

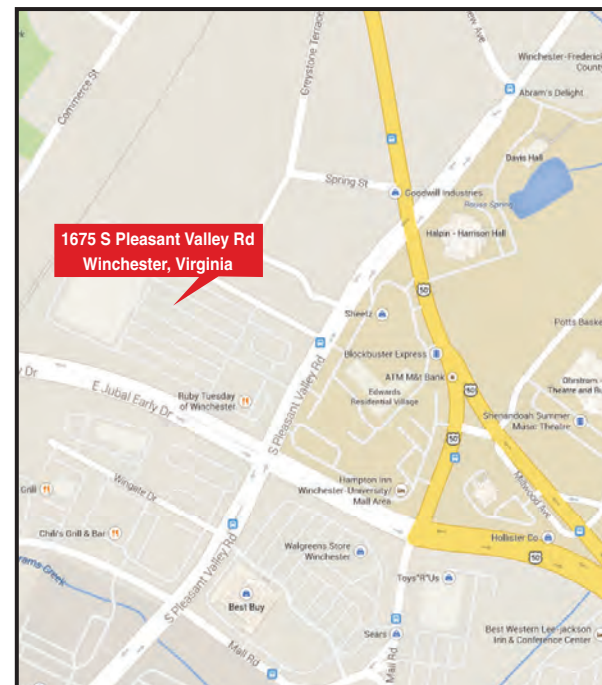
# Winchester Plaza Winchester, Virginia 22601

# RD MANAGEMENT LLC

# Winchester, Virginia Winchester Plaza



Demographics	3 mile	5 mile	10 mile
<b>Population</b>			
2020 (projection)	49,255	67,878	106,313
2015 (estimate)	47,698	65,790	103,084
2010 (census)	45,770	63,611	99,765
<b>Number of HH</b>			
2020 (projection)	19,743	26,889	42,090
2015 (estimate)	18,928	25,699	40,109
2010 (census)	17,730	24,188	37,754
<b>Average HH Income</b>			
2020 (projection)	\$71,384	\$77,276	\$81,060
2015 (estimate)	\$67,572	\$73,128	\$76,782
2010 (census)	\$62,766	\$67,717	\$71,327
<b>Median Age</b>			
2015 (estimate)	36.4	36.9	38.8



**Location:**

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

**GLA:**

89,918 sf

**Type:**

Neighborhood Shopping Center

**Major Tenants:**

Dick's Sporting Goods, The Fresh Market, Planet Fitness

**Vital Statistics:**

- 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
- Newly renovated façade

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**RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.**

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.

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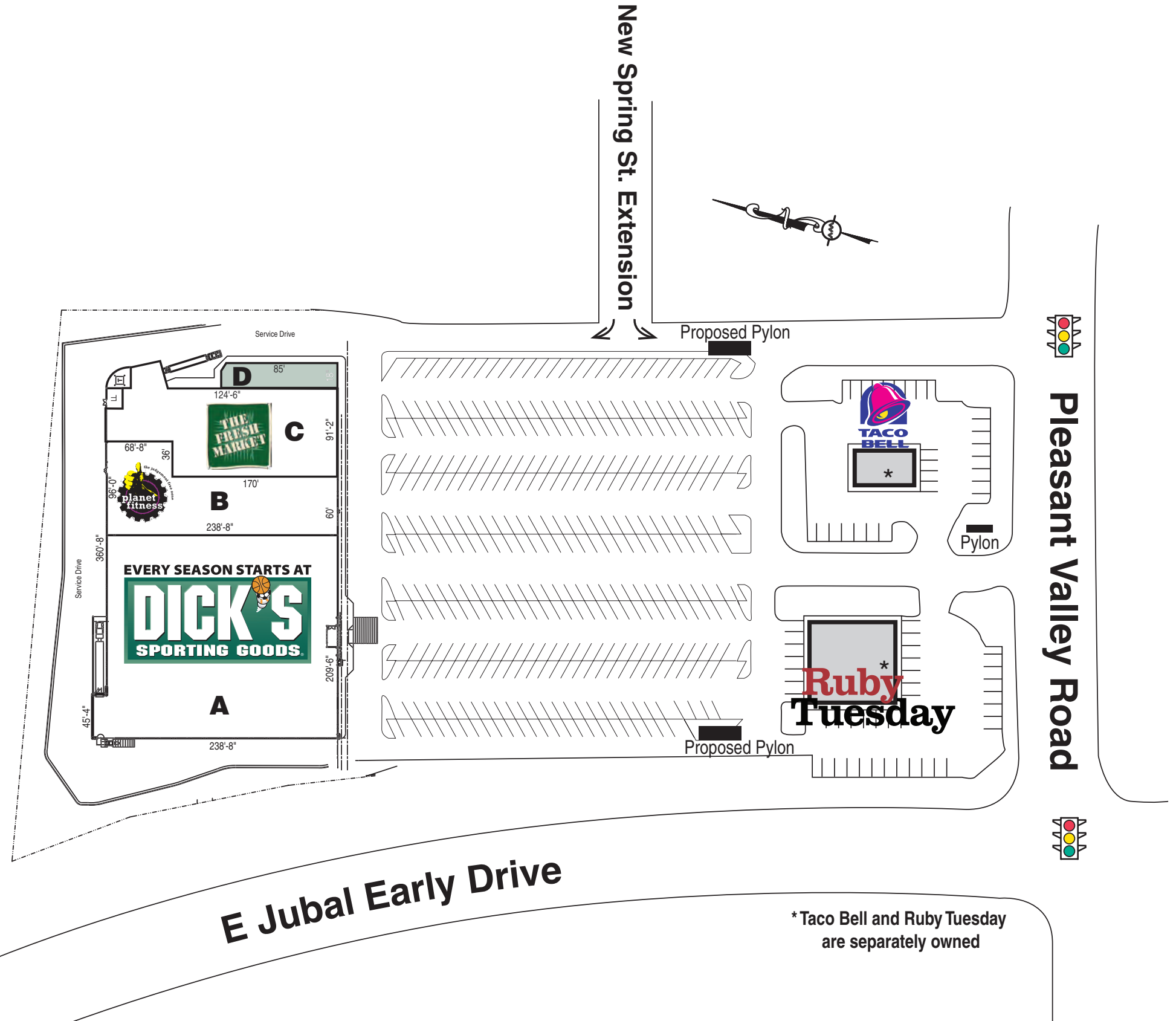
Pleasant Valley Road and E. Jubal Early Drive  
Winchester, Virginia 22601



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- |                          |           |
|--------------------------|-----------|
| A. Dick's Sporting Goods | 50,635 sf |
| B. Planet Fitness        | 16,778 sf |
| C. The Fresh Market      | 21,000 sf |
| D. Future Retail         | 1,505 sf  |
- (18' x 85')



\* Taco Bell and Ruby Tuesday are separately owned

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