



**THALHIMER**

RETAIL FOR LEASE

Winchester Station

2400 S. Pleasant Valley Road | Winchester, VA 22601

SEVERAL SPACES AVAILABLE



## Best-in-Class Merchandising Mix

For more information, contact:

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### Specifications

Total Size	182,816 SF
Availabilities	4 spaces ranging from 1,342 SF up to 2,550 SF
Location	Primary retail corridor with excellent surrounding co-tenancy
Features	<ul style="list-style-type: none"><li>• Regional drawing power</li><li>• Best-in-Class Merchandising Mix</li><li>• Great exposure to Pleasant Valley Road</li><li>• Second generation restaurant space available now</li></ul>
Traffic Count	23,000 – Pleasant Valley Road

### Join Tenants

ROSS  
DRESS FOR LESS

Michaels  
Where Creativity Happens

BED BATH &  
BEYOND

ULTA  
BEAUTY

PETCO

OLD NAVY

five  
BELOW

KIRKLAND'S  
YOUR HOME DECOR STORE

Olive  
Garden  
ITALIAN KITCHEN

Red Lobster

THE VITAMIN SHOPPE

### Nearby Retailers

Walmart  
Save money. Live better.

LOWE'S  
Home Improvement Specialists

THE HOME  
DEPOT

PET SMART

TARGET

TJ-maxx

MISSION BBQ  
The American Way.

Star

Pier 1  
IMPORTS

STAPLES

HOBBY LOBBY

Panera  
BREAD

FRIDAYS



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Tenant Index		
SPACE	TENANT	SF
100A	Petco	14,600
100B	Kirkland's	9,100
100C	AVAILABLE	2,550
100D	Landlord Room/Loading Dock	7,663
105	Michaels	23,863
110	Bed Bath & Beyond	25,960
115	Ross Dress for Less	30,094
120	Old Navy	18,800
125	Ulta Beauty	11,452
130	Five Below	7,988
200	Olive Garden	7,497
210	Next Day Blinds	3,570
212	El Pollon	1,633
214	AVAILABLE	1,530
216	Regional Finance	1,348
218	AVAILABLE	1,342
220	Kim's Nails & Spa	1,453
222	AVAILABLE	1,700
224	The Vitamin Shoppe	3,570
230	Red Lobster	7,103



