

FOR LEASE



# Creekside Station

3031-3127 Valley Avenue / Winchester, VA 22601

## Overview

Creekside Station is a beautifully-designed boutique retail, restaurant and service development located on Valley Avenue in south Winchester, VA. The project includes national apparel (Talbots, LOFT, Jos A Bank & Chicos), service, medical, financial, legal and a variety of restaurant uses in a well-landscaped, walkable environment. Two adjacent office projects, Creekside Village and Opequon Center, provide additional daytime population and customer draw. New ownership seeks complimentary uses to upgrade the existing upscale merchandise mix.

## Quick Facts

**Availability** 963 square feet (Available 7/1/26)  
 1,320 square feet (Available 8/31/26) *Do not disturb*  
 1,470 square feet (former hair salon)  
 1,800 square feet  
 4,150 square feet

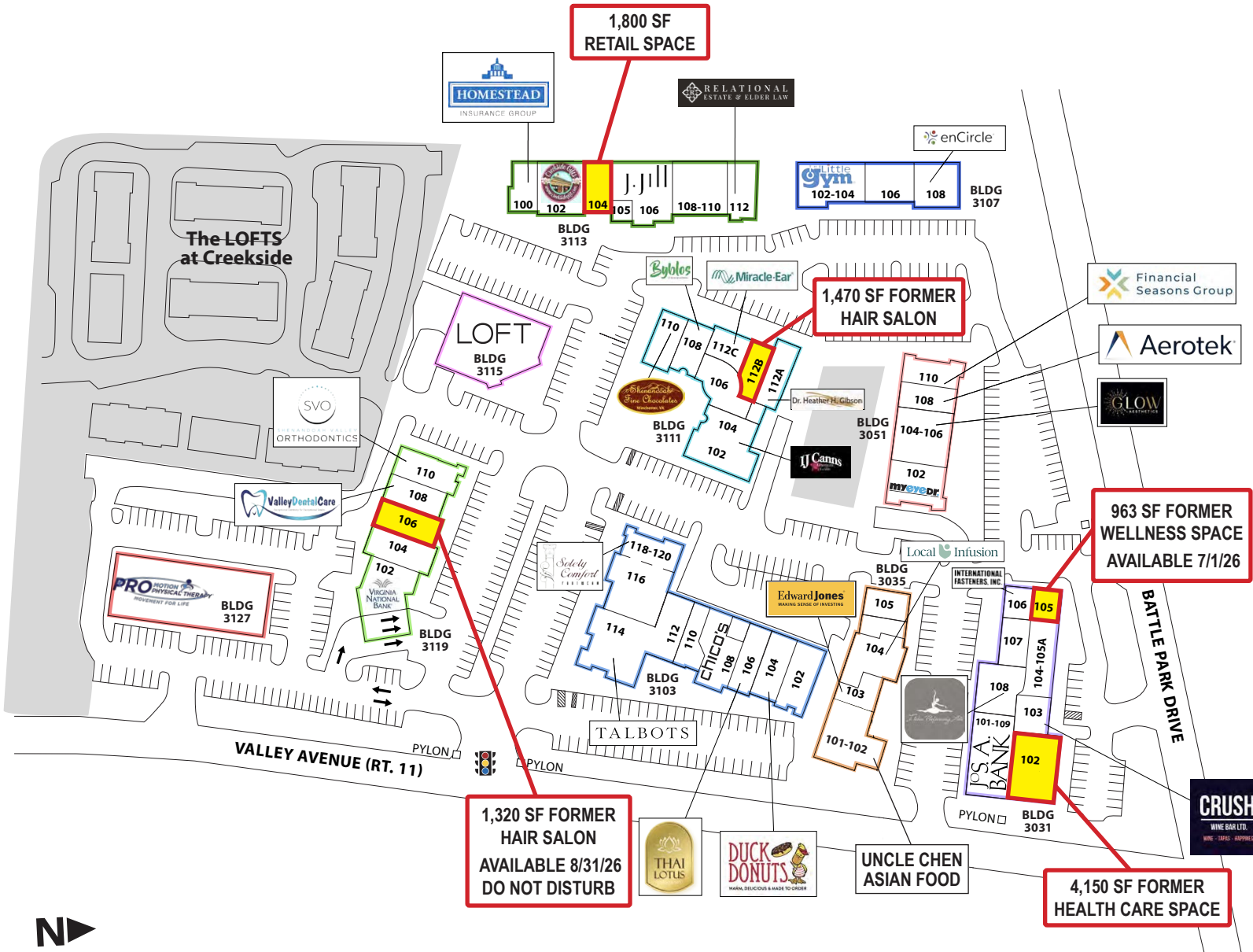
**Net Charges** CAM: \$4.41 psf; INS: \$0.53 psf;  
 Taxes: \$1.26 psf; Total: \$6.20 psf

