



RETAIL PROPERTY FOR LEASE

GATEWAY PARK SHOPPING CENTER

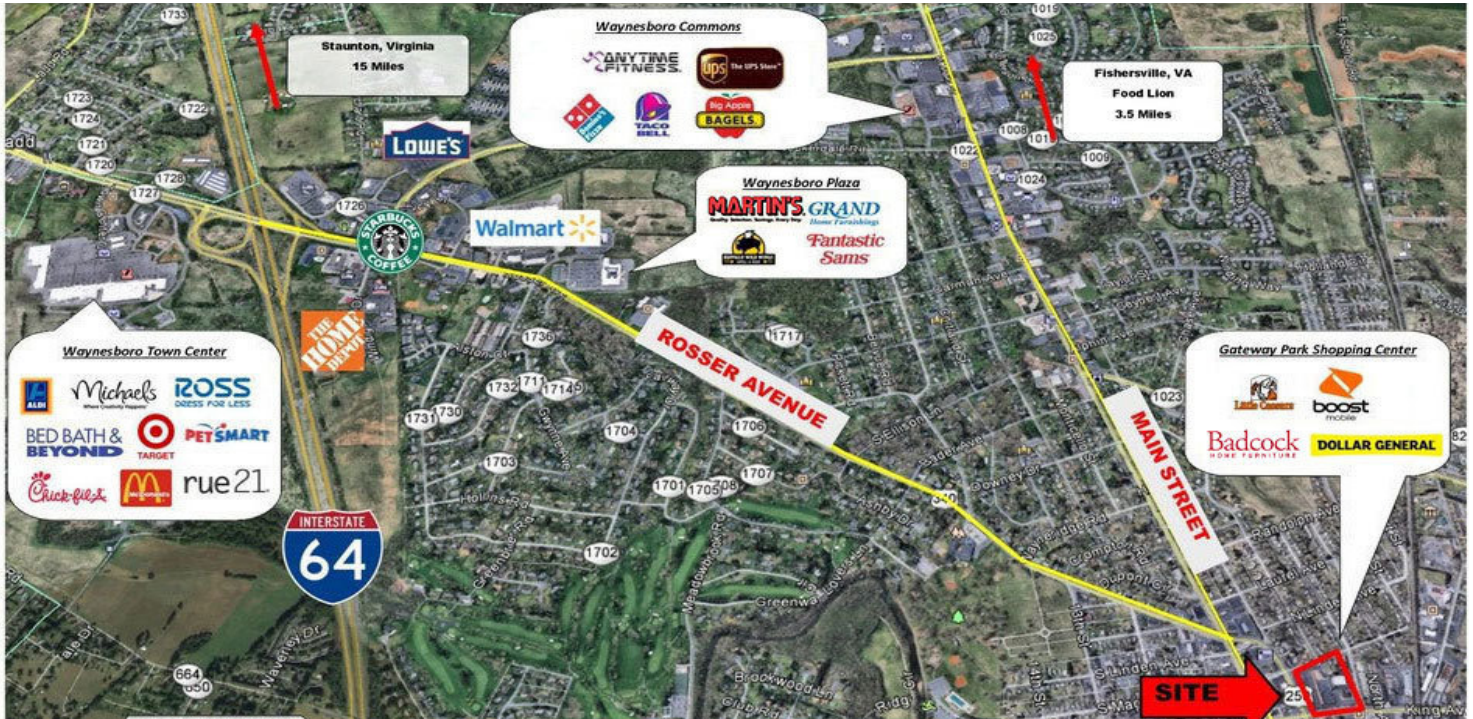
1301 - 1327 WEST BROAD STREET, WAYNESBORO, VA 22980



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	9,554 SF
Lease Rate:	Negotiable
Year Built:	1965
Building Size:	42,975 SF
Zoning:	H-B

