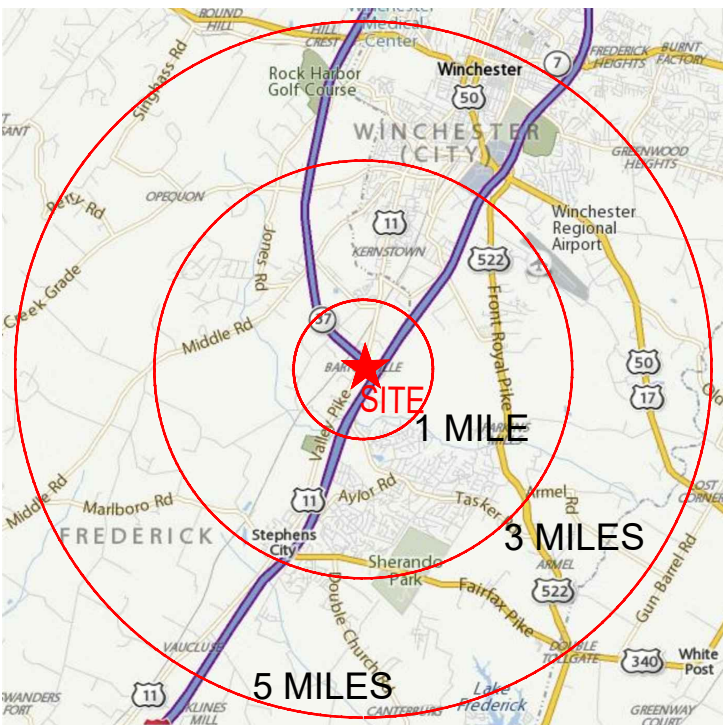




## Quick Facts

- 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 1,688 SF  
2,814 SF 3,216 SF  
Lot 10 - Pad Site



## CONTACT

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 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 Drafthouse Cinema	35,500
3.E	Available	3,216
3.F	The Greene Turtle	5,486
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	Available	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

## CONTACT

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