**Rental Rate** Negotiable

**Co-Tenants** JOS. A. BANK DUCK DONUTS TALBOTS LOFT



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	4,077	27,515	79,918
HOUSEHOLDS	1,621	10,922	30,486
AVG. HH INCOME	\$113,379	\$108,848	\$113,274
DAYTIME POPULATION	11,238	45,362	94,743
TRAFFIC COUNT	15,000 AADT (Valley Avenue)	53,000 AADT (Interstate-81)	



## CREEKSIDE STATION

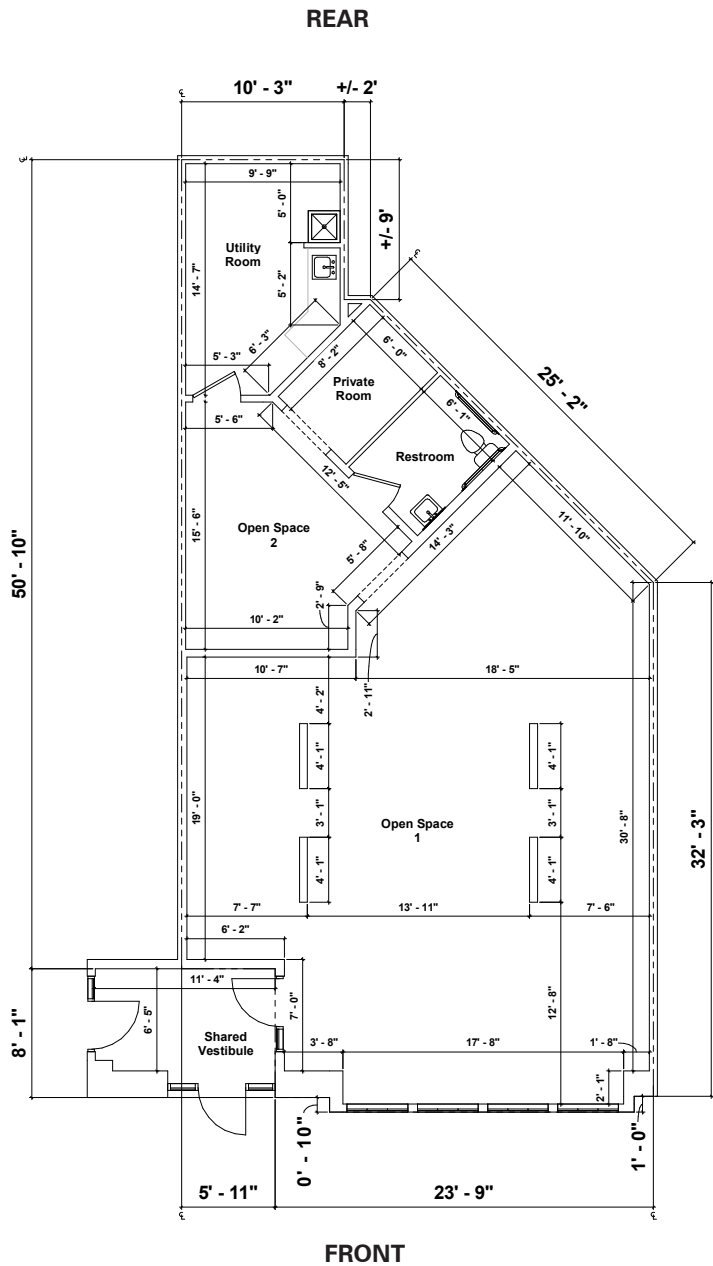
Winchester, VA

Suite	Tenant	Area (SF)
<b>Building 3031</b>		
101-109	Jos A. Bank	
102	Former Health Care Space	4,150
103	Crush Wine Bar	
104-105A	Dr. Tod Davis	
105	Former Wellness Space 7/1/2026	963
106	International Fasteners	
107	Star Beauty School (Twist Scizzors)	
108	Italia Perf Arts	
<b>Building 3035</b>		
101-102	Uncle Chen Asian Food	
103	Edward Jones	
104	Local Infusion	
105	Select Staffing	
<b>Building 3051</b>		
102	My Eye Doctor	
104-106	Merle Norman/Glow Aesthetics	
108	Aerotek	
110	Creveling Wealth Mgt (Fin. Seasons)	
<b>Building 3103</b>		
102	Amazing Nails	
104	Duck Donuts	
106	Thai Lotus	
108	Chico's	
110	Wild Birds Unlimited	
112-114	Talbots	
116	Battlefield Boots - Solely Comfort	
118-120	Solely Comfort	
<b>Building 3107</b>		
102-104	The Little Gym	
106	Savour	
108	enCircle	
<b>Building 3111</b>		
102-104	IJ CANNES American Grille	
106	IJ CANNES Lounge	
108	Byblos	
110	Shen Fine Chocolates	
112A	Dr. Heather Gibson	
112B	Former Hair Salon	1,470
112C	Miracle Ear	
<b>Building 3113</b>		
100	Homestead Insurance	
102	Creekside Gifts	
104	Retail Space	1,800
105	Battlefield Boots - Solely Comfort Storage	
106	J. Jill	
108-110	Bluepoint Benefits - Relational Law	
112	Relational Law - Bluepoint Benefits	
<b>Building 3115</b>		
<b>Building 3119</b>		
102	Virginia National Bank	
104	Creekside Chiropractic	
106	Former Hair Salon 8/31/26 DO NOT DISTURB	1,320
108	Valley Dental Care	
110	Rise Orthodontics	
<b>Building 3127</b>		
PPT-Pro Motion		
<b>TOTAL</b>		<b>126,304</b>

