

# 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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703.448.4307

## NOW LEASING PHASE II



### HIGHLIGHTS

- Premier shopping destination in Winchester, VA featuring over 400,000 square feet of retail space.
- Anchored by Target, Lowes, 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

### 2018 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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## 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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