RENAUD CONSULTING
COMMERCIAL REAL ESTATE

Kernstown Commons

181 Kernstown Commons Blvd., Winchester, VA 22602

Retail Space For Lease



Quick Facts

PROJECT SIZE

192,000± SF

AVAILABILITY

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

Pad Site for Hotel

DEMOGRAPHICS

	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

Click For Street View

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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:

CARRABBA'S ITALIAN GRILL · OUTBACK STEAKHOUSE · ALDI · ALAMO DRAFTHOUSE CINEMA · HAND & STONE MASSAGE AND FACIAL SPA (MASSAGE | FACIALS | WAXING) · Jersey Mike's SUBS (SINCE 1956)

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Leasing Plan

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 Drafthouse Cinema	35,500
3. E	Osteo Strong	1,708
3. F	The Greene Turtle	6,994
3. G	Available	1,200
3.H	Hair Salon	1,200
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	Jersey Mike's	1,688
5. D	Sclafani'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
	Total Site	192,175

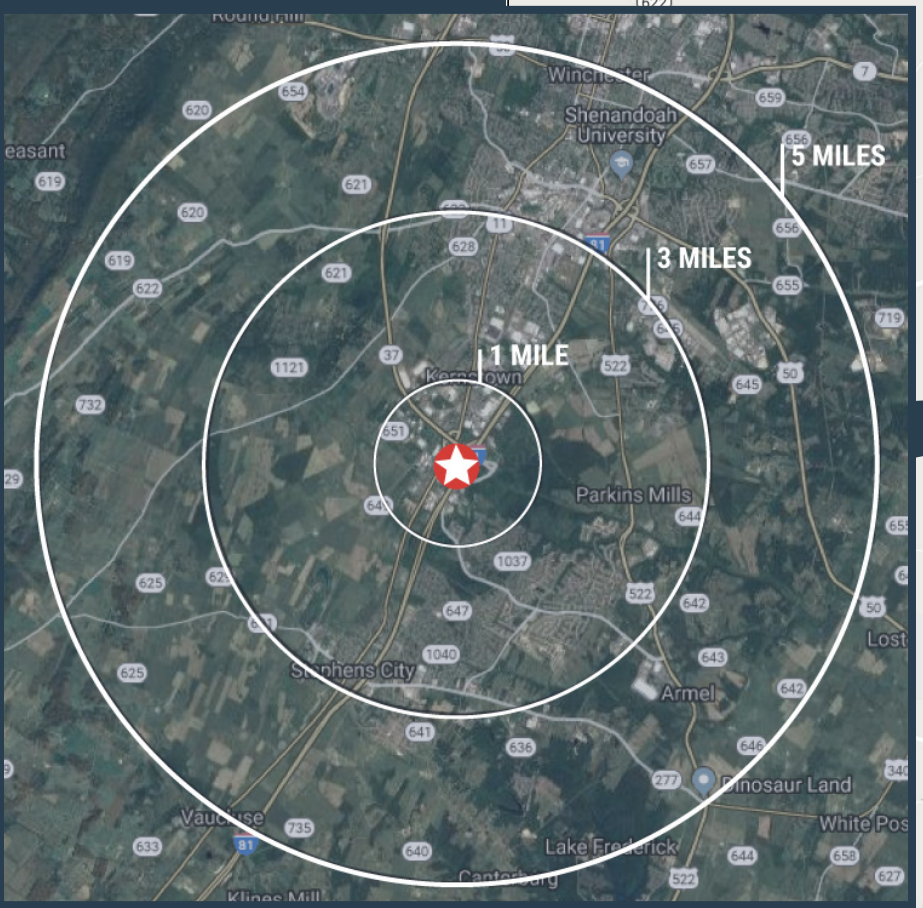


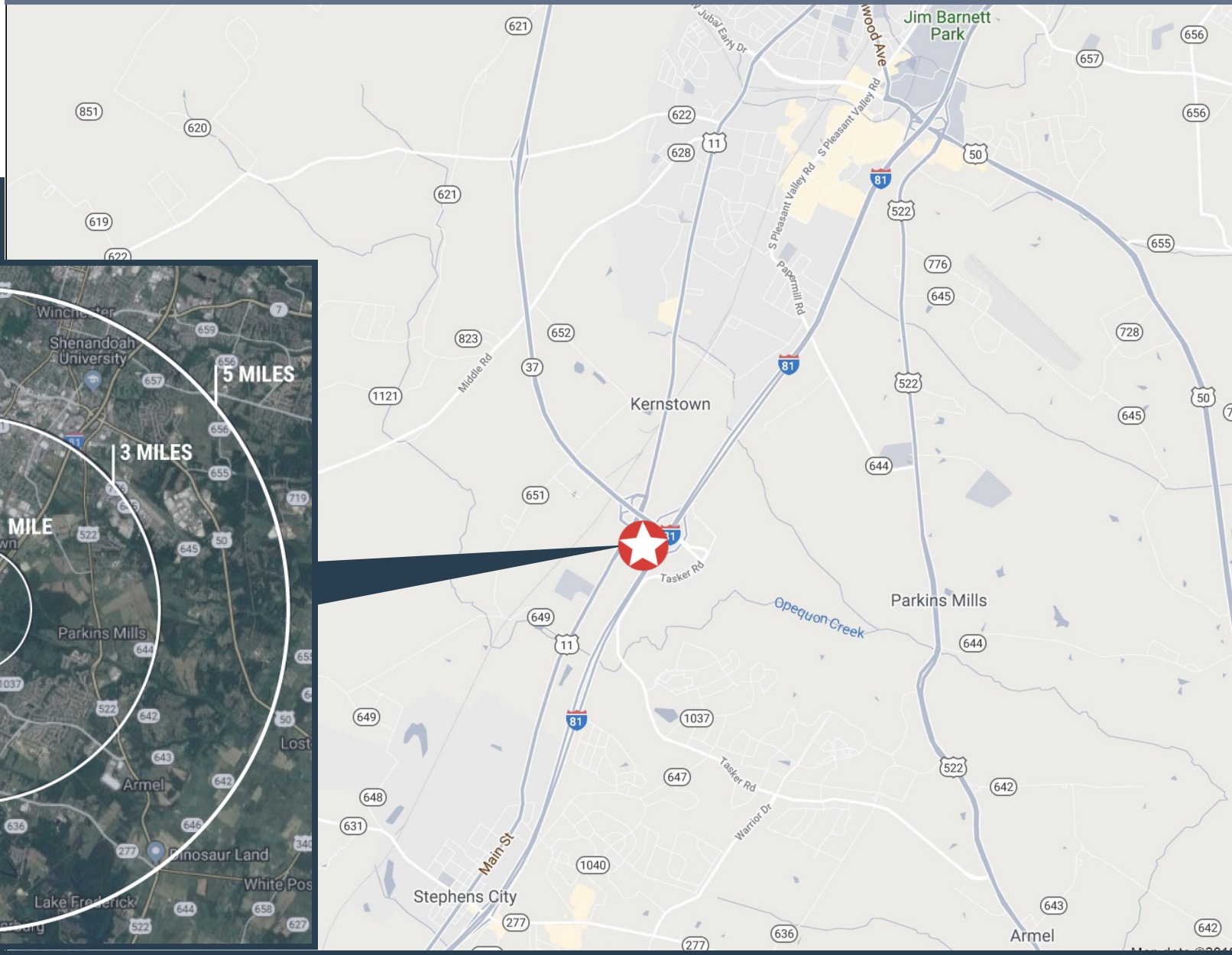
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Location Map

