

PARACLETE
retail real estate advisors



PADS FOR LEASE

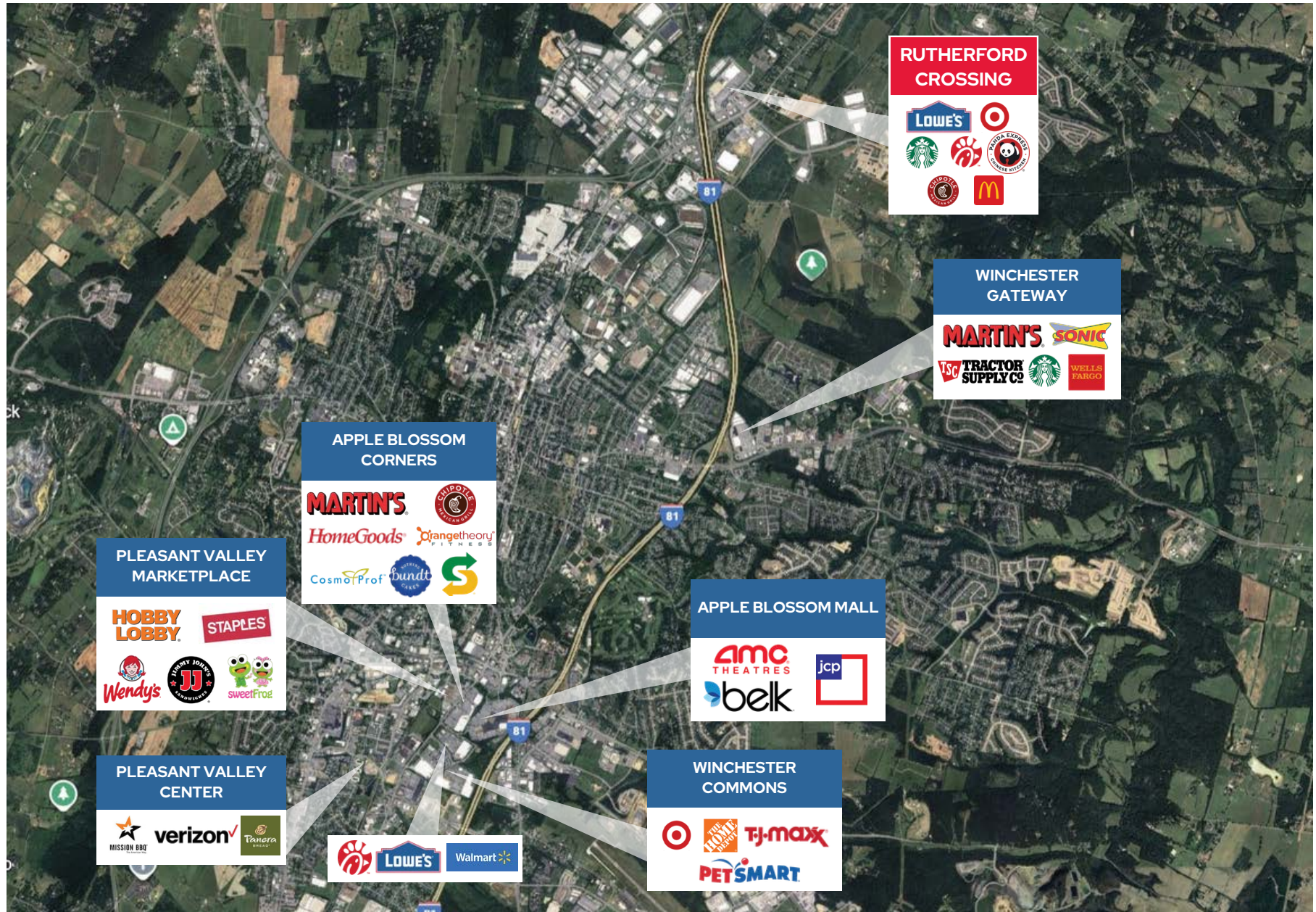
140 Merchant Street | Winchester, VA

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MARKET AERIAL



Pads for Lease
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PROPERTY HIGHLIGHTS

RETAIL PADS FOR LEASE

AVAILABLE SPACE

➔ *TWO 1ac PADS*

PROPERTY OVERVIEW

- up to 3,960sf building per pad
- Target and Lowe's shadow anchored center with national brand co-tenancy

LOCAL TRAFFIC

I-81 62,000 AADT
Martinsville Pike (Rt. 11) 14,000 AADT

JOIN

