

WINCHESTER SOUTH MARKETPLACE

201 Maranto Manor Drive, Winchester, VA 22602
Frederick County



RETAIL FOR LEASE

JOIN:



- Pad sites available for ground lease
 - Proposed 24,000 SF strip
 - Two (2) proposed fast food/drive-thru pads – 2,100-2,600 SF
 - Proposed 6,000 SF strip
 - 2.68 acres pad site
 - 3.07 acres pad site
- Located at the signalized intersection of Tasker Woods Road (Rt 642) & Front Royal Pike (Rt 522)
- Situated with easy access to both Winchester and the growing Stephens City markets

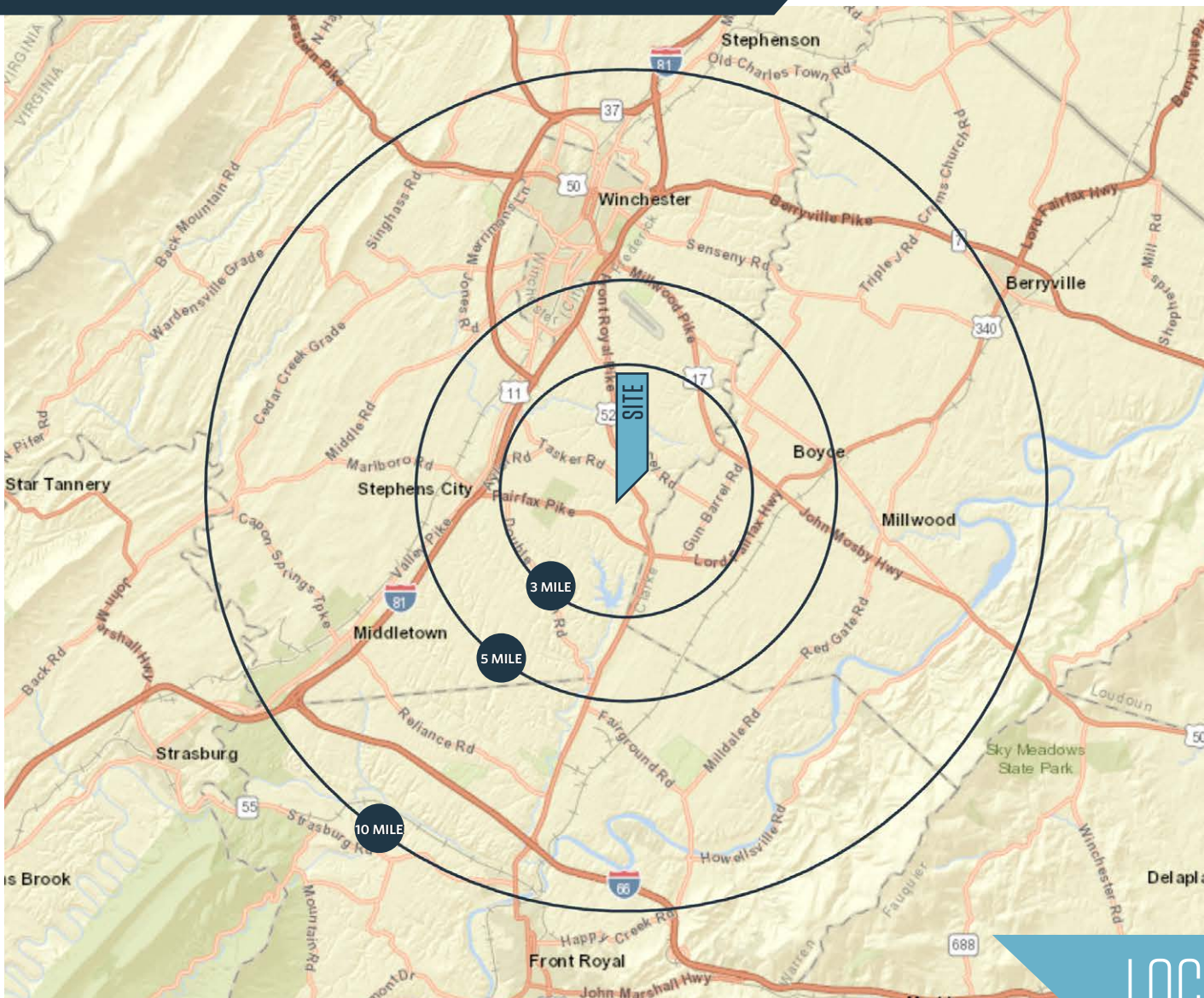
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com



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AVAILABLE SPACE

- Proposed 24,000 SF strip
- Two (2) proposed fast food/drive-thru pads - 2,100-2,600 SF
- Proposed 6,000 SF strip
- 2.68 acres pad site
- 3.07 acres pad site

DEMOGRAPHICS | 2018:

3-MILE	5-MILE	10-MILE
Population		
19,603	31,373	106,438
Daytime Population		
3,031	15,906	80,858
Households		
7,048	11,640	37,582
Average HH Income		
\$88,922	\$84,289	\$84,658

