

JUST SIGNED!
burn boot camp



NEARBY RETAILERS

- FlooringAmerica.
- HOBBY LOBBY
- burn boot camp
- MARTIN'S
- Walgreens
- planet fitness
- BEST BUY
- ZAXBY'S
- ABC

RETAIL CONDO FOR LEASE OR SALE

- FULLY LEASED
- 67 Parking Spaces
- 19' ceiling height
- Zoning: CM1 - Commercial Industrial
- Rear Garage Loading

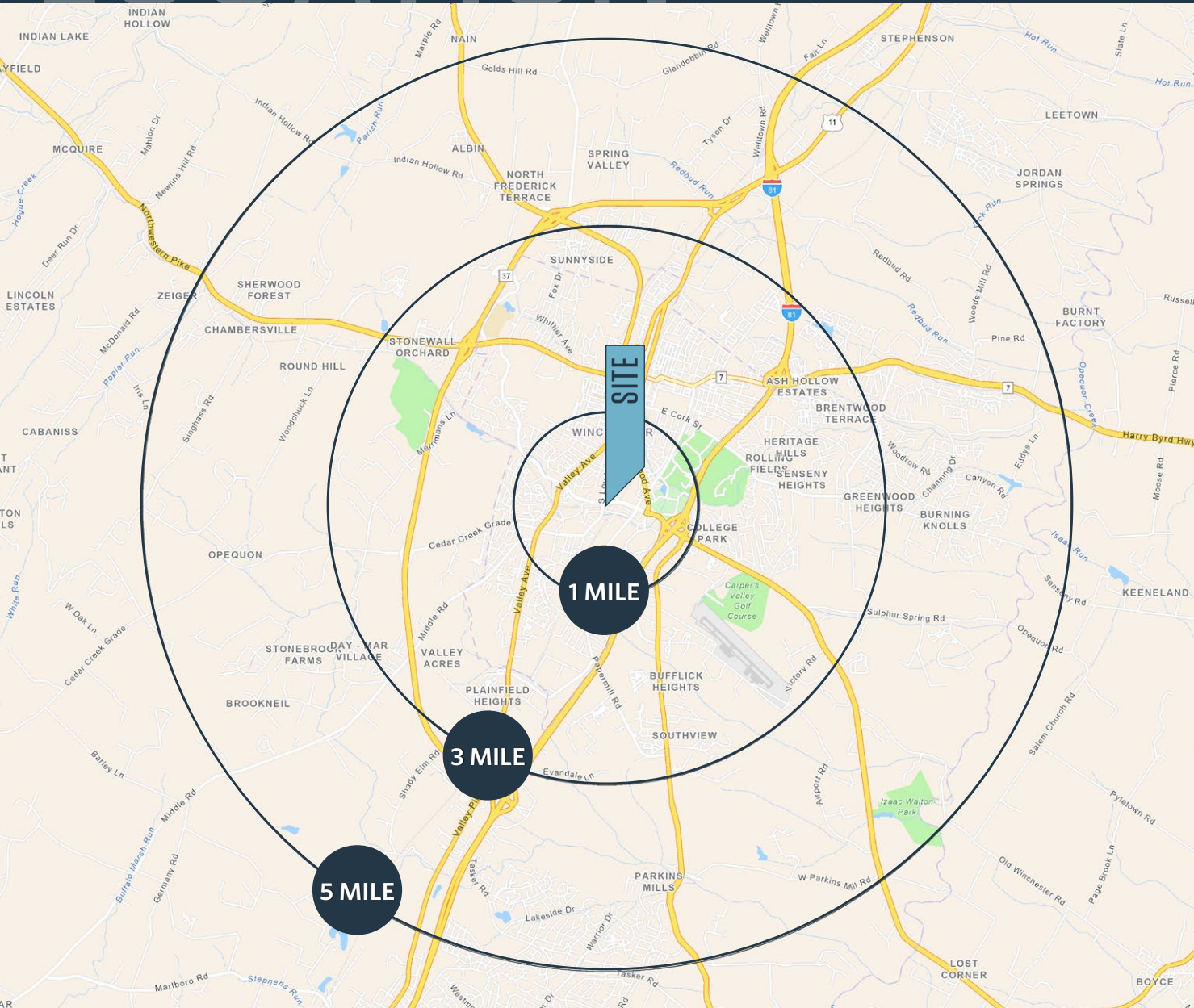
AVAILABLE SPACE

| SIZE | RATE | DELIVERY CONDITION | TIMING OF AVAILABILITY |
|-----------------------|--------------|--------------------|------------------------|
| N/A | FULLY LEASED | N/A | N/A |
| *EST. NNN: \$3.50 PSF | | | |

LOCATION

DRISSI PLAZA

29-31 EAST JUBAL EARLY DRIVE, WINCHESTER, VA 22601, CITY OF WINCHESTER



DEMOGRAPHICS | 2023:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|----------|-----------|
| Population | 9,839 | 48,114 | 73,226 |
| Daytime Population | 18,900 | 42,448 | 54,616 |
| Households | 3,933 | 18,776 | 27,949 |
| Average HH Income | \$85,732 | \$99,556 | \$103,754 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:


| | |
|------------------------|------------|
| East Jubal Early Drive | 29,236 ADT |
| South Loudoun Street | 15,865 ADT |

MARKET

DRISSI PLAZA

29-31 EAST JUBAL EARLY DRIVE, WINCHESTER, VA 22601, CITY OF WINCHESTER

Winchester
Frederick County | Virginia



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



MAI VO
mvo@klnb.com | 703-268-2722

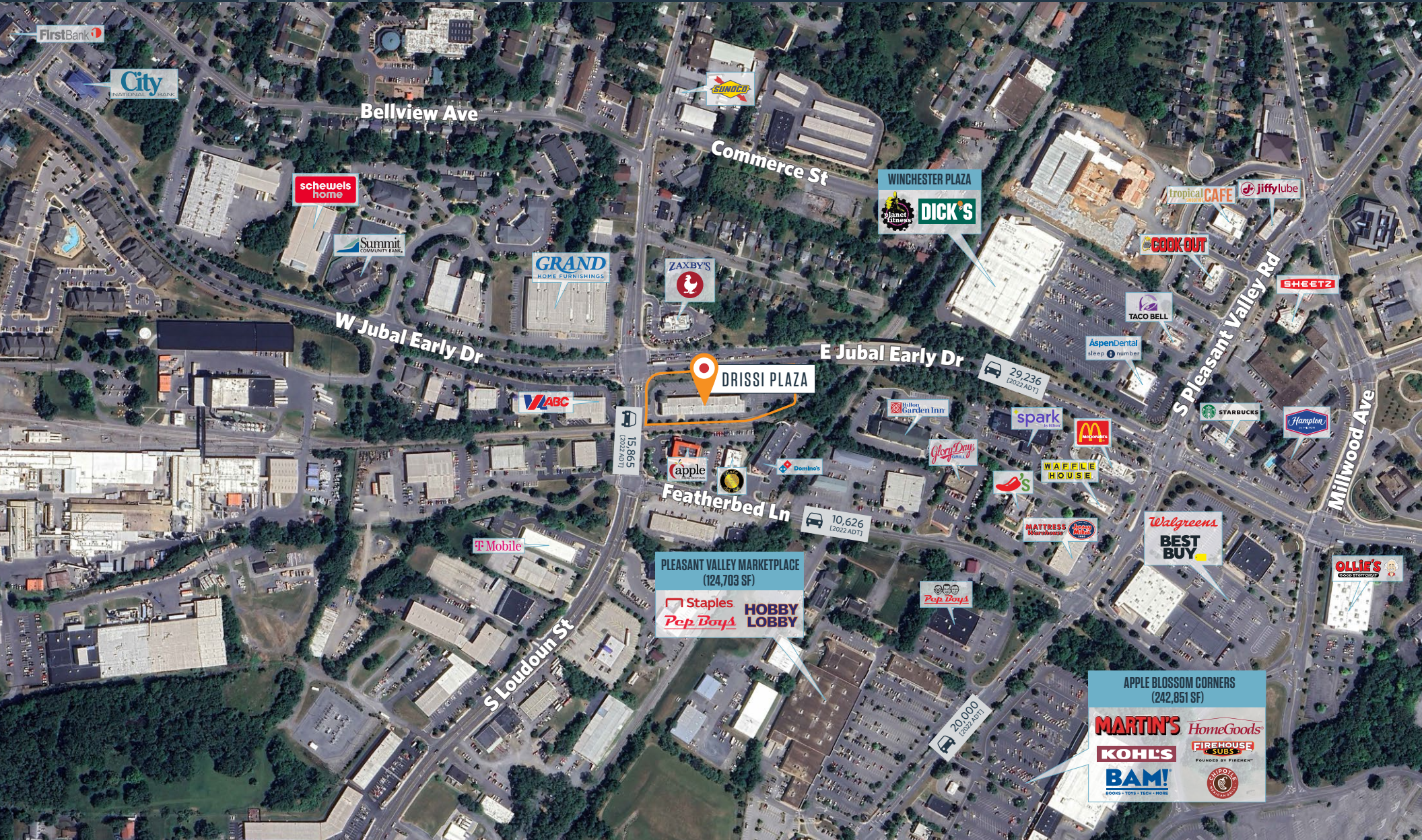
FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707



MID-MARKET

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MAI VO
mvo@klnb.com | 703-268-2722

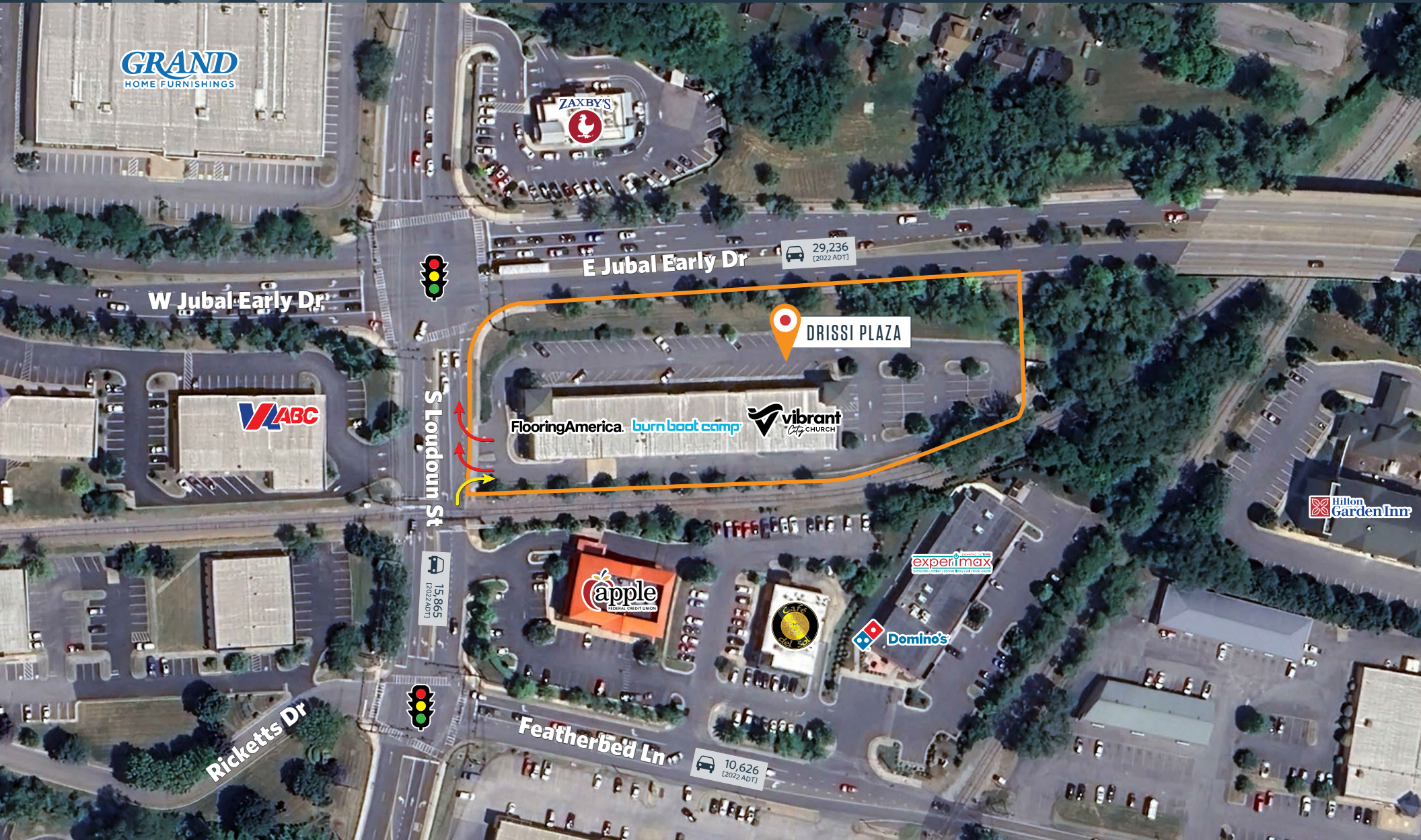
FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707