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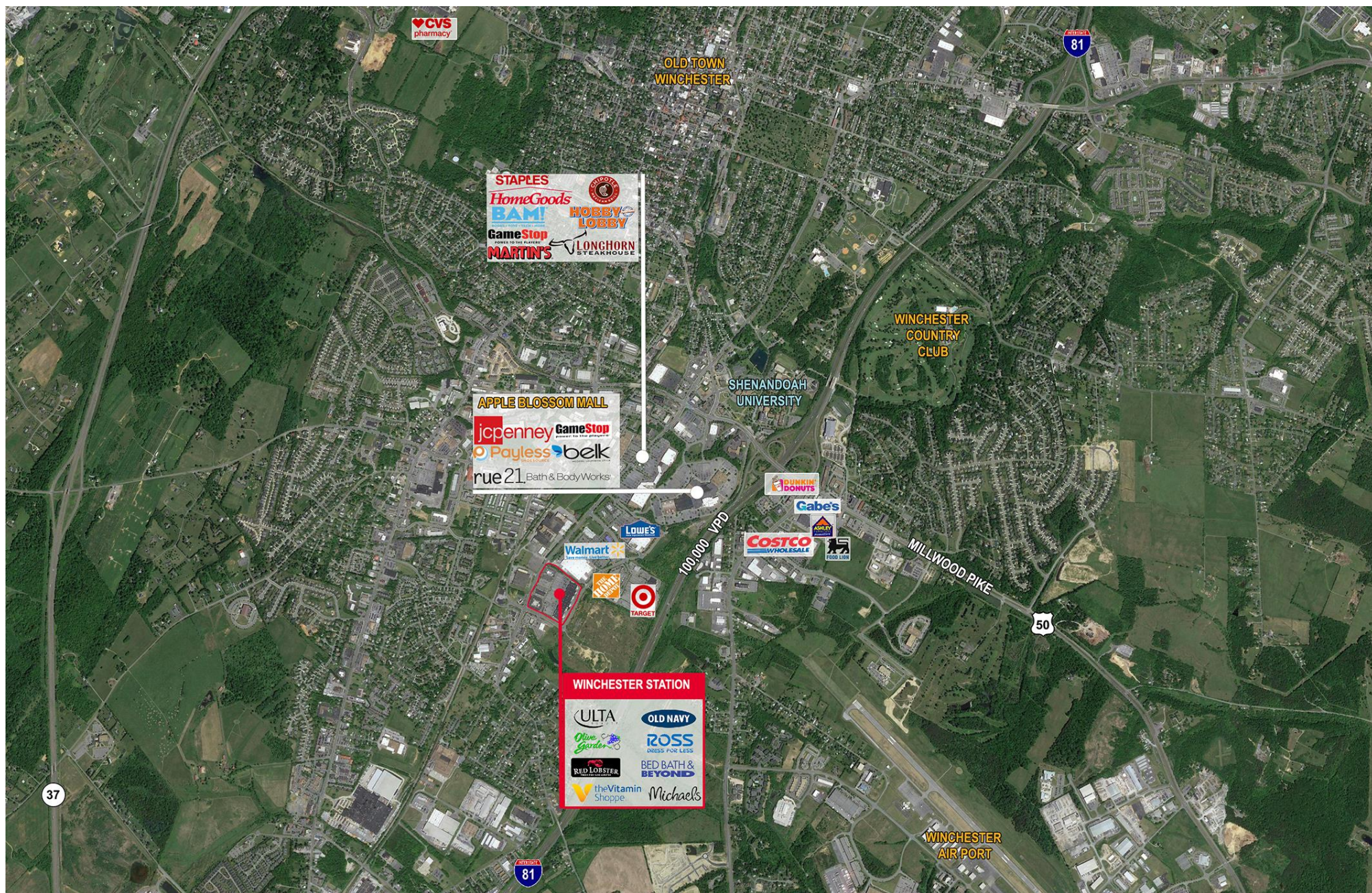
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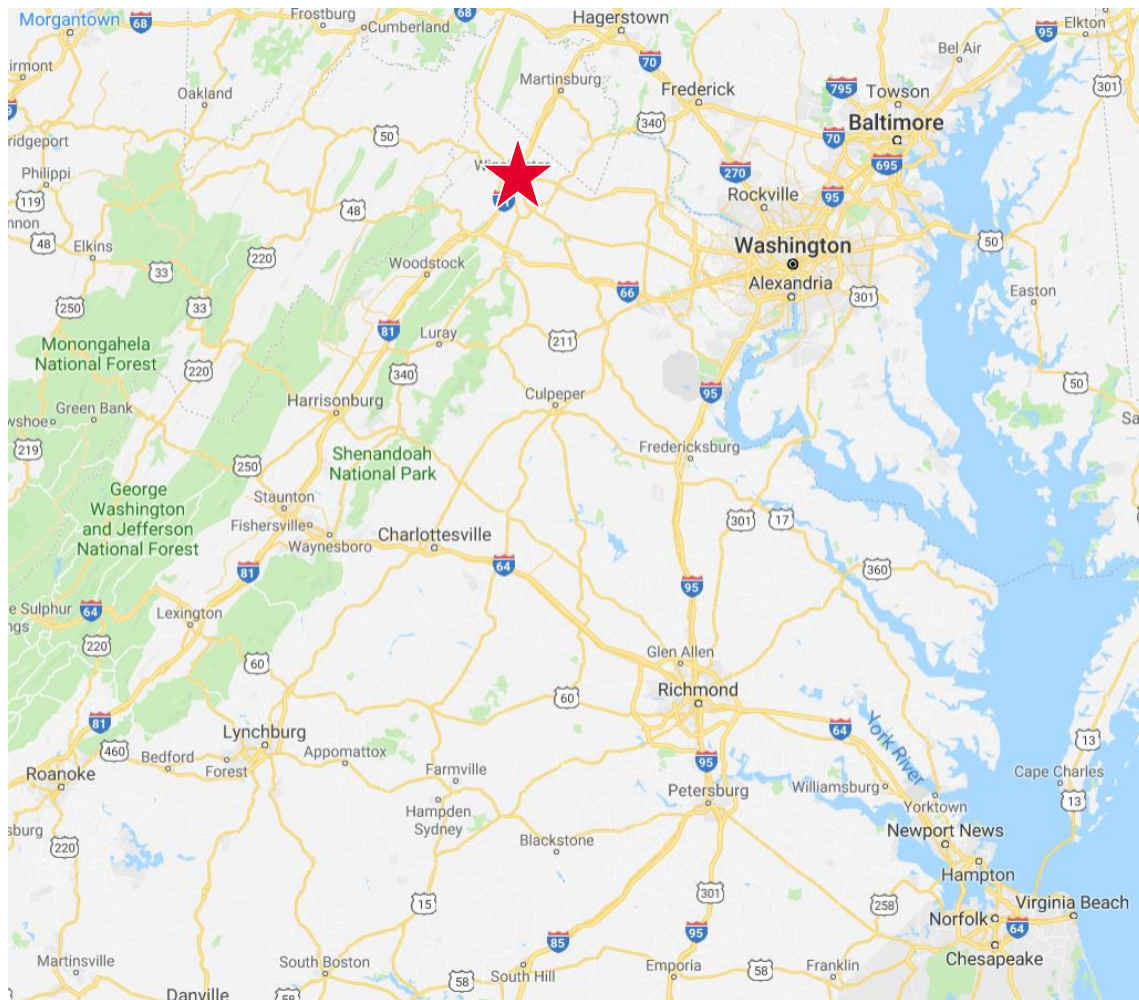




# THALHIMER

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### Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	6,602	38,332	74,845
Estimated Households	2,704	14,969	27,919
Est. Avg. Household Income	\$65,812	\$78,055	\$82,589
Daytime Population	28,536	57,801	71,015

### Demographics

	5 Min DT	10 Min DT
Estimated Population	8,260	37,531
Estimated Households	3,111	14,496
Est. Avg. Household Income	\$63,137	\$75,887
Daytime Population	26,622	53,271

For more information, contact:

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