

Winchester Plaza Winchester, Virginia 22601



RD MANAGEMENT LLC

Winchester, Virginia Winchester Plaza



Location:

Winchester Plaza is located in Frederick County at 1675 S. Pleasant Valley Road & E. Jubal Early Drive, Winchester VA 22601.

GLA:

91,087 sf

Type:

Neighborhood Shopping Center

Major Tenants:

Dick's Sporting Goods, Planet Fitness

Vital Statistics:

- Within close proximity to Apple Blossom Mall (JC Penney, Belk, AMC)
- Adjacent to Shenandoah University with nearly 4,000 student enrollment
- Spring Street was extended into the site which will create new access to the property from surrounding neighborhoods
- Newly renovated façade

Demographics	3 mile	5 mile	10 mile
Population			
2022 (estimate)	46,700	66,600	110,900
2025 (projection)	49,600	72,800	125,200
Number of HH			
2022 (estimate)	18,100	25,300	42,000
2025 (projection)	19,200	27,700	47,400
Average HH Income			
2022 (estimate)	\$78,800	\$80,300	\$86,700
2025 (projection)	\$85,400	\$87,100	\$94,100
Median Age			
2022 (estimate)	39.0	39.3	41.7
Daytime Population			
2022 (estimate)	67,500	86,000	120,400



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Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

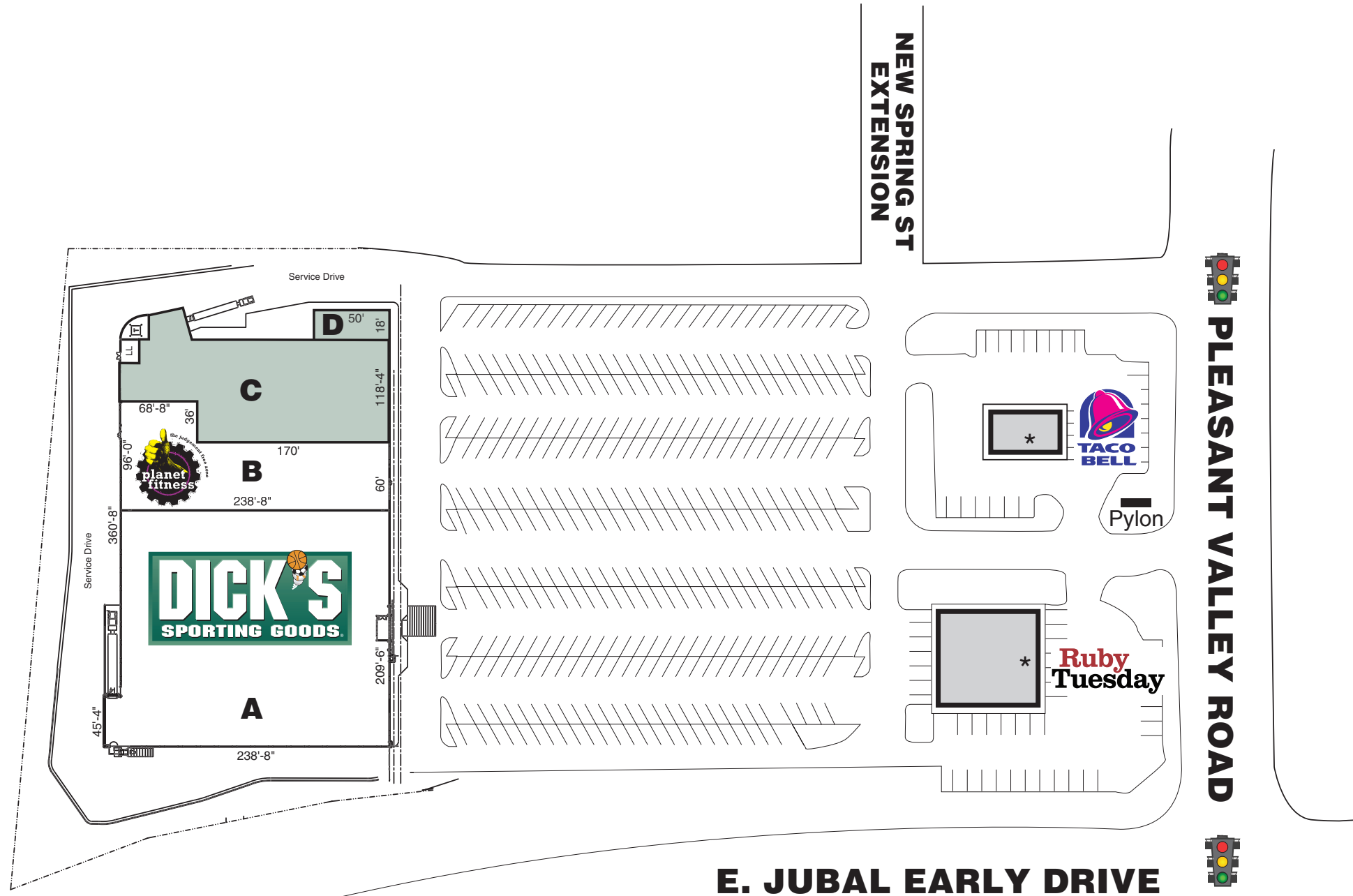
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A. Dick's Sporting Goods		50,635 sf
B. Planet Fitness		16,778 sf
C. Available	(118'-4" x 238'-8" irr.)	23,674 sf
D. Future Retail	(18' x 50')	900 sf



* Taco Bell and Ruby Tuesday are separately owned