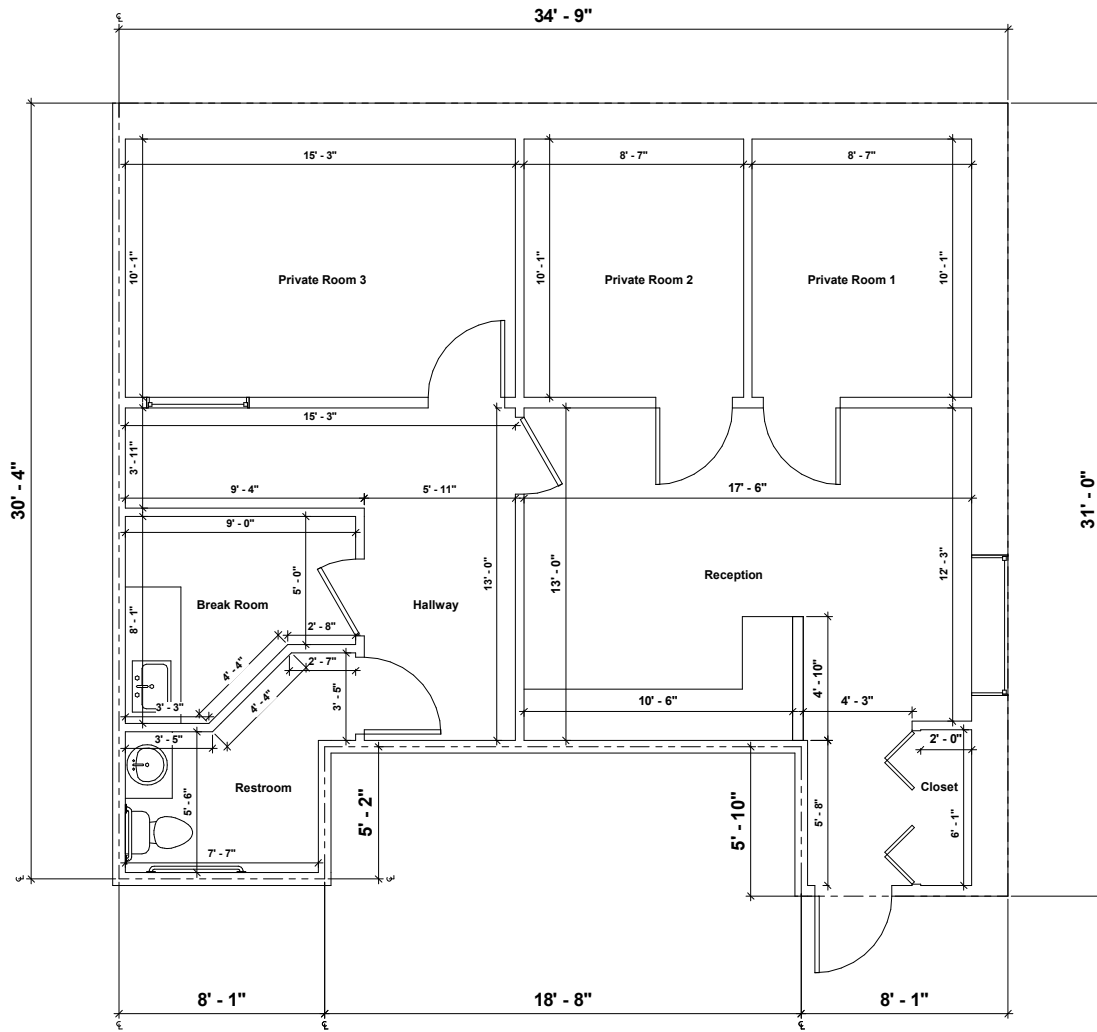
Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