CLOSE-UP

DRISSI PLAZA

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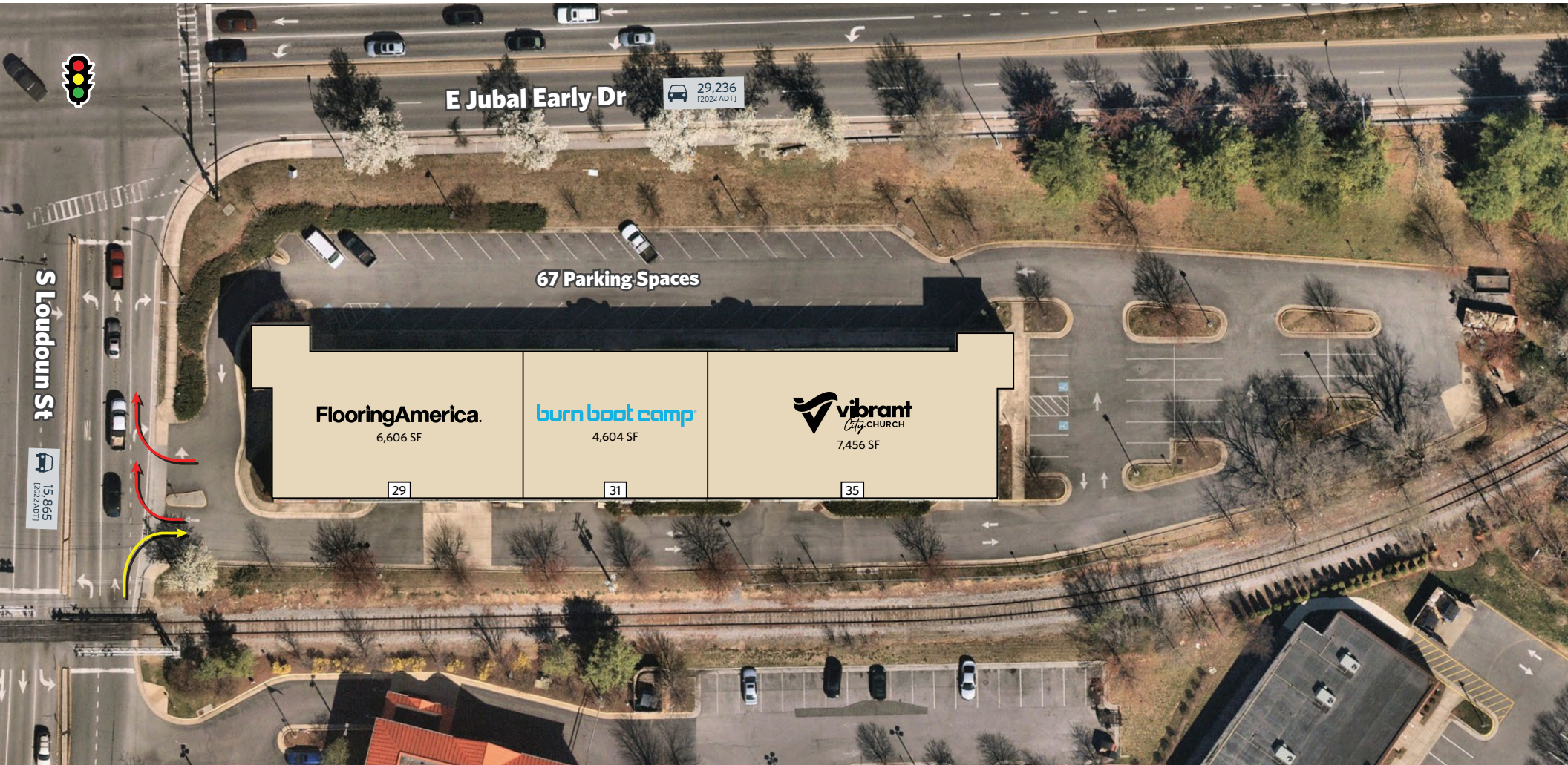
MAI VO
mvo@klnb.com | 703-268-2722

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707



FLOOR PLAN | DRISSI PLAZA

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MAI VO
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FORREST H. MORRILL
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FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com

703-268-2722

FORREST H. MORRILL

fmorrill@klnb.com

703-268-2707

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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