

LAND FOR SALE Available 2021



The Shoppes at Crossover Boulevard

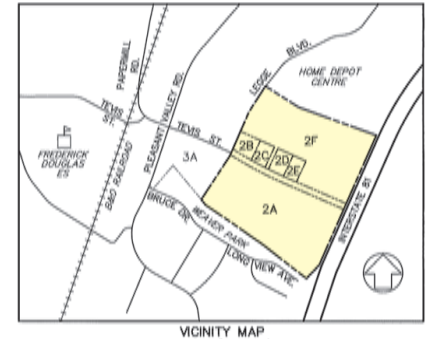
Legge Boulevard & East Tevis Street, Winchester, VA 22601

Overview

Commercial land for sale in the heart of Winchester's regional retail area. New Crossover Boulevard / I-81 overpass is under construction and will be completed in 2021. Utilities are available at the property line. Ideal for retail, entertainment, restaurant and automotive sales and service uses.

Quick Facts

- Availability: 2021
- Parcel Sizes: 1.28 - 28.5 Acres
- Price: Negotiable
- Zoning: CM1 (Commercial Industrial District)



2020 Demographics	1 mile	3 miles	5 miles
POPULATION	4,970	39,324	78,957
HOUSEHOLDS	2,168	15,326	29,394
AVG. HH INCOME	\$65,422	\$90,075	\$96,195
DAYTIME POPULATION	7,608	51,181	87,756
TRAFFIC COUNTS	21,000 AADT	16,500 AADT (estimated)	
	(S Pleasant Valley Road)	(Crossover Boulevard)	

AVAILABLE
UNDER CONTRACT

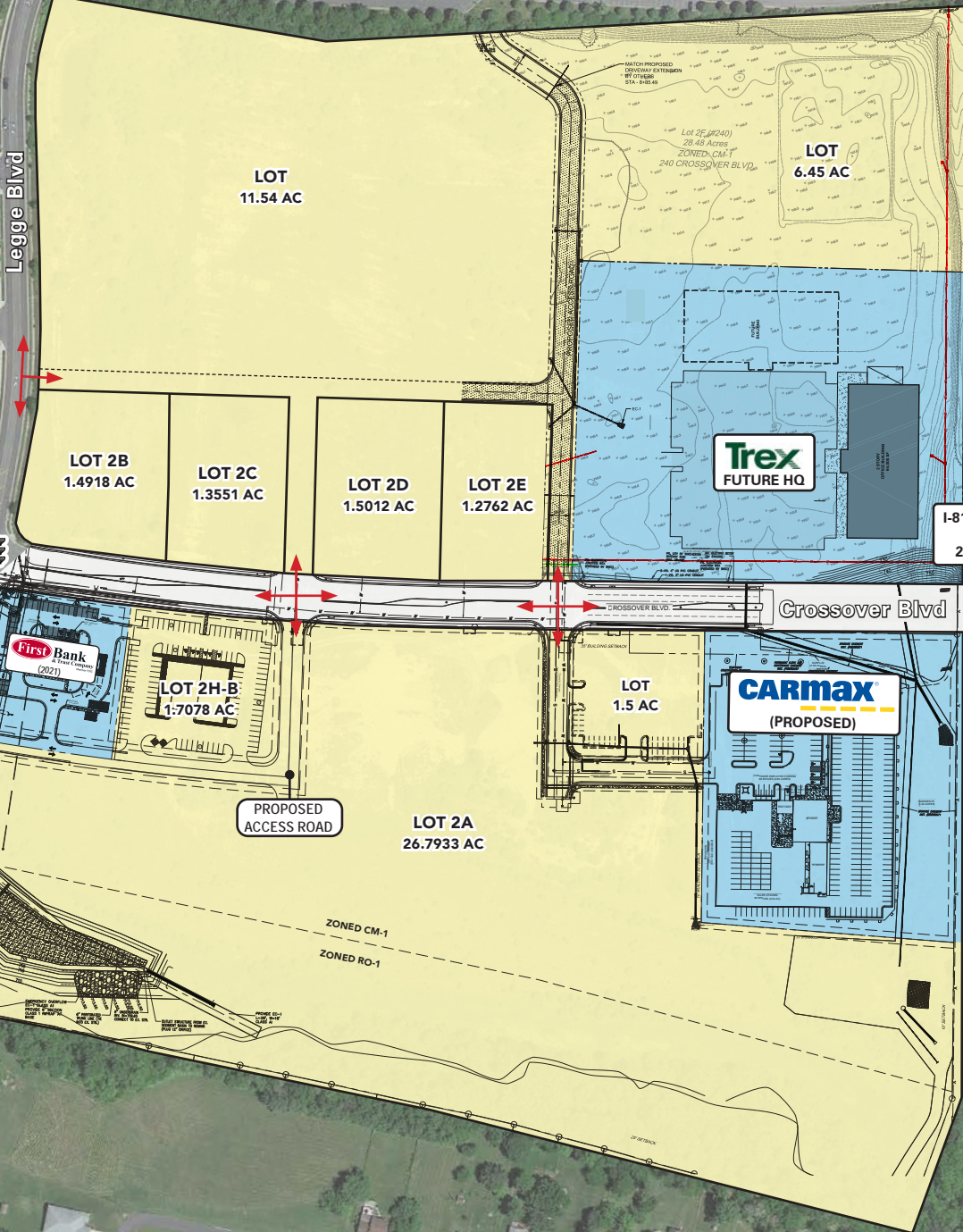
- five BELOW
- ULTA
- OLD NAVY
- ROSS DRESS FOR LESS
- BED BATH & BEYOND
- Michaels
- KIRKLAND'S
- petco

- WINCHESTER STATION
- the Vitamin Shoppe
- Bank of CLARKE COUNTY
- Olive Garden

- PLEASANT VALLEY SHOPS
- Panera Bread
- verizon
- FRIDAYS
- PLEASANT VALLEY CENTER

- MISSION BBO
- ME Massage Envy
- PIVOT PHYSICAL THERAPY

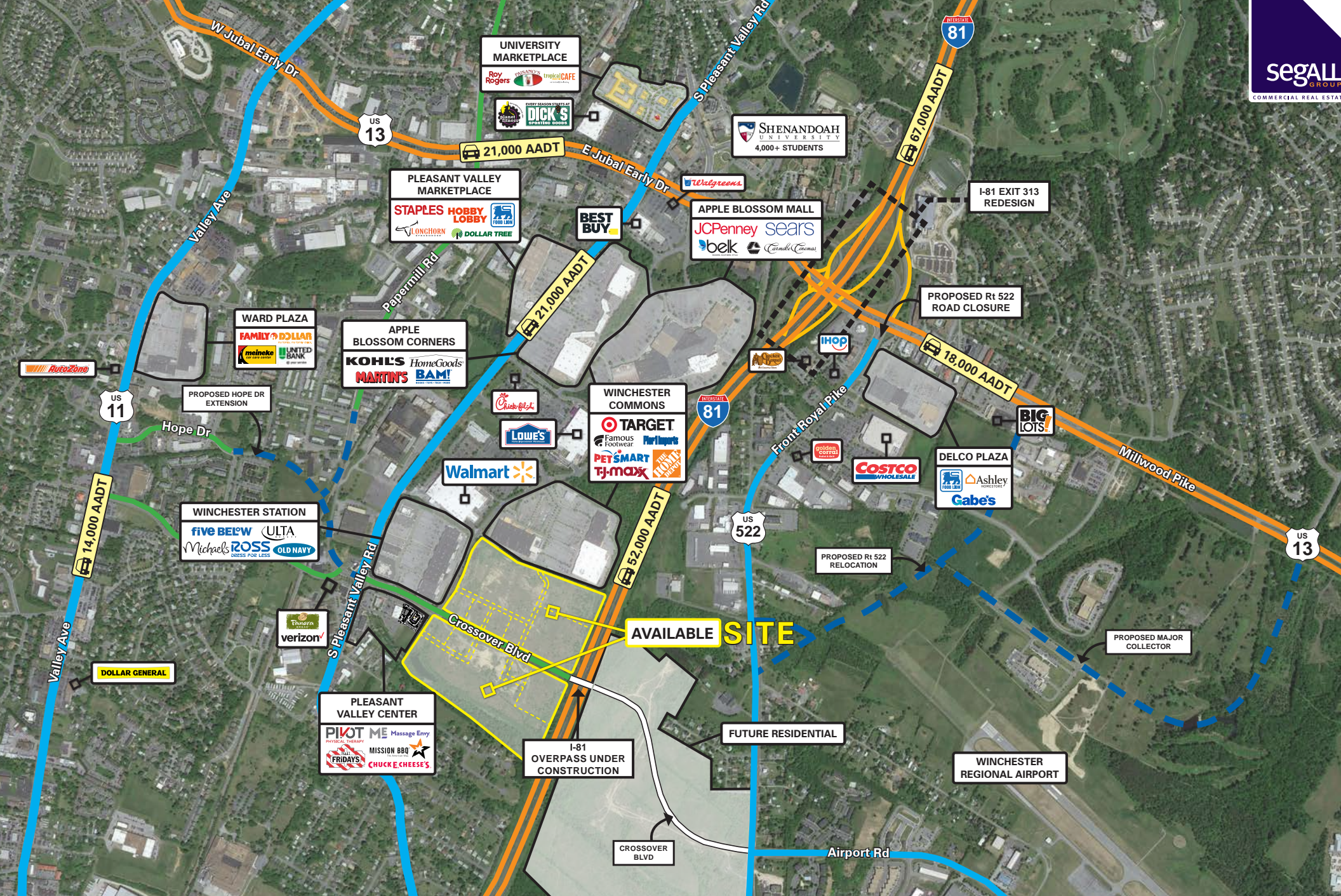
CHUCK E CHEESE'S



I-81 OVERPASS UNDER CONSTRUCTION 2021 COMPLETION







Works starts on 4-lane bridge over I-81

By JOSH JANNEY The Winchester Star Jun 22, 2019

WINCHESTER — Construction has started on a four-lane bridge over Interstate 81 that's part of a project that will extend the new Crossover Boulevard to Front Royal Pike (U.S. 522).

The project aims to ease traffic congestion and prepare for future development in eastern Frederick County.

Next week, construction crews will install concrete barriers along the left shoulder of I-81, between mile marker 311.9 and 313.1, weather permitting, according to the Virginia Department of Transportation (VDOT). This will result in overnight left lane closures from Monday to Thursday, 8 p.m. to 7 a.m. The barriers are expected to remain in place through September 2019 as a bridge pier is constructed in the median. The speed limit in that area will be reduced to 60 miles per hour during construction.

Winchester-based Perry Engineering was awarded a \$17.6 million contract to build the bridge. The company was given notice to proceed with work on May 14.

In January, Winchester completed its \$1.9 million portion of Crossover Boulevard, extending Tevis Street between Papermill Road and I-81. The extension ends about a third of a mile from I-81. Frederick County's portion of the project will take Crossover Boulevard over I-81 and have it cut through the planned Heritage Commons development, east of Winchester, where Baltimore-based MMA Capital Management plans to build 645 residential units and at least 107,500 square feet of commercial space on a 150-acre site. MMA, the property's owner, has not said when development will begin.

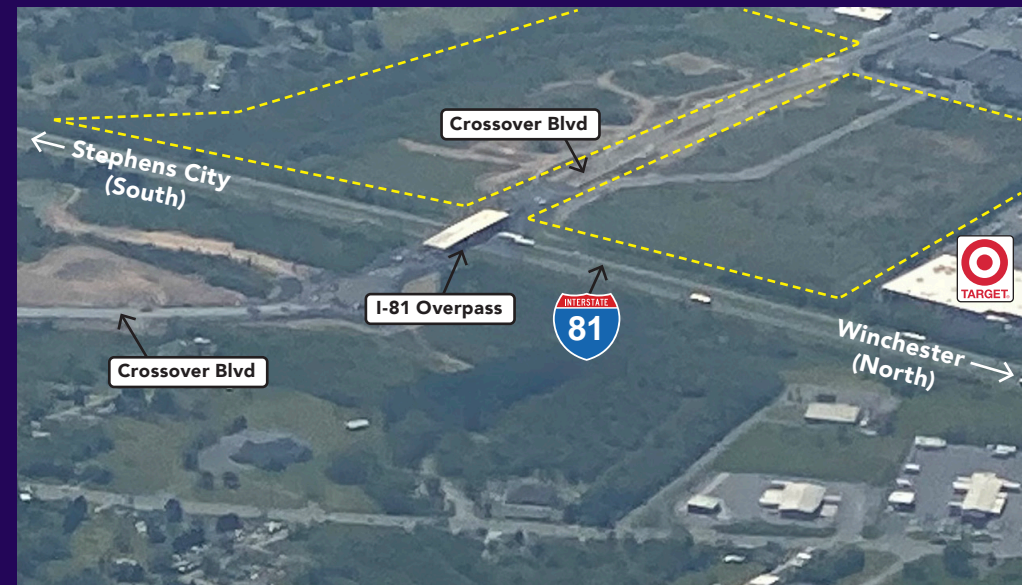
The Heritage Commons developers will match VDOT funds to build the bridge. They also will match state funds to build a traffic circle on the Heritage Commons property and a four-lane extension of Crossover Boulevard from a traffic circle to the intersection of Front Royal Pike and Airport Road.

Frederick County Assistant Planning Director John Bishop says the roadwork should be completed by September of 2021.

Source: https://www.winchesterstar.com/winchester_star/works-starts-on--lane-bridge-over-i/article_cc79afe9-c1d1-5548-8b89-a3daa5045886.html



May 2020 Progress Photos



I-81 Bridge Construction

The Shoppes at Crossover Boulevard / Legge Boulevard and East Tevis Street / Winchester, VA 22601

