

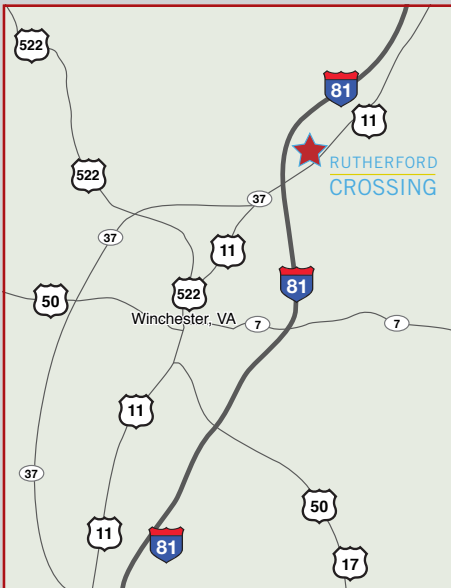
RUTHERFORD CROSSING

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

Judd Bostian
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703.448.4312

Patrick Hayden
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703.448.4307

NOW LEASING PHASE II



HIGHLIGHTS

- Premier shopping destination in Winchester with over 400,000 s.f. of retail, shop and restaurant space.
- 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 development in city (nearly 2,500 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

2017 DEMOGRAPHICS

DISTANCE RING	3 Miles	5 Miles	10 Miles
Population	25,283	55,982	109,254
Households	9,602	21,095	41,008
Avg. HH Income	\$64,864	\$77,161	\$79,903

PROJECTED 2022 DEMOGRAPHICS

DISTANCE RING	3 Miles	5 Miles	10 Miles
Population	26,877	58,732	116,348
Households	10,193	22,083	43,532
Avg. HH Income	\$75,526	\$88,561	\$90,422

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Winchester, Virginia

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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