



**Property Features**

- 645 – 2,000 sf (available stores outlined in red)
- 248,672 sf community shopping center
- Main intersection in the Town of Front Royal
- SW corner of US 522 (Commerce Road) and John Marshall Hwy./South St. (SR 55)
- 70 miles west of Washington, DC
- 45 miles west of Dulles International Airport

- Trade area includes Front Royal, Warren County and other parts of Shenandoah, Page, Fauquier and Rappahannock counties
- Part of Washington-Baltimore FSA
- 29% population growth since 2000; projected to grow another 22% by 2020

**Demographics – 2016**

	5 Mile	10 Miles	15 Miles
Population	27,087	45,280	91,001
Avg. HH Income	\$79,510	\$84,398	\$84,244
Daytime Population	12.239	15.493	29.144

**Traffic Counts**

South Street	13,100 VPD
Remount Road	11,500 VPD
S. Commerce Avenue	20,600 VPD

**Join Tenants**

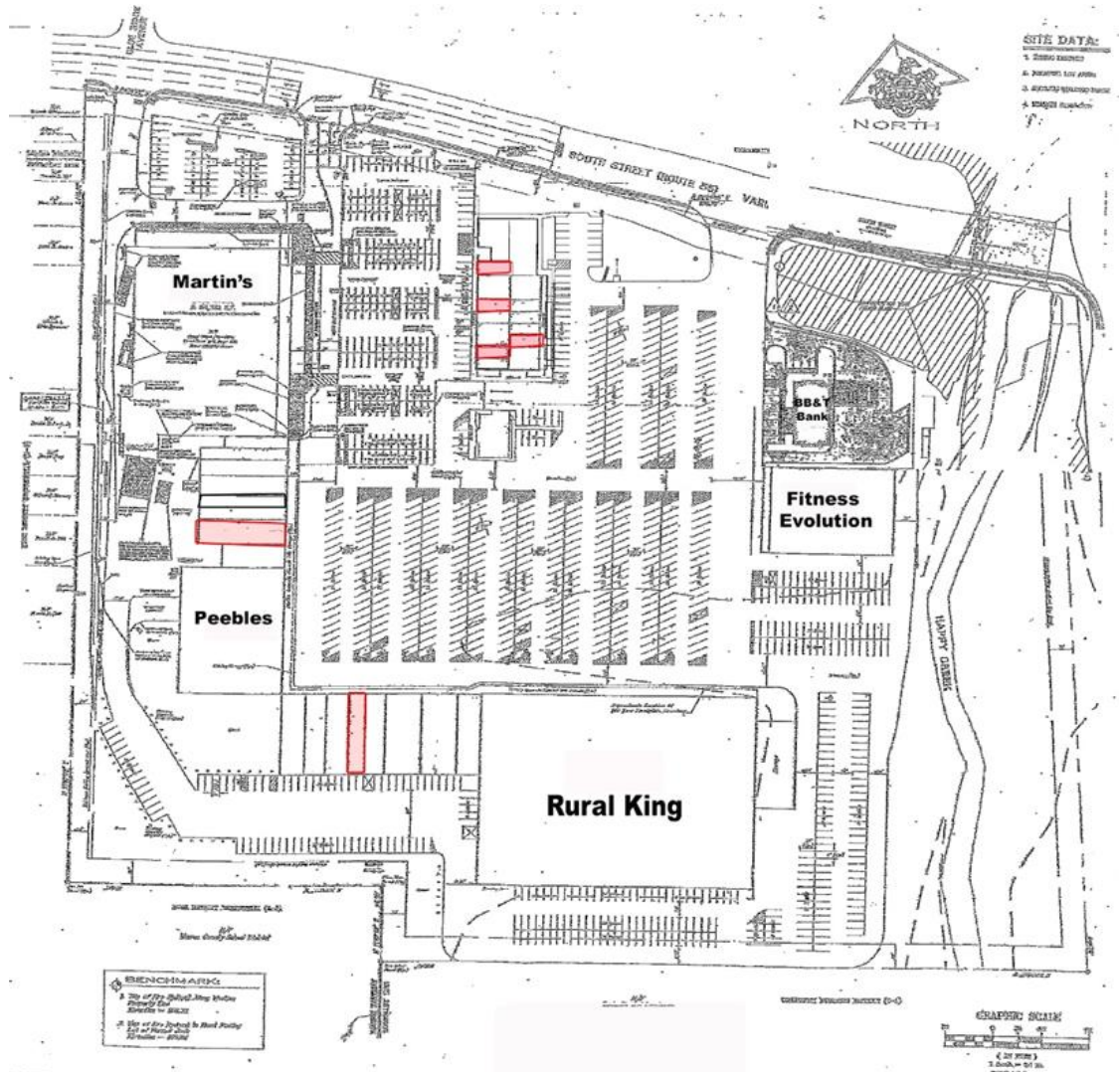
For more information, contact:

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Thalhimer Center  
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Available Spaces Outlined in Red

UNIT #	TENANT	SF
409	Martin's	
411 C	Boost Mobile	
411 D	Jennerations	
411 E	Citi Financial	
411 F	Virginia ABC Board	
411 G	Shoe Show	
413 A&B	Barber Shop	
413 C	AVAILABLE	675
413 E	Magic Nails	
413 E	Be.You.Tiful Salon	
413 F, G & H	TLC Settlements	
415 A	Valley Health	
415 B	AVAILABLE	748
415 C & D	Coldwell Banker Premier	
417	Better Thymes	
419	AVAILABLE	1,275
421 & 423	Bath & Body Works	
425	Peebles	
429	Suds City	
433	Restaurant	
437	Touchtel / Sprint	
441	AVAILABLE	2,000
445	Blue Ridge Hospice	
449	Blue Ridge Hospice	
453	Cato	
461	Winchester Church of God	
465	Rural King	
473	Union Bank & Trust	
477 A & B	BPW, Inc.	
477 C	AVAILABLE	675
477 D	1989 Vape Company	
477 E	Craig Laird	
477 F	Shenandoah Confection	
477 G	AVAILABLE	645
477 H	Sans Tobacco	
487	BB&T	
LAND	AVAILABLE	
424 A	UPS	
424 B	Jackson Hewitt	
416	Custard Stand	



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