Separately Owned Outparcel    Vacant





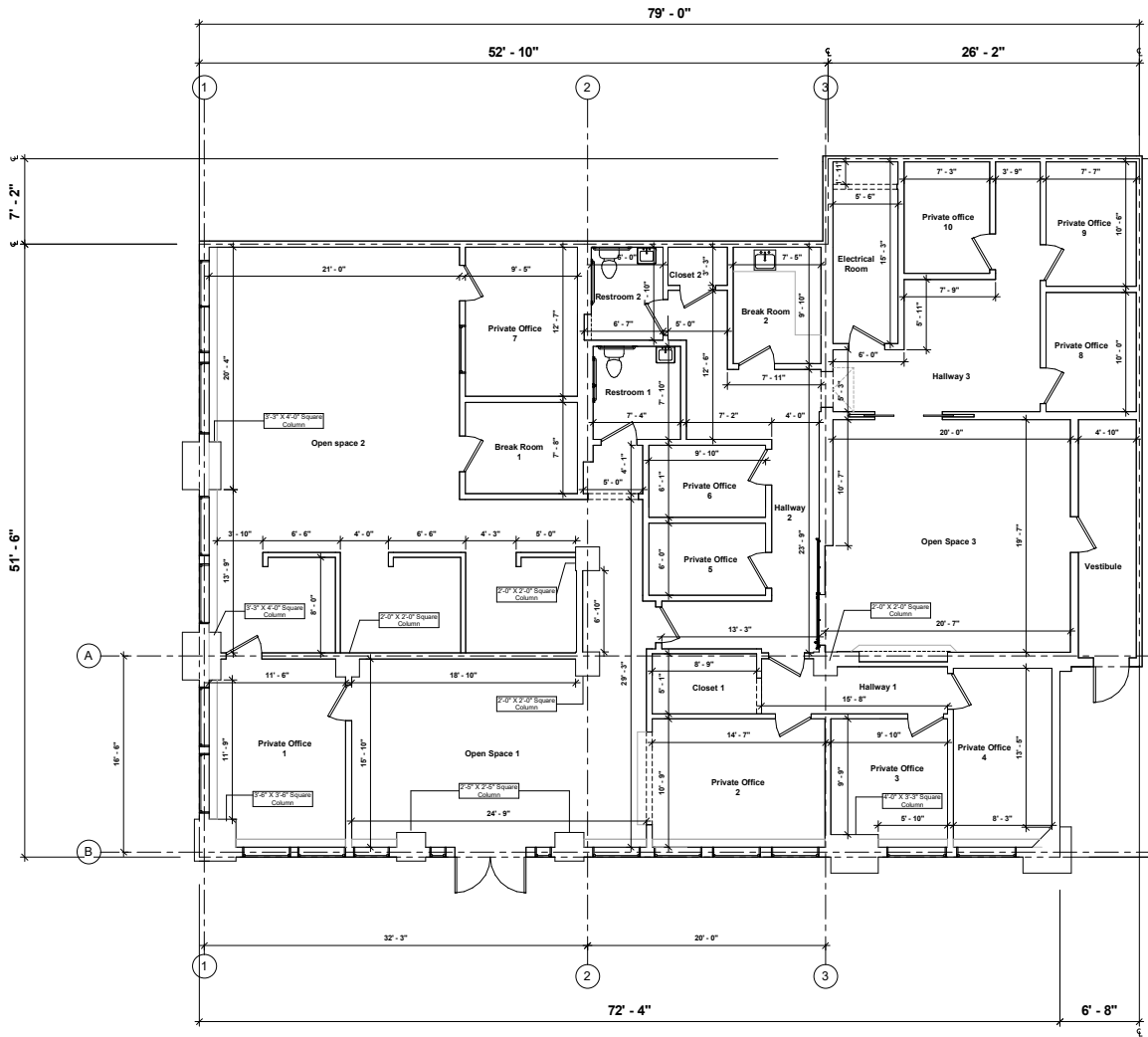
REAR



FRONT



REAR

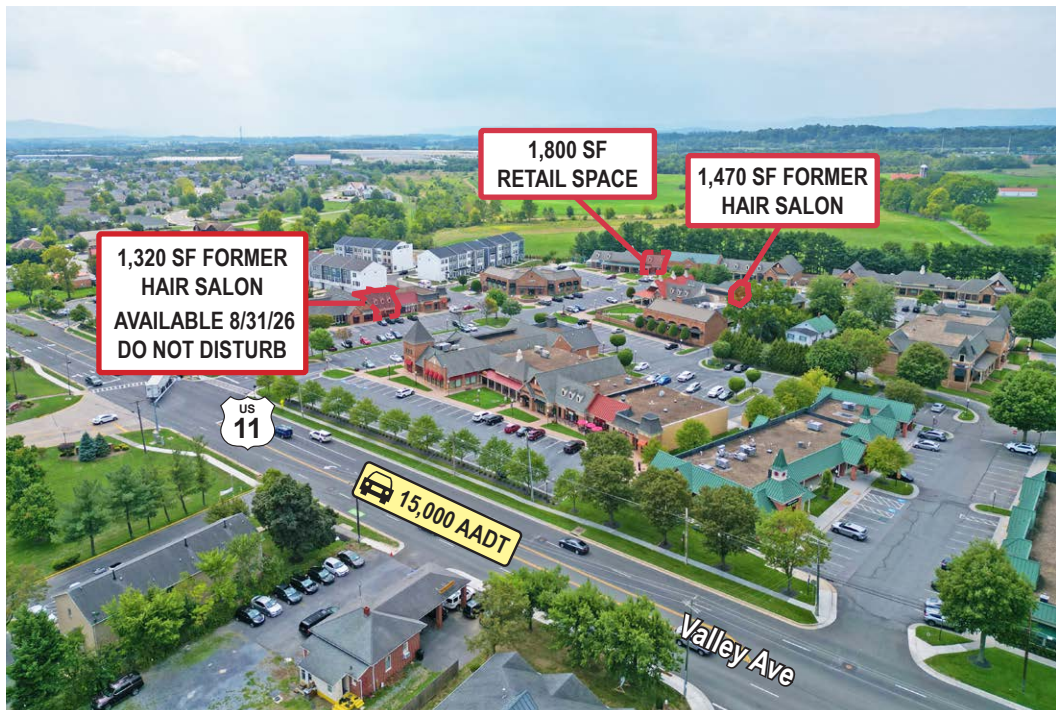


