



# Kernstown Commons

181 Kernstown Commons Blvd., Winchester, VA 22602

**Retail Space For Lease**

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

192,000± SF

### AVAILABILITY

1,688 SF

2,400 SF (or 2 x 1,200 SF end-cap)

2,814 SF end-cap

2,956 SF end-cap

1.93 acre pad site build to suit or ground lease

### DEMOGRAPHICS

POPULATION AVG. INCOME HOUSEHOLDS

	POPULATION	AVG. INCOME	HOUSEHOLDS
1 mile	1,698	\$87,546	710
3 mile	28,246	\$87,114	11,043
5 mile	53,601	\$88,116	20,918



**Anthony Caffo**

Direct | 571.765.4417

Cell | 202.664.3445

Email | [acaffo@renaudconsulting.net](mailto:acaffo@renaudconsulting.net)

**John Marigliano**

Direct | 571.765.4423

Cell | 301.775.4419

Email | [jmarigliano@renaudconsulting.net](mailto:jmarigliano@renaudconsulting.net)

Serving a trade area encompassing a 30-mile radius comprising approximately 300,000 people, and with nearly 8,000 households in the immediate vicinity, Kernstown Commons hosts the #1 rated theater in the country with stadium seating and state-of-the-art technology. Just off Route 11, Route 37 and Interstate 81, which together average 100,000 VPD.

### JOIN THESE RETAILERS:



[Click For Street View](#)





# Leasing Plan

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## Tenants

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	Available	2,956
3. A2	Sprint	1,324
3. B	Nerangis Management Corp.	2,380
3. C	Nerangis Management Corp.	1,350
3. D	Alamo Draffthouse Cinema	35,500
3. E	Osteo Strong	1,708
3. F	The Greene Turtle	6,994
3. G	Available	2,400 (or 2 x 1200)
3. G	Plato's Closet	4,000
4	Aldi	16,844
5. A	Carraba's	6,363
5. B	Lush Nails	1,667
5. C	Available	1,688
5. D	Sclafan's New York Bagels & Bread	1,763
5. E	Hand and Stone Spa	2,782
5. F	Available	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	Comfort Inn & suites	46,500
10	Pad Site	1.93 acres
<b>Total Site</b>		<b>192,175</b>











# Competitive Map

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## In The Area

### NEARBY RETAILERS

- Ross
- Walmart
- Old Navy
- TJ Maxx
- JCPenney
- Belk
- Martin's
- Kohl's
- HomeGoods
- Goodwill
- Pizza Hut
- Domino's
- Ace Hardware
- Walgreen's
- AutoZone
- Subway
- Petsmart