Radius Map





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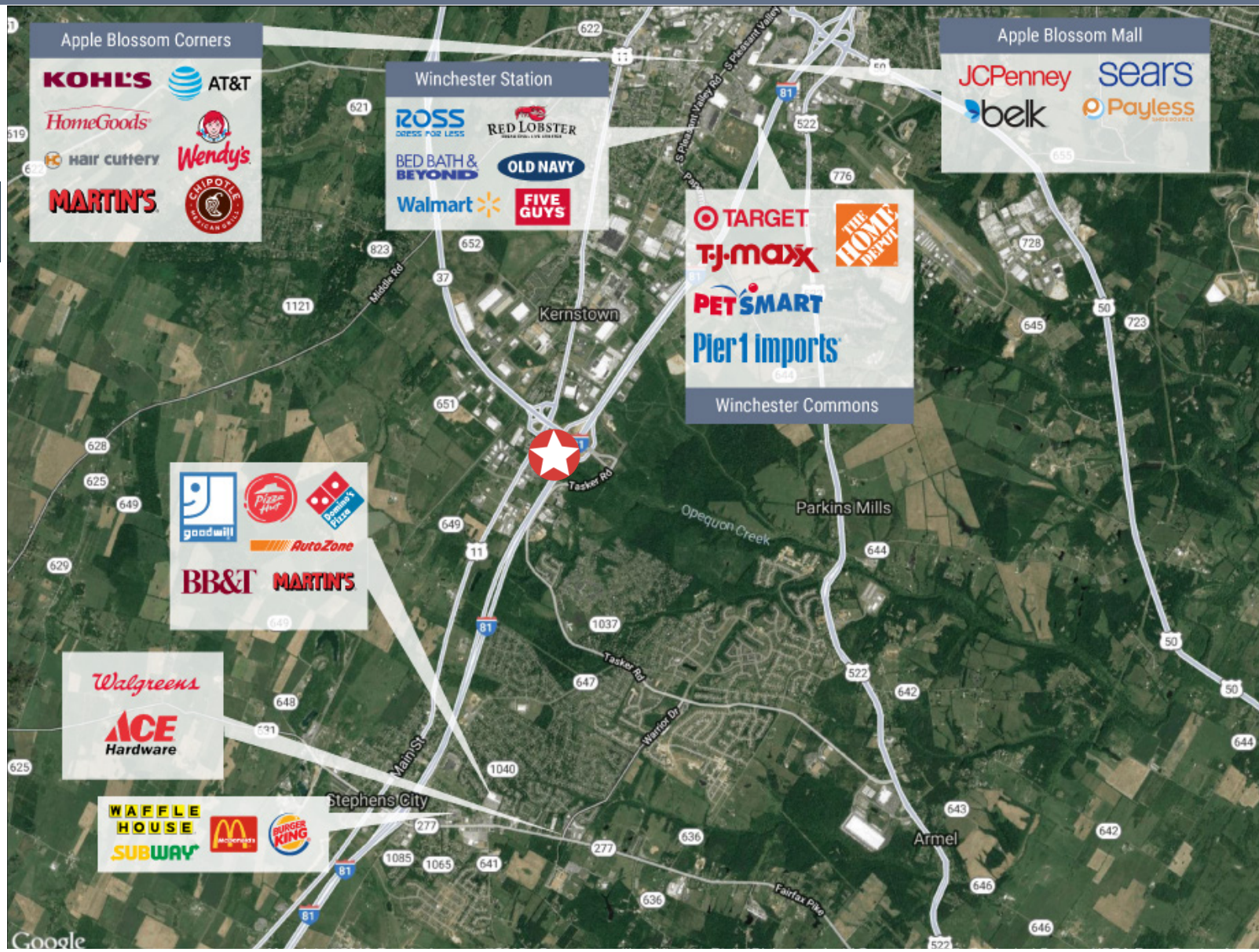
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Competitive Map

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



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