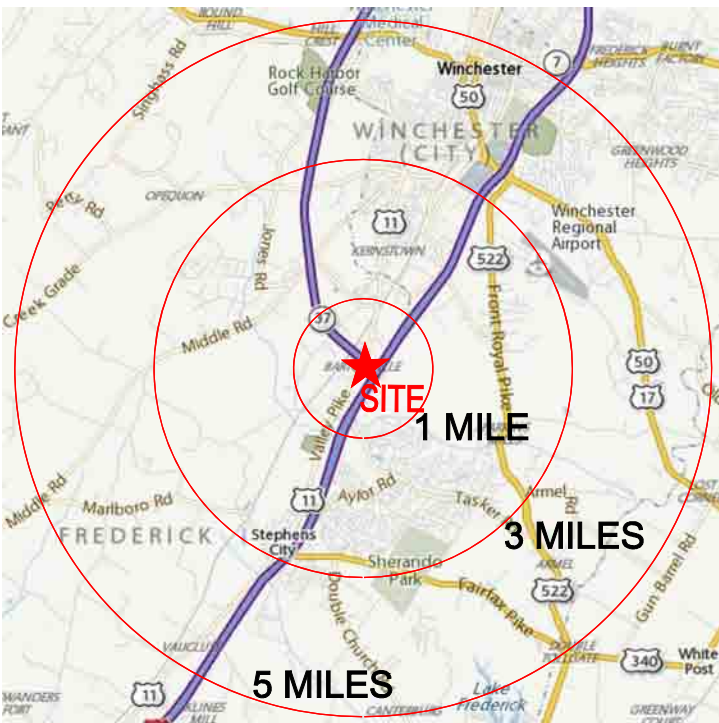




Quick Facts

- Location:** 181 Kernstown Commons Blvd.
Winchester, VA 22602
- Center Size:** 192,000± SF
- Population:** 46,755 People (5-Mile Radius)
- Avg. Income:** \$62,779 (5-Mile Radius)
- Anchors:** Alamo Drafthouse Cinemas, Aldi Grocery, Country Inn & Suites, Outback Steakhouse, Carrabbas, The Greene Turtle Sports Bar & Grille
- Cinema:** 30-mile draw radius from a trade area comprising 300,000 people. #1 rated theater in the country with stadium seating and state-of-the-art technology.
- Traffic:** 30,000 VPD -Route 11
100,000 VPD Routes 11, 37 & 81
- Available:** 1,708 SF
3.G - Pad Site for ±5,400 SF building
9 - Pad Site for ±4,500 SF building



CONTACT
 Phone 540.667.1322

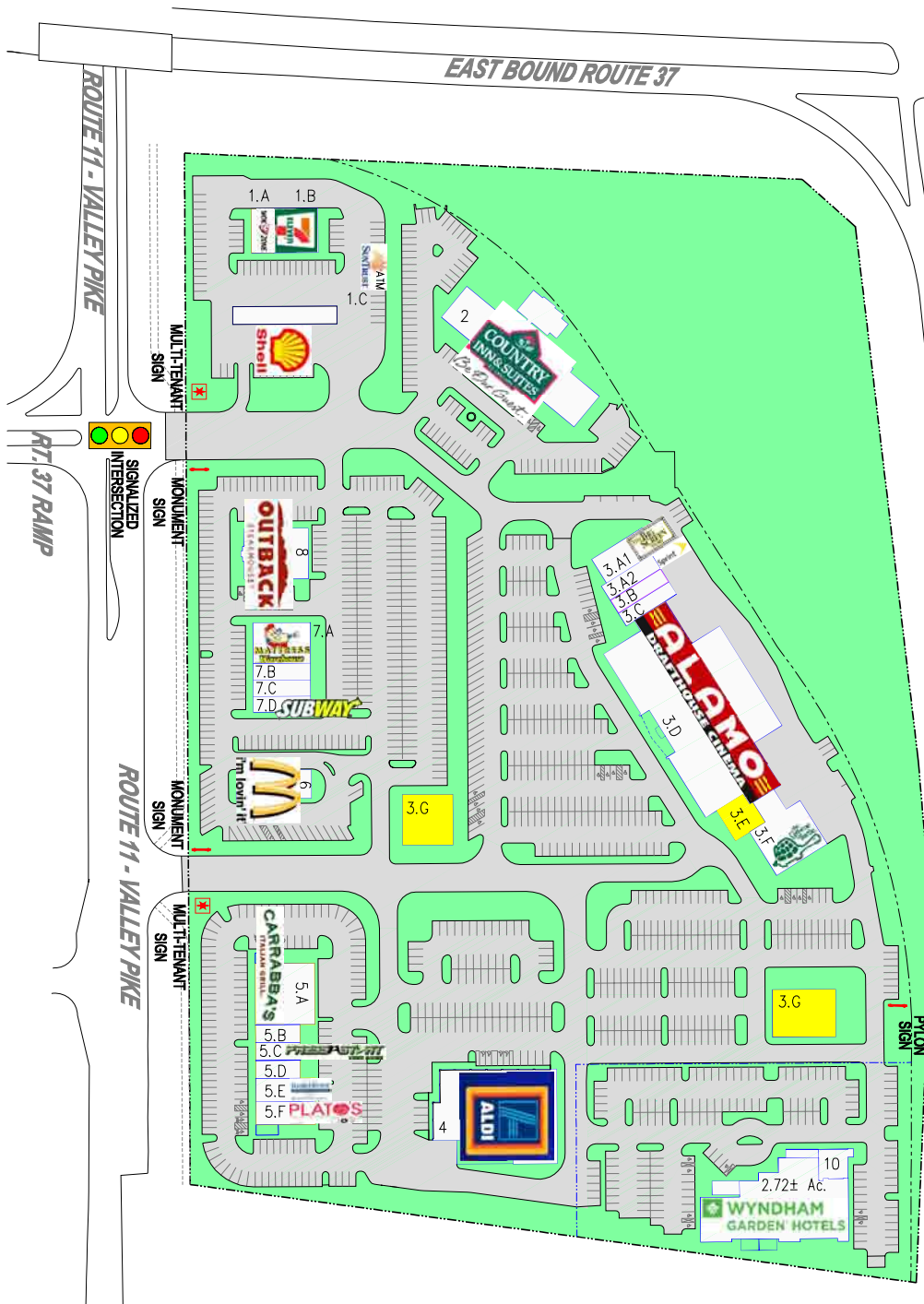


Nerangis Management Corporation

KERNSTOWN COMMONS

Retail Space For Lease

181 Kernstown Commons Blvd.
Winchester, VA 22602



SPACE	TENANT	SIZE
1.A	The Wok Zone	2,265
1.B	7-11 w/ Shell Gas	3,114
1.C	Suntrust Bank ATM	-
2	Country Inn & Suites	48,177
3.A1	The Big Screen Store	2,956
3.A2	Sprint	1,324
3.B	Nerangis Management Corp.	2,380
3.C	Nerangis Management Corp.	1,350
3.D	Alamo Drafthouse Cinema	35,500
3.E	Available	1,708
3.F	The Greene Turtle	6,994
3.G	Available Pad Site	±5,400
4	Aldi	16,844
5.A	Carrabba's	6,363
5.B	Lush Nails	1,667
5.C	Press Start Video	1,688
5.D	Sclafani's New York Bagels and Bread	1,763
5.E	Hand and Stone Spa	2,782
5.F	Plato's Closet	2,814
6	McDonald's	3,850
7.A	Mattress Warehouse	5,250
7.B	Edward Jones	1,250
7.C	The Smoke Shop	1,250
7.D	Subway	1,250
8	Outback Steakhouse	5,400
9	Available Pad Site	±4,500
10	Future Wyndham Gardens Hotel	45,000
		Total Square Feet ±192,175

SPACE AVAILABLE



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