

**RETAIL FOR LEASE Royal Plaza Shopping Center** 

South Street | Front Royal, VA

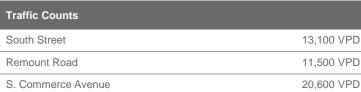


## **Property Features**

- 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	



**Thalhimer Center** 11100 W. Broad Street Glen Allen, VA 23060 www.thalhimer.com

Join Tenants MARTINS CATO SHOE SHOW. Peebles Rural King UNION Bath & Body Works\*

For more information, contact:

### **GEORGE C. STUCKEY**

Senior Vice President 804 697 3404 george.stuckey@thalhimer.com

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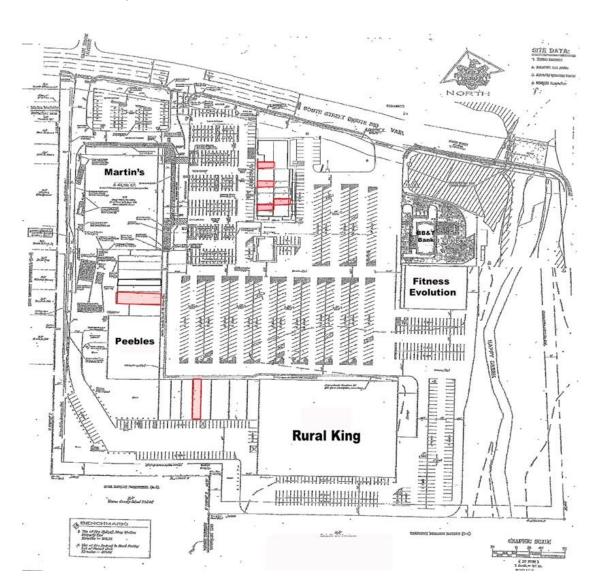


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Available Spaces Outlined in Red

UNIT #	TENANT	SE	
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		
	Blue Ridge Hospice		
	Cato		
453	Cato		
	Cato Winchester Church of God		
453	Winchester Church		
453 461	Winchester Church of God		
453 461 465	Winchester Church of God Rural King		
453 461 465 473	Winchester Church of God Rural King Union Bank & Trust	675	
453 461 465 473 477 A & B	Winchester Church of God Rural King Union Bank & Trust BPW, Inc.	675	
453 461 465 473 477 A & B 477 C	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE	675	
453 461 465 473 477 A & B 477 C 477 D	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company	675	
453 461 465 473 477 A & B 477 C 477 C 477 D 477 E	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah	675	
453 461 465 473 477 A & B 477 C 477 D 477 C 477 F	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah Confection		
453 461 465 473 477 A & B 477 C 477 C 477 C 477 F 477 F 477 G	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah Confection AVAILABLE		
453 461 465 477 A & B 477 C 477 C 477 C 477 C 477 F 477 G 477 H	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah Confection AVAILABLE Sans Tobacco		
453 461 465 473 477 A & B 477 C 477 C 477 C 477 F 477 G 477 H 477 H 487	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah Confection AVAILABLE Sans Tobacco B&&T		
453 461 465 473 477 A & B 477 C 477 C 477 C 477 C 477 F 477 G 477 H 487 487 LAND	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah Confection AVAILABLE Sans Tobacco BB&T AVAILABLE		
453 453 461 473 477 A & B 477 C 477 C 477 C 477 C 477 F 477 G 477 H 487 487 LAND 424 A	Winchester Church of God Rural King Union Bank & Trust BPW, Inc. AVAILABLE 1989 Vape Company Craig Laird Shenandoah Confection AVAILABLE Sans Tobacco BB&T AVAILABLE UPS		



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