

RUTHERFORD CROSSING

151 MARKET ST
WINCHESTER, VA 22603

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<> PAD SITE

SHARE A PAD SITE WITH NATIONAL COFFEE CHAIN



DELIVERY: July 2020

DETAILS

- Easy access off Route 81 (63,000 VPD)
- Amazing visibility and signage opportunity
- Pad site conveniently located in power center
- Growing area with 2,500 housing permits
- Co-tenancy includes Target, Lowes, PetSmart, Lidl, Red Robin, Texas Roadhouse, Chick-Fil-A, McDonald

CONTACT

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POPULATION

1 mi — 374
3 mi — 26,812
5 mi — 59,354



EMPLOYEES

1 mi — 1,824
3 mi — 16,164
5 mi — 57,129



MEDIAN HHI

1 mi — \$64,544
3 mi — \$53,967
5 mi — \$65,430



EDUCATION

(Some College +)
1 mi — 50.3%
3 mi — 52.3%



MEDIAN AGE

1 mi — 45.4
3 mi — 38.1
5 mi — 38.3

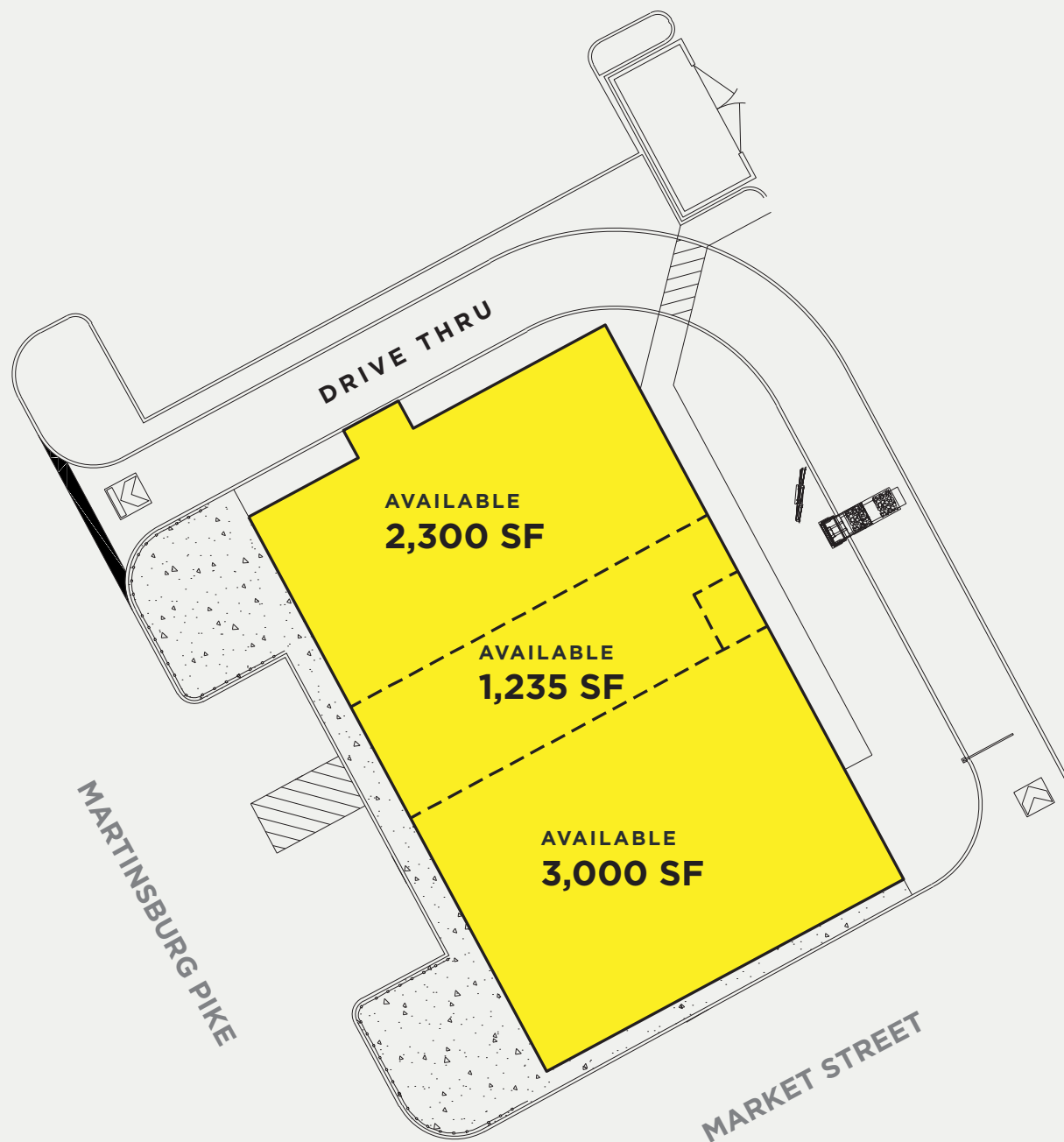


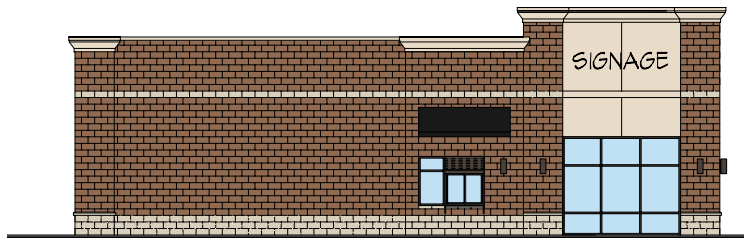
TRAFFIC COUNTS

I-80 — 63,000 VPD
Martinsburg Pike — 12,000 VPD

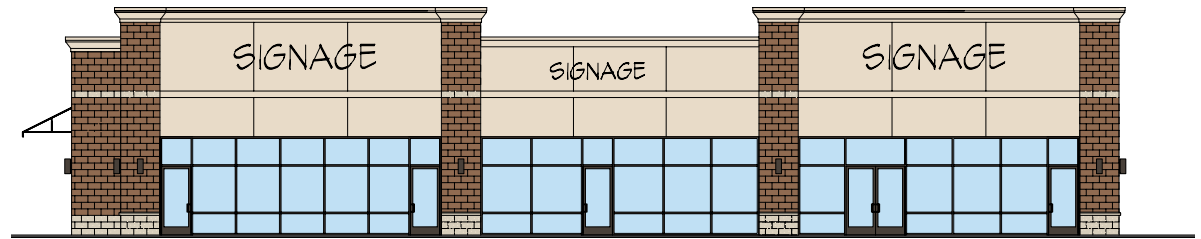








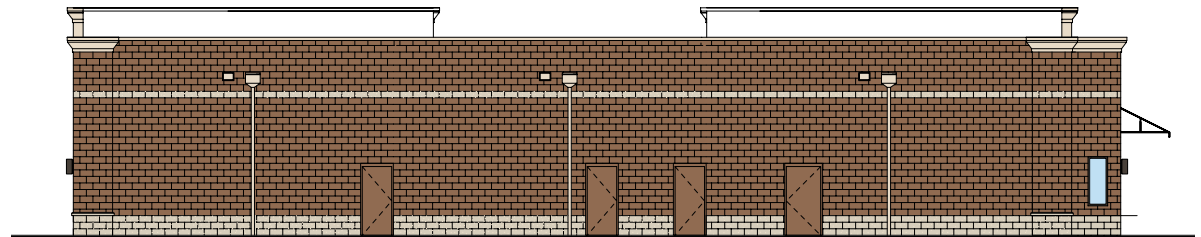
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION