobs and strengthening our tax base. I am excited to see that the decisions we have made in the General Assembly are supporting VEDP's efforts to attract high-quality industries like this, bringing long-term benefits to our region."

Clasen did not immediately answer a request for comment on its construction timeline or the facility's expected opening date.

Source: <https://virginiabusiness.com/new-230m-chocolate-factory-coming-to-frederick-county/>

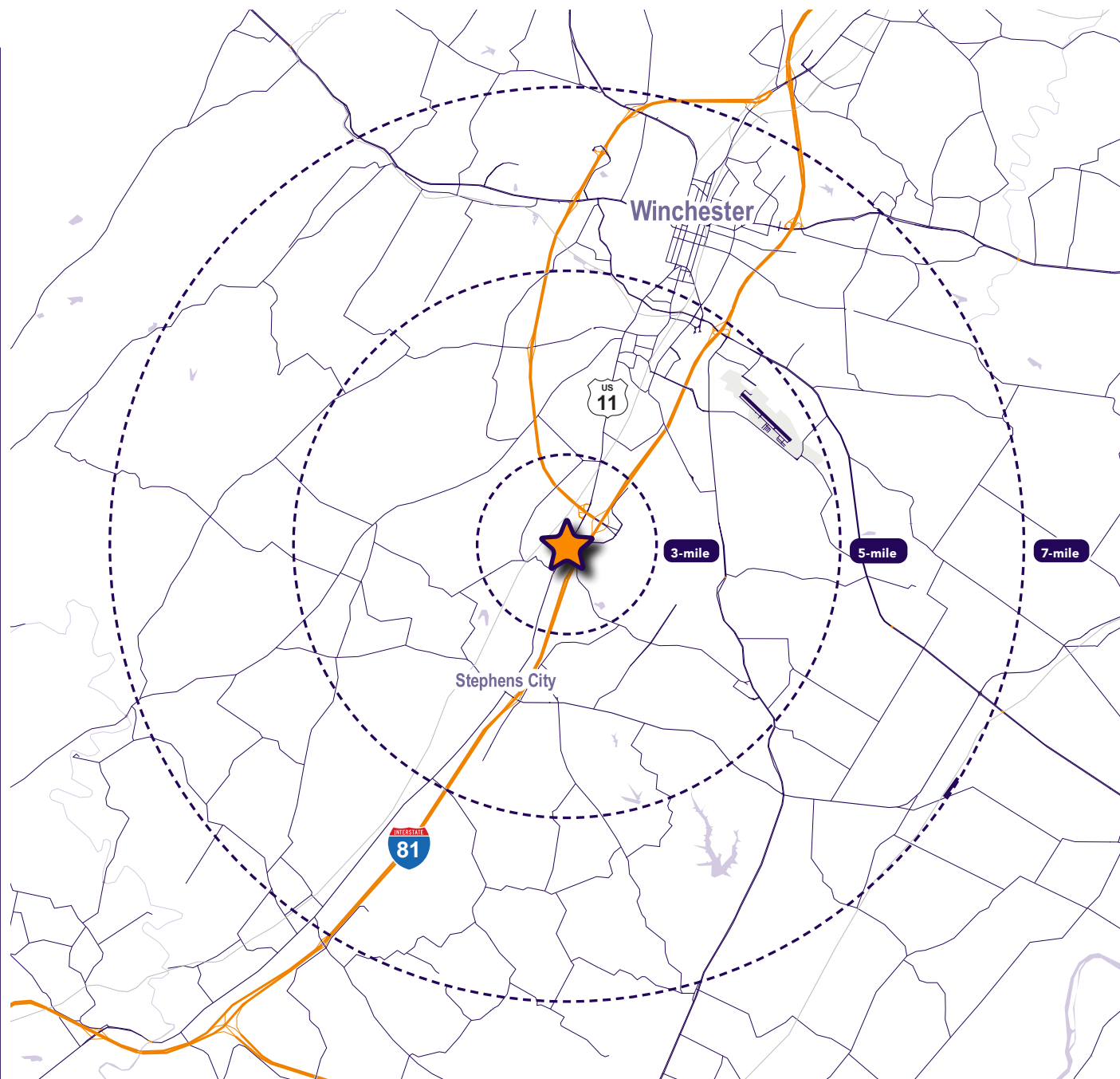
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