



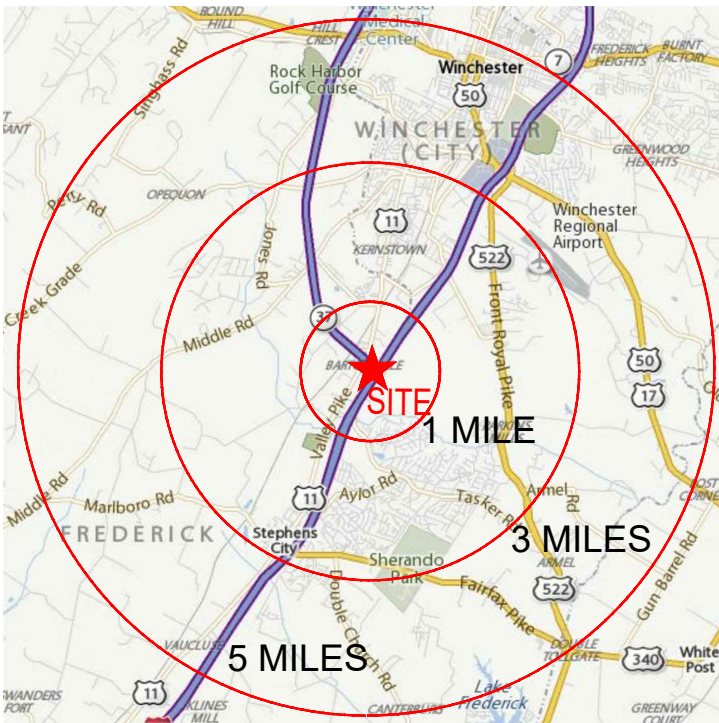
Quick Facts

- Location: 177 Kernstown Commons Blvd.
Winchester, VA 22602
- Center Size: 166,000± SF
- Population: 142,009 - Winchester & Frederick County total MSA population in 2020, with a workforce population draw of 656,965. The Winchester MSA was the fastest growing area in the Commonwealth of Virginia over the past 10 years.
- Avg. Income: \$75,583
- Anchors: Alamo Drafthouse Cinema, Aldi Grocery, Country Inn & Suites, Comfort Inn & Suites, Outback Steakhouse, Carrabbas Italian Grill
- Cinema: 30-mile draw radius. 400,000 guests per year. #1 rated theater in the U.S. with stadium seating and state-of-the-art technology.
- Traffic: 30,000 VPD -Route 11
100,000 VPD Routes 11, 37 & 81

CONTACT

Nick Nerangis

Phone 540.667.1322 x105
 NERANGISMGMT.COM





Nerangis Management Corporation

KERNSTOWN COMMONS

Retail Space For Lease

177 Kernstown Commons Blvd.
Winchester, VA 22602



SPACE	TENANT	SIZE
1.A	Curry Cuisine	2,265
1.B	7-11 w/ Shell Gas	3,114
2	Country Inn & Suites	48,177
3.A1	The Big Screen Store	2,956
3.A2	T-Mobile	1,324
3.B	Fredericks & Associates	2,380
3.C	Fredericks & Associates	1,350
3.D	Alamo Drafthouse Cinema	35,500
3.E	Available	1,708
3.F	Altos de Jalisco	6,994
3.G	Plato's Closet	4,000
3.H	Bespoke Beauty Salon	1,200
3.I	Available	1,280
4	Aldi	18,870
5.A	Carrabba's Italian Grill	6,363
5.B	Lush Nails	1,667
5.C	Available	1,688
5.D	Sciafani's New York Bagels and Bread	1,763
5.E	Hand and Stone Spa	2,782
5.F	Virginia ABC Store	2,814
6	McDonalds	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	Comfort Inn & Suites	±46,500
10	Future Development	±1.8 Acres
		Total Square Feet ±166,075

SPACE AVAILABLE

CONTACT
Nick Nerangis

Phone 540.667.1322 x105
NERANGISMGMT.COM