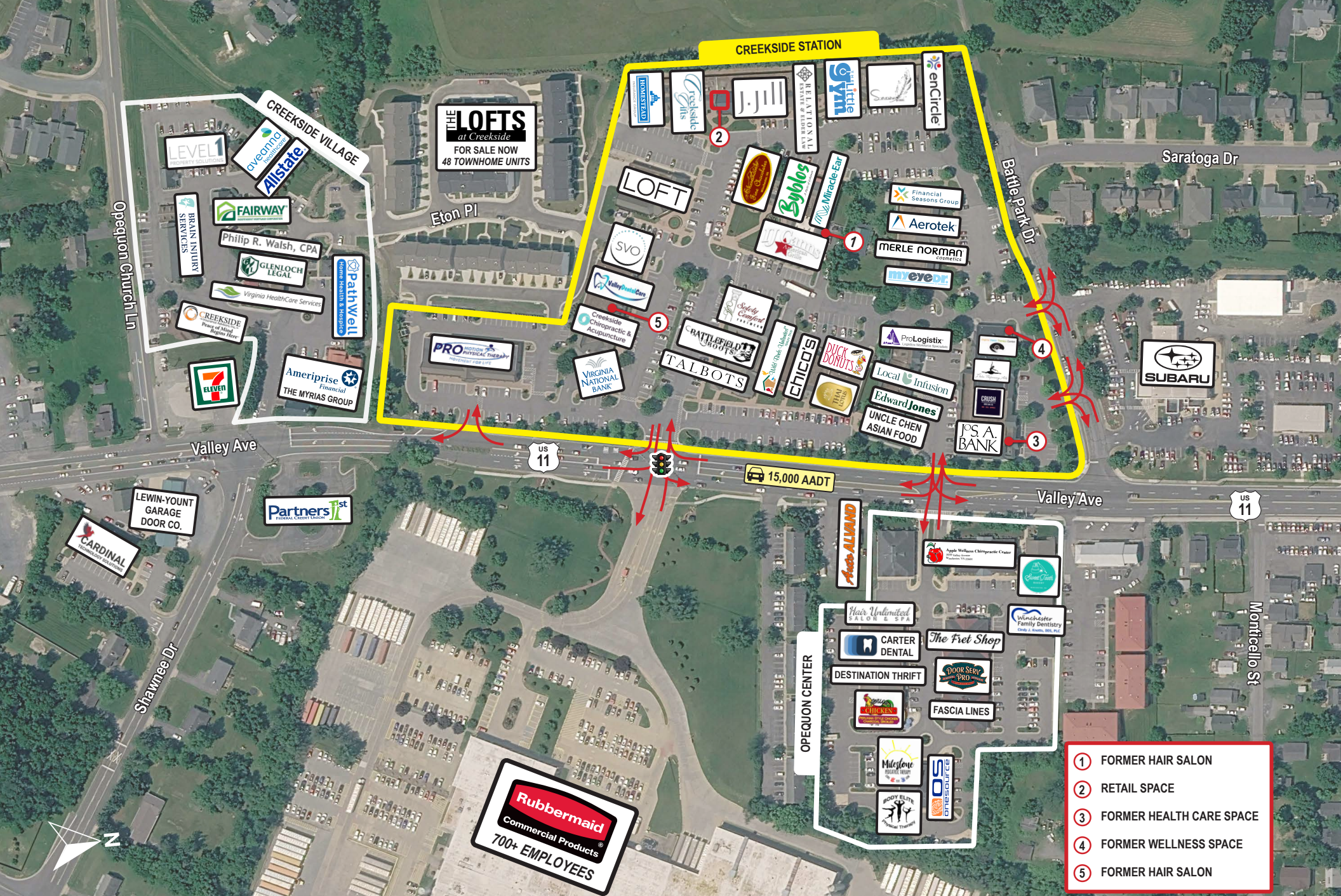
FRONT



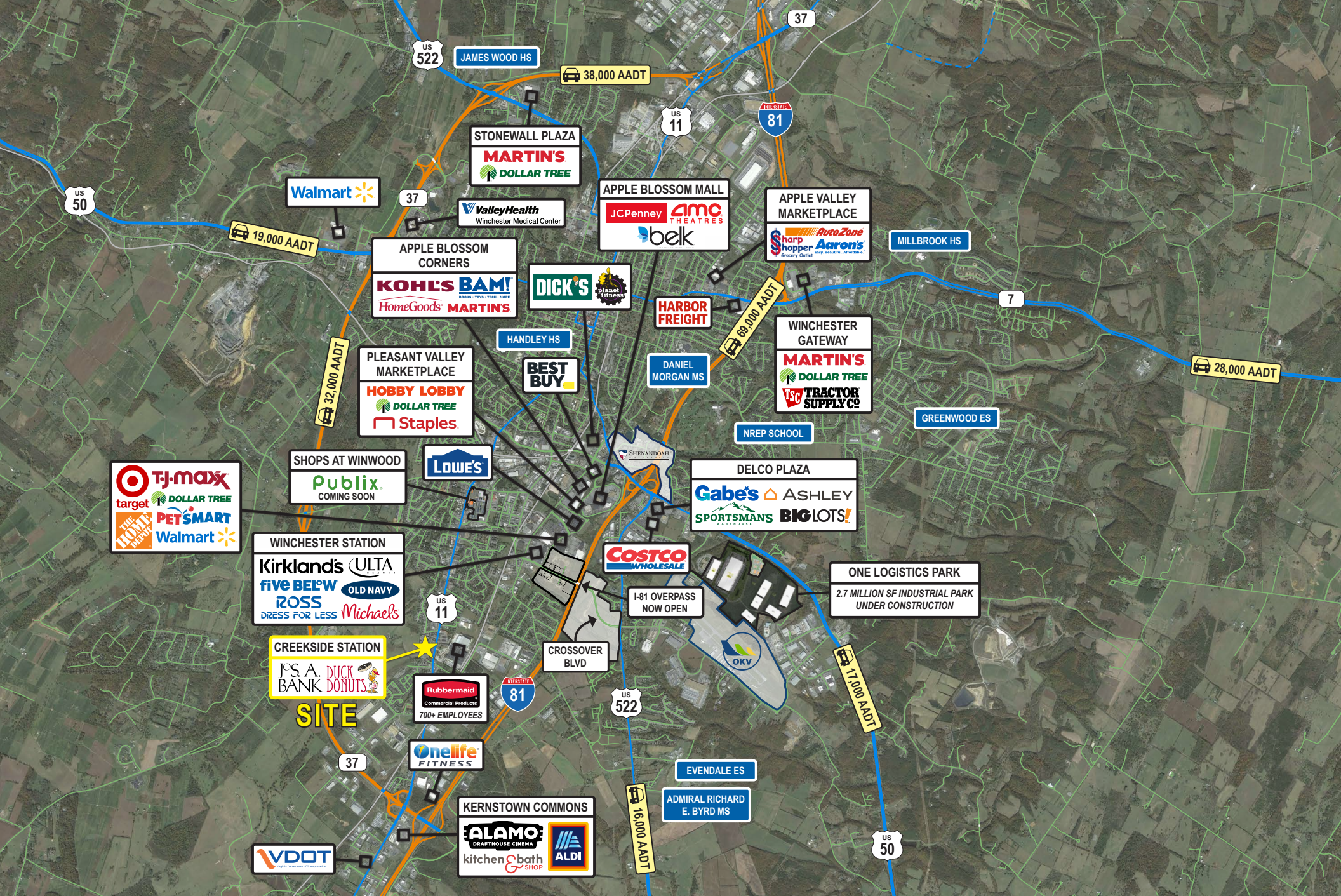












# Interested? Contact:

## Andrew Lynch

✉ alynch@segallgroup.com

☎ 202.833.3830

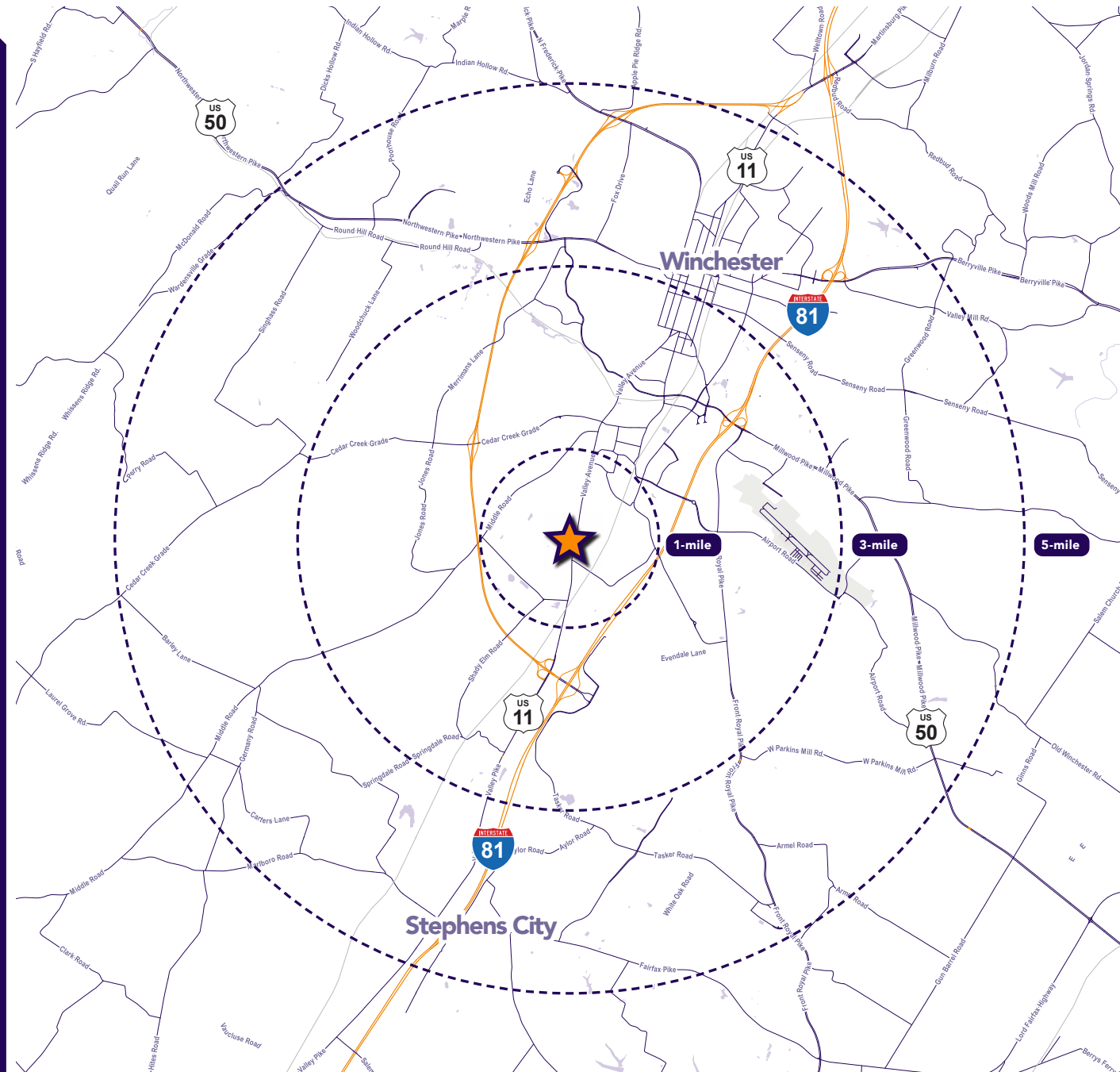
📞 508.505.7792

## Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 410.960.0361



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

### Richmond

4701 Cox Road  
Suite 100  
Glen Allen, VA 23060  
804.207.4040

### Online

www.segallgroup.com

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