PROPERTY OVERVIEW

Waynesboro serves as entrance and exit to Blue Ridge Skyline Drive. Gateway Park Shopping Center is located between all Waynesboro public schools and recreational fields including Waynesboro High School currently being renovated - across from Gateway Park Shopping Center. \$10 million Natural History/Science Museum planned for construction in Waynesboro - proximity to Gateway Park Shopping Center

PROPERTY HIGHLIGHTS

- 9,554 SF Available (subdividable)
- Signalized intersection with 5 curb cuts
- Located 2 miles from I-64 at major Waynesboro Crossroads (Rosser Avenue - Broad Street - Main Street)
- Serving Staunton, Fishersville, and Charlottesville MSA's
- 13,000 rooftops within 10 minutes
- Pylon signage

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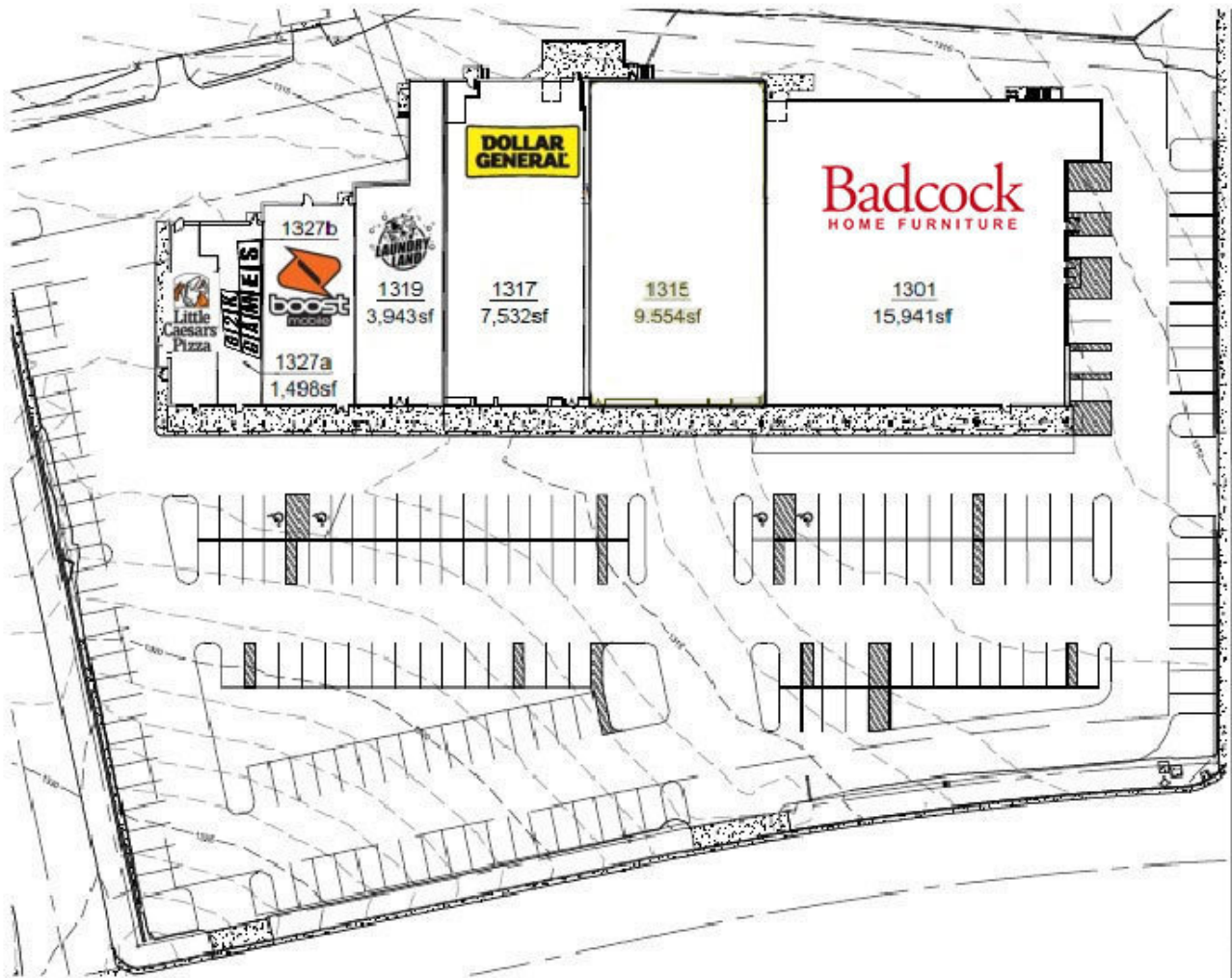
ADDITIONAL PHOTOS

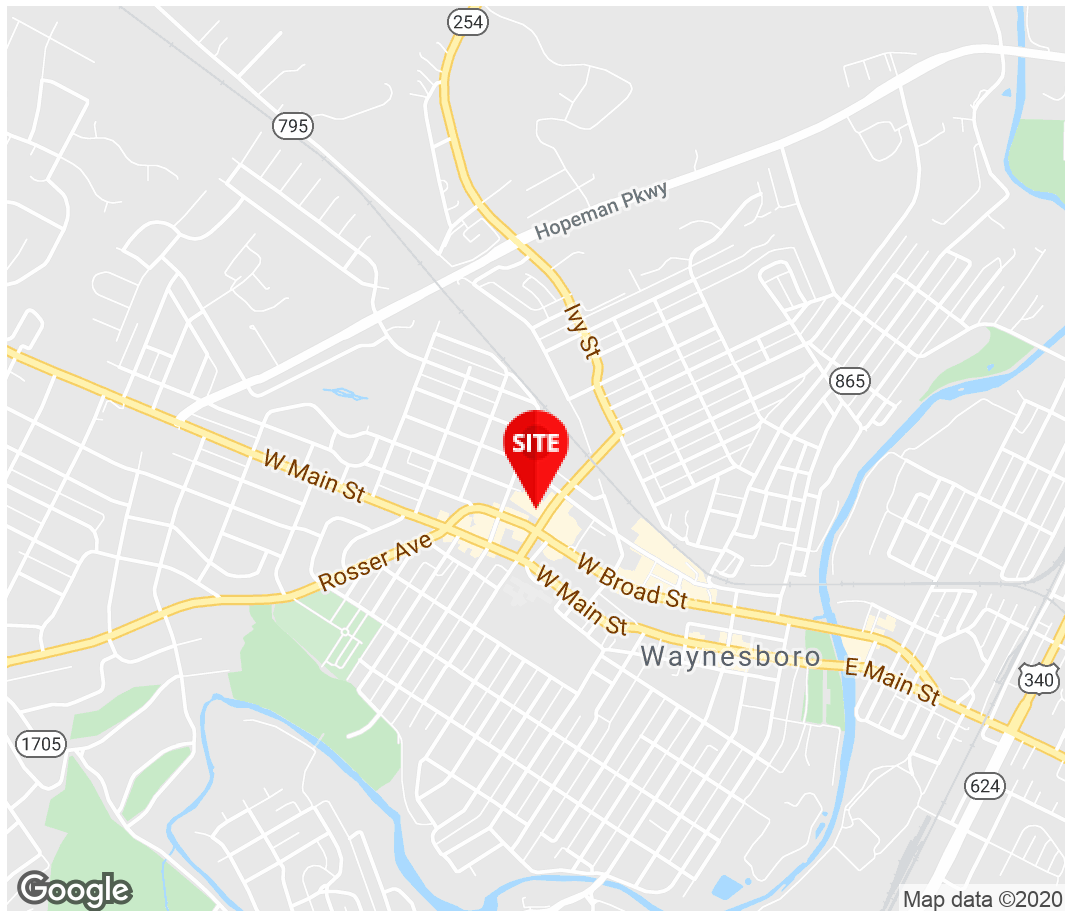
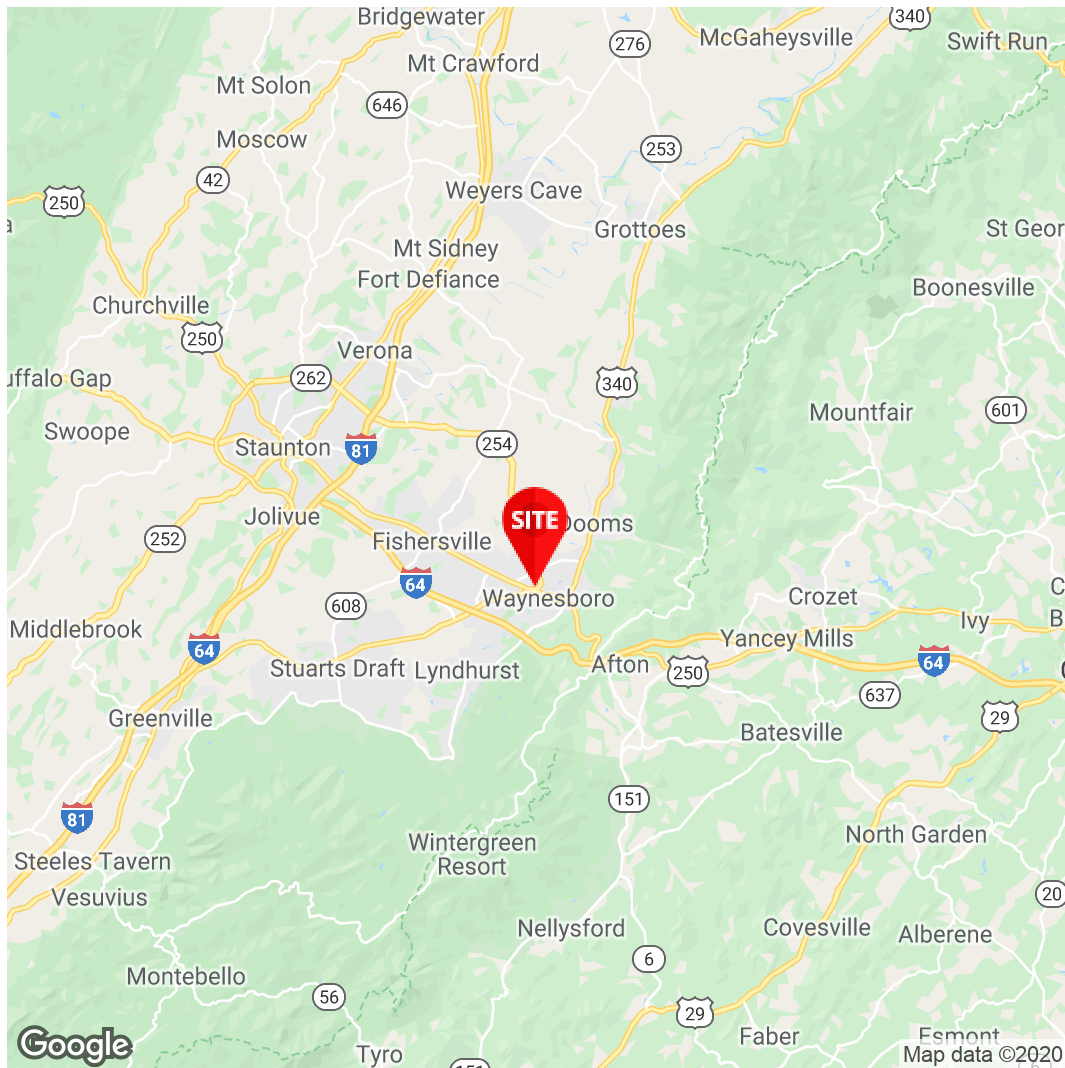


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SITE PLAN





Sara Goodall

Senior Associate

804.977.2110

Sgoodall@divaris.com

Brett McNamee

Principal, Richmond

804.977.2093

Bmcnamee@divaris.com

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