

FOR LEASE Available Immediately



Pleasant Valley Center & Shops

Pleasant Valley Rd & East Tevis St / Winchester, VA 22601

Overview

Pleasant Valley Center is located at the southeast corner of South Pleasant Valley Road and East Tevis Street in the heart of the Winchester regional retail district. T.G.I. Fridays, Chuck E. Cheese's, Mission BBQ, Massage Envy and PIVOT Physical Therapy are open, with additional retail to be built. 2,200 square feet of retail space is available adjacent to Panera Bread, in Pleasant Valley Shops. Proposed I-81 overpass has commenced construction with an estimated completion by 2021, bringing additional traffic to the 21,000 AADT on South Pleasant Valley Road.

Quick Facts

Availability	Immediate
Size	2,200 square feet, Up to 13,000 square feet
Rental Rate	\$25.00 - \$30.00 per square foot, NNN
Net Charges	Total: \$5.10 per square foot CAM & Insurance (Including Snow Removal): \$2.30 psf Taxes: \$2.80 psf
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 (S Pleasant Valley Road)	16,500 AADT (est.) (Crossover Boulevard)	

segall
GROUP

COMMERCIAL REAL ESTATE



TM 291-01-7
 ERSON SHEET METAL WORKS, INC.
 DB 274 PG 444
 2633 PAPERMILL RD
 WINCHESTER, VIRGINIA 22601
 ZONED: CM-1

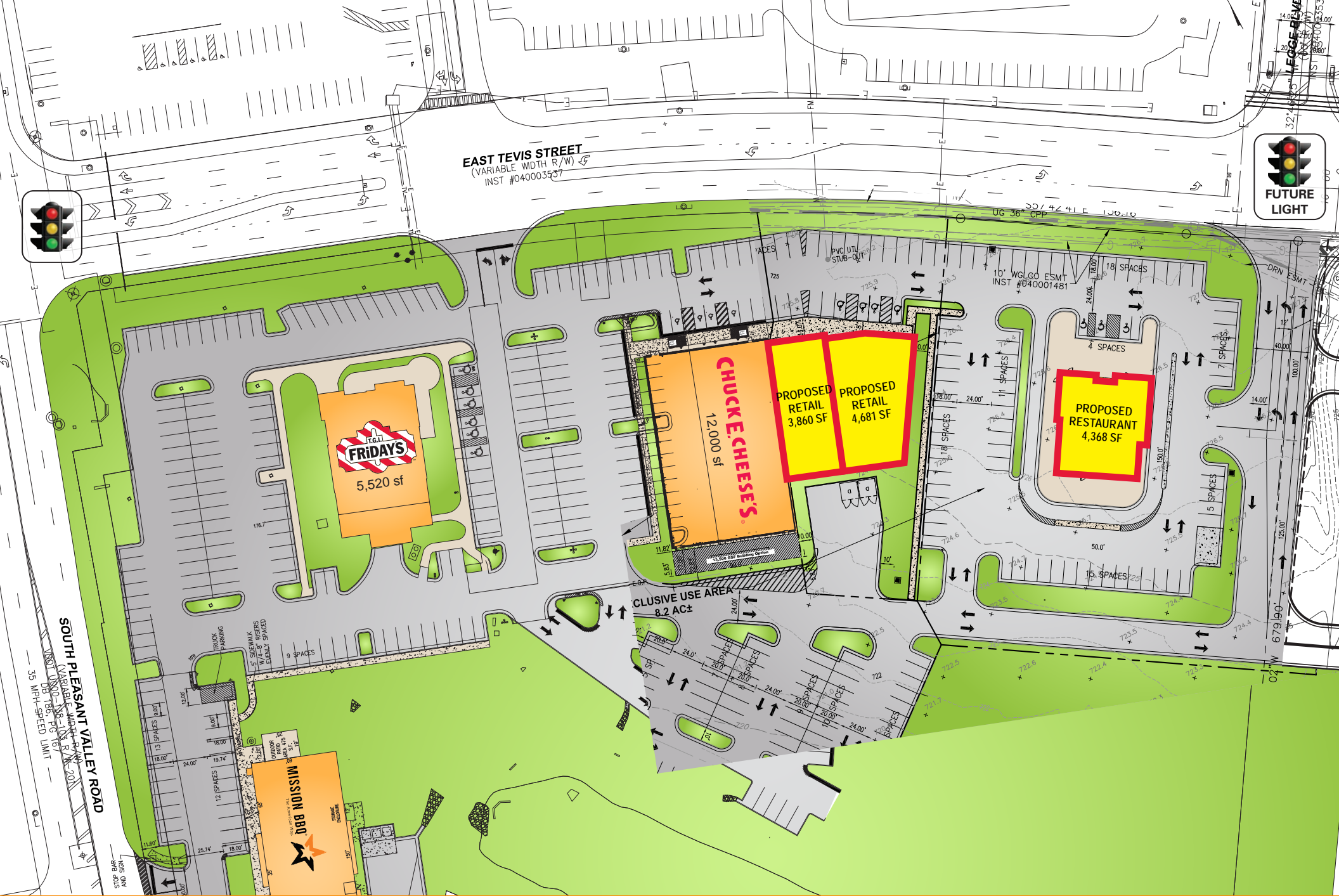
TM 311-01-14
 PAPERMILL ROAD, LLC
 INST# 100000197 &
 INST# 020000391
 111 CANNON HURDLE
 WINCHESTER, VIRGINIA 22602
 2,569 AC.
 ZONED: CM-1

TM 311-01-13
 & MARGUERITE G. ORNDORFF
 DB 269 PG 549
 1561 DA ROAD
 VIRGINIA 22835
 CM-1

Overall Site Plan

Pleasant Valley Center and Shops / Pleasant Valley Road and East Tevis Street / Winchester, VA 22601





Pleasant Valley Center Site Plan

Pleasant Valley Center and Shops / Pleasant Valley Road and East Tevis Street / Winchester, VA 22601







Scott Mason / For The Winchester Star



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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

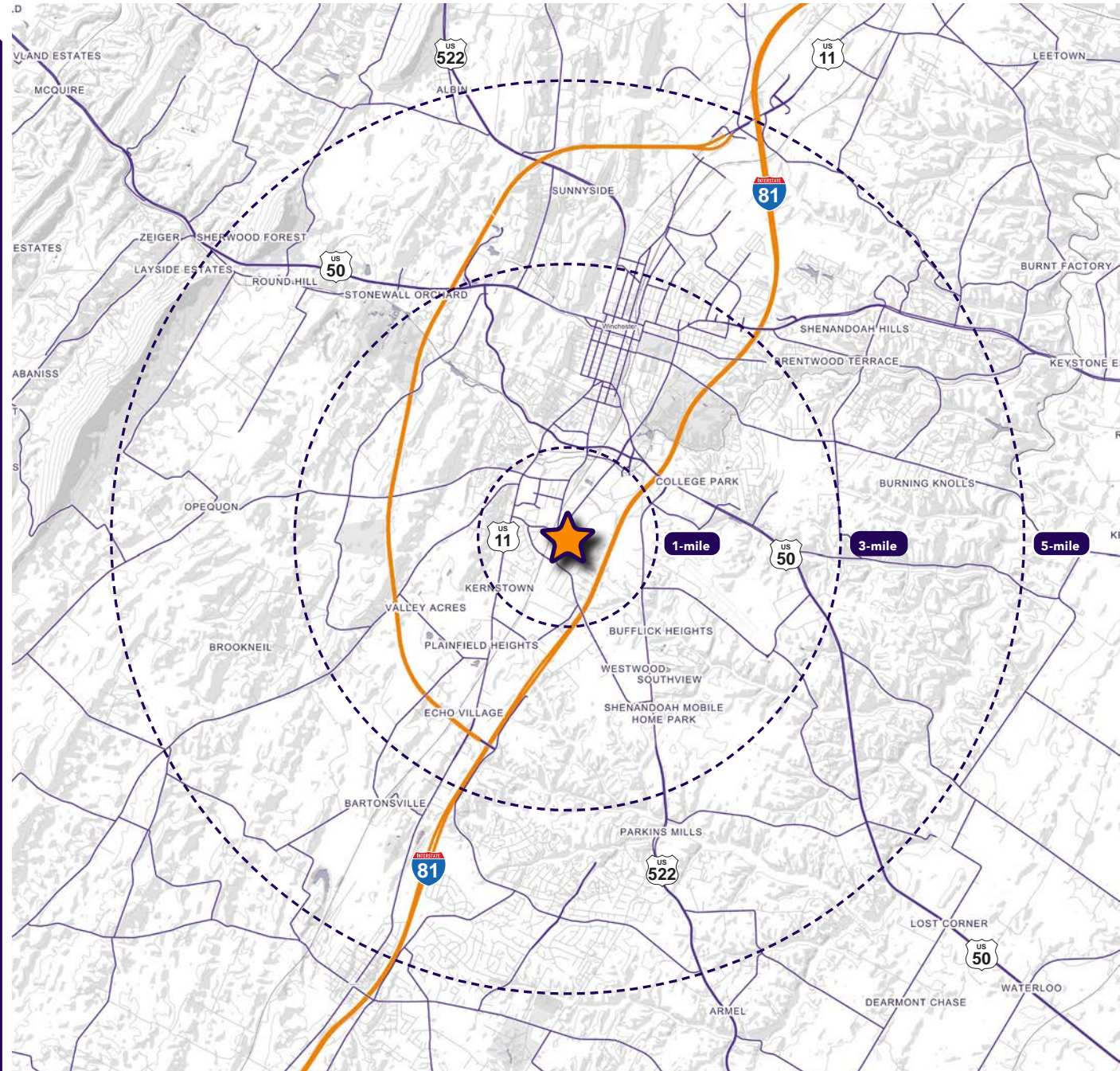
Interested? Contact:

Andrew Segall

 asegall@segallgroup.com

 410.753.3947

 410.960.0361



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com

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