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

Tasker Woods Road (Route 642)	7,400 ADT
Front Royal Pike (Route 522)	14,000 ADT

LOCATION & DEMOGRAPHICS

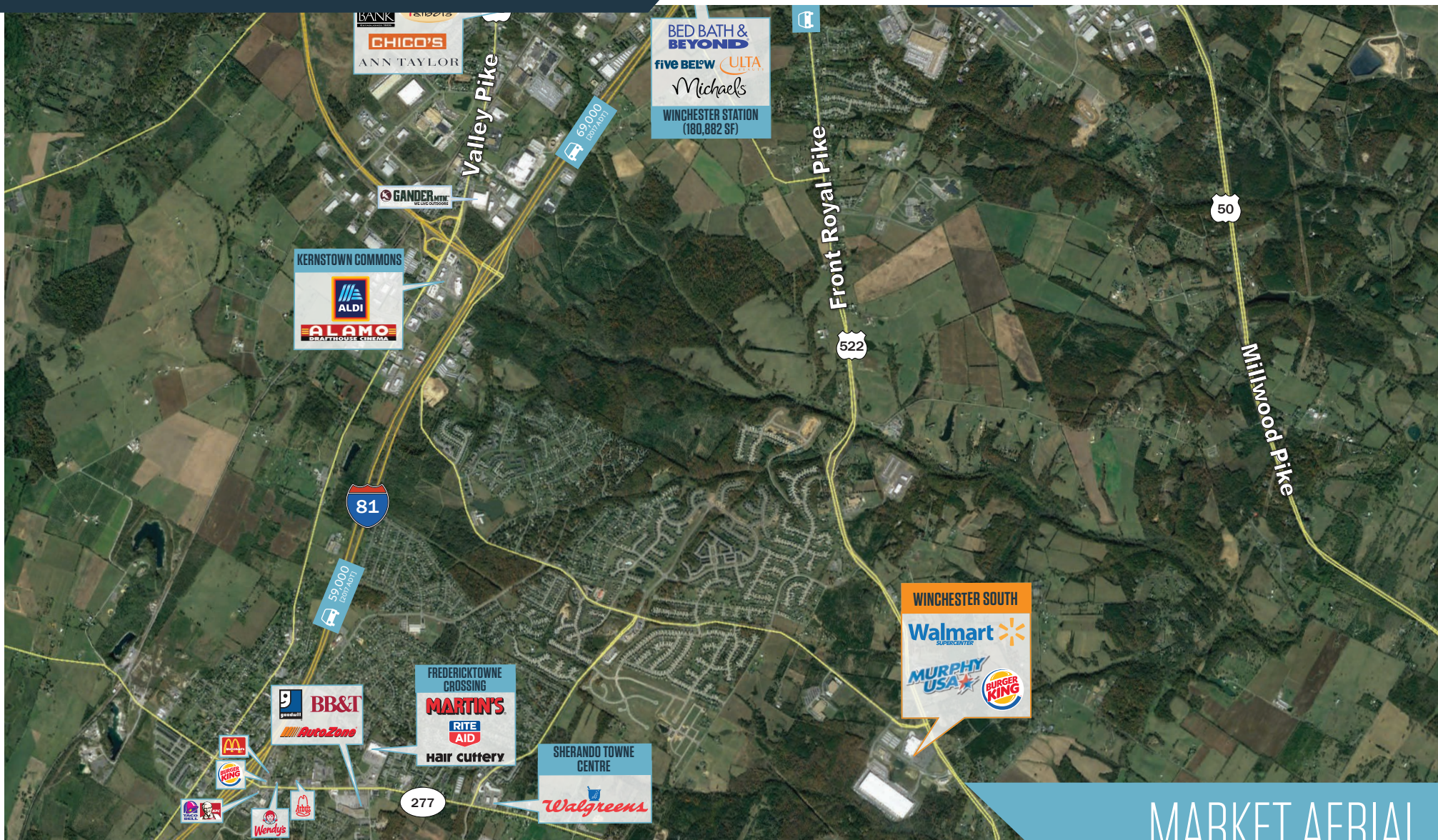
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MARKET AERIAL

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2,000 NEW UNITS APPROVED WITHIN 4 MILES!

HOUSING DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Average Household Size	2.82	2.70	2.62
Total Households	6,089	10,739	38,922
Total Housing Units	6,418	11,539	42,519
Population	17,261	29,086	104,251

SFD - SINGLE FAMILY DWELLING
MFD - MULTI FAMILY DWELLING

KERNSTOWN COMMONS





CROSSPOINTE
1,042 SFD



WINCHESTER SOUTH






FREDERICKTOWNE CROSSING




hair cuttery

OLD DOMINION GREENS

CEDAR MEADOWS

SHERANDO TOWNE CENTRE









Shop 'n Save



BB&T



SOUTHERN HILLS

LAKE FREDERICK

HOUSING

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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klnb.com

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