

RUTHERFORD CROSSING

NE Corner of Interstate 81 & Martinsburg Pike (Rt. 11)
Winchester, Virginia

**RETAIL SPACE
FOR LEASE**
Winchester's Premier
Shopping Destination

WHERE WE ARE



ADDRESS

151 Market Street
Winchester, VA 22603

CONTACT INFO

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Patrick Hayden
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703.448.4307

FINAL PHASE II PAD AVAILABLE



HIGHLIGHTS

- Premier shopping destination in Winchester, VA featuring over 400,000 square feet of retail space.
- Anchored by Target, Lowe's, and Lidl grocery
- Conveniently located at the intersection of I-81 and Martinsburg Pike/US-11.
- Large FEMA facility connected to site with approximately 700 employees.
- Largest planned residential development in city (nearly 2,600 homes) less than one mile from center (construction has commenced).
- Strong National and Regional tenant mix.

TRAFFIC COUNTS

- Interstate 81 - 63,000 AADT
- Martinsburg Pk (Rt. 11) - 19,000 VPD
- Center Entrance (Incoming traffic) - 8,000 - 10,000 VPD

2020 DEMOGRAPHICS

DISTANCE RING	3 Miles	5 Miles	10 Miles
Population	26,478	59,377	115,605
Households	9,955	22,076	42,885
Avg. HH Income	\$76,681	\$88,972	\$89,767

PROJECTED 2024 DEMOGRAPHICS

DISTANCE RING	3 Miles	5 Miles	10 Miles
Population	29,859	65,018	126,206
Households	11,209	24,057	46,556
Avg. HH Income	\$87,243	\$100,395	\$100,638

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SITE PLAN



PHASE II (10 AC) & PAD 22 (1 AC)
OWNED BY NVRETAIL

CONTACT NVRETAIL AT 703.448.4312
FOR FURTHER INFORMATION

FOR ALL OTHER PHASE I
AVAILABILITIES CONTACT



NOW LEASING PHASE II

#	Availabilities	Size
26	Pad	1.2 AC

SITE PHOTOS



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