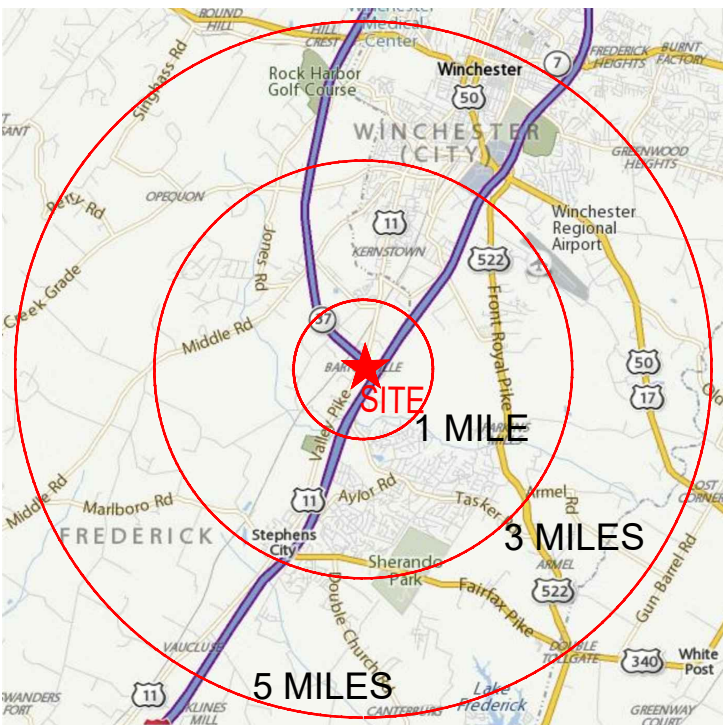




Quick Facts

- Location: 177 Kernstown Commons Blvd.
Winchester, VA 22602
- Center Size: 166,000± 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: 1,280 SF
2,814 SF
Lot 10 - Pad Site



CONTACT

Nick Nerangis

Phone 540.667.1322 x105
 NERANGISMGMT.COM

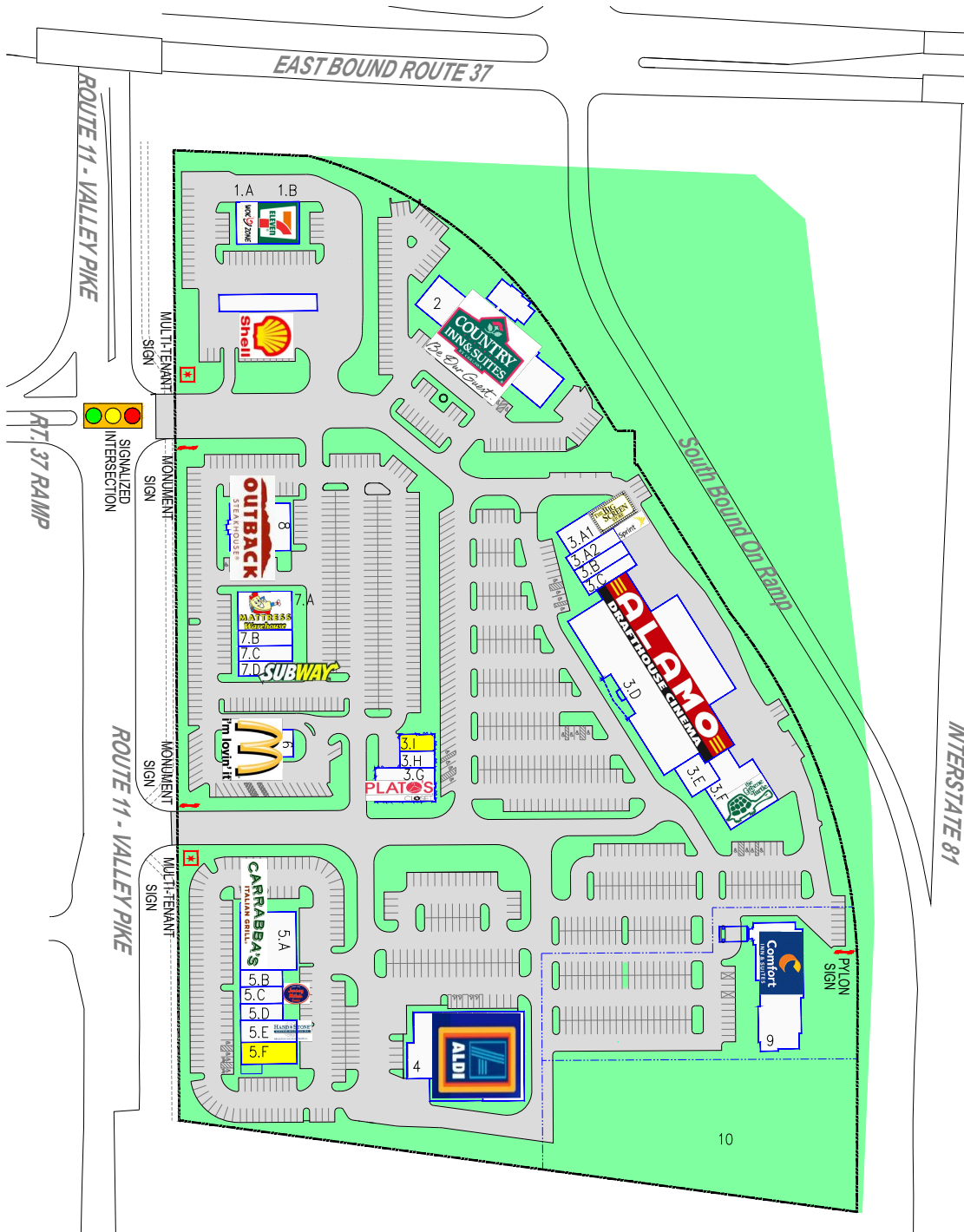


Nerangis Management Corporation

KERNSTOWN COMMONS

Retail Space For Lease

177 Kernstown Commons Blvd.
Winchester, VA 22602



SPACE	TENANT	SIZE
1.A	The Wok Zone	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	Sprint	1,324
3.B	Nerangis Management Corp.	2,380
3.C	Nerangis Management Corp.	1,350
3.D	Alamo Draft House Cinema	35,500
3.E	OsteoStrong	1,708
3.F	The Greene Turtle	6,994
3.G	Plato's Closet	4,000
3.H	Bespoke Beauty Salon	1,200
3.I	Available	1,280
4	Aldi	16,844
5.A	Carrabba's	6,363
5.B	Lush Nails	1,667
5.C	Jersey Mike's	1,688
5.D	Sclafani's New York Bagels and Bread	1,763
5.E	Hand and Stone Spa	2,782
5.F	Available	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

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