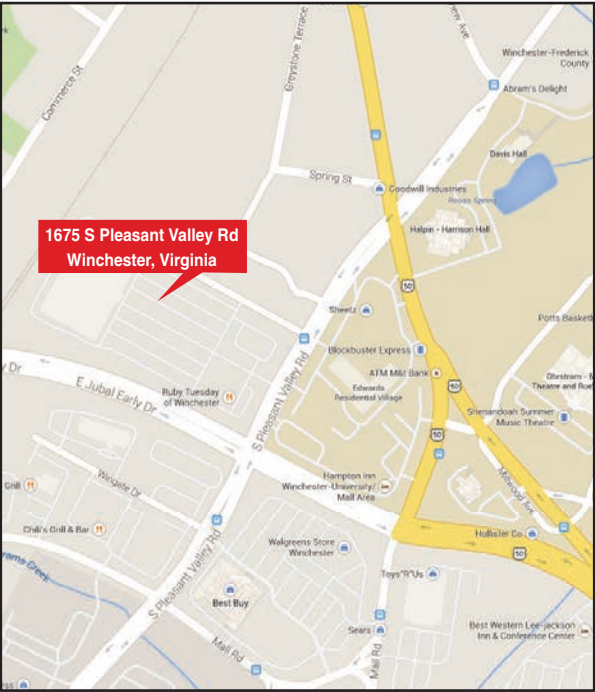


Winchester Plaza Winchester, Virginia 22601



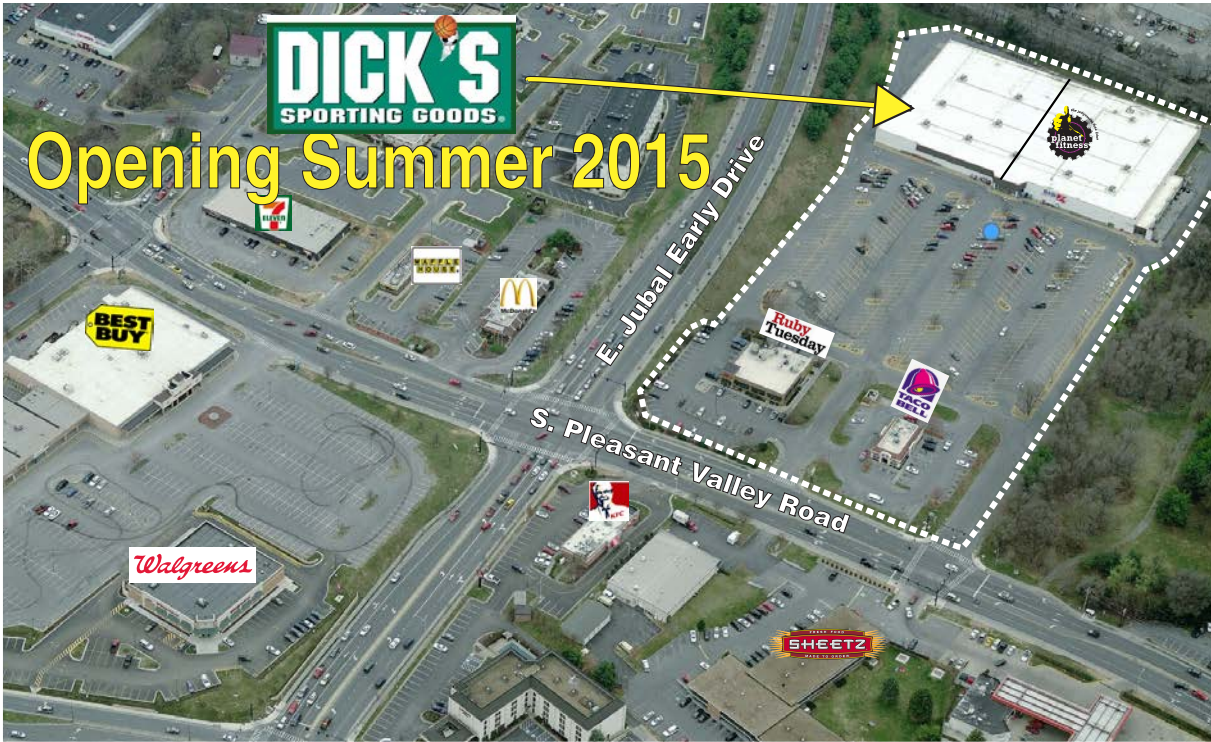
Demographics	3 mile	5 mile	10 mile
Population			
2018 (projection)	46,228	69,812	108,657
2013 (estimate)	43,930	66,103	102,785
2010 (census)	42,442	63,872	99,374
Number of HH			
2018 (projection)	17,968	26,774	41,487
2013 (estimate)	17,121	25,336	39,146
2010 (census)	16,466	24,324	37,585
Average HH Income			
2018 (projection)	\$68,397	\$71,731	\$77,372
2013 (estimate)	\$72,992	\$76,841	\$83,182
2010 (census)	\$63,475	\$66,806	\$71,293
Median Age			
2013 (estimate)	35.9	36.6	38.4



RD

Winchester,
Virginia
Winchester Plaza

Management LLC



Location:

GLA:

Type:

Major Tenants:

Vital Statistics:

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

± 90,000 sf

Neighborhood Shopping Center

New Lease Signed with Dick's Sporting Goods – Opening Summer 2015

- This property is located near Apple Blossom Mall (Sears, JC Penney, Belk),
- It is Adjacent to Shenandoah University. With nearly 4,000 students and 900 employees, “SU” continues to grow and plans to build two new residence halls, two new arts buildings, and a new Athletic Center.
- Spring Street was extended into the site which will create new access to the property from surrounding neighborhoods
- New pylon signage is being added for multiple tenants
- Renovation underway

RD Management LLC

810 Seventh Avenue
10th floor

New York, NY 10019

1-800-2-OCCUPY

212-265-6600 x239

Thomas G. Mirandi

212-459-9133 fax

tmirandi@rdmanagement.com

RD Management LLC ranked #31 out of the Top 100 Retail Real Estate Owners

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.

Winchester Plaza

Pleasant Valley Road and E. Jubal Early Drive
Winchester, Virginia 22601

RD Management LLC
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New York, NY 10019
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tmirandi@rdmanagement.com

A Dick's Sporting Goods	50,635 sf
B Planet Fitness	16,778 sf
C Available (120' x 238.67' irreg.)	21,000 sf
D Available (15' x 80')	1,200 sf

