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ASSOCIATES

JOIN
Walmart
Save money. Live better.
NOW OPEN!



WINCHESTER SOUTH MARKETPLACE

MARANTO MANOR DRIVE & FRONT ROYAL PIKE
WINCHESTER, VA

OVERVIEW

Join Walmart at Winchester South Marketplace open Fall 2011. There are pad sites available for ground lease at this newly developed site located at the signalized intersection of Tasker Road and Front Royal Pike in Winchester, Virginia. Situated with easy access to both Winchester and the growing Stephens City Market.

VICINITY MAP



2010 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	1,978	42,657	61,094
Avg. HH Income	\$51,639	\$49,617	\$52,623
Households	495	17,302	24,323

For more information
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LOT AVAILABILITY

LOT	SIZE
2A	0.78 USABLE ACRES
2B	1.88 USABLE ACRES
3A	1.35 USABLE ACRES
3B	1.91 USABLE ACRES
4	1.65 USABLE ACRES
5	0.75 USABLE ACRES
6	2.65 USABLE ACRES

- * OWNER WILL CONSIDER A SALE
- * GROUND LEASE
- * ROUGH-GRADED WITH UTILITIES TO PROPERTY LINE
- * LOT 2 ZONED TO ALLOW GAS/ CONVENIENCE

TENANT LIST

Walmart

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SITE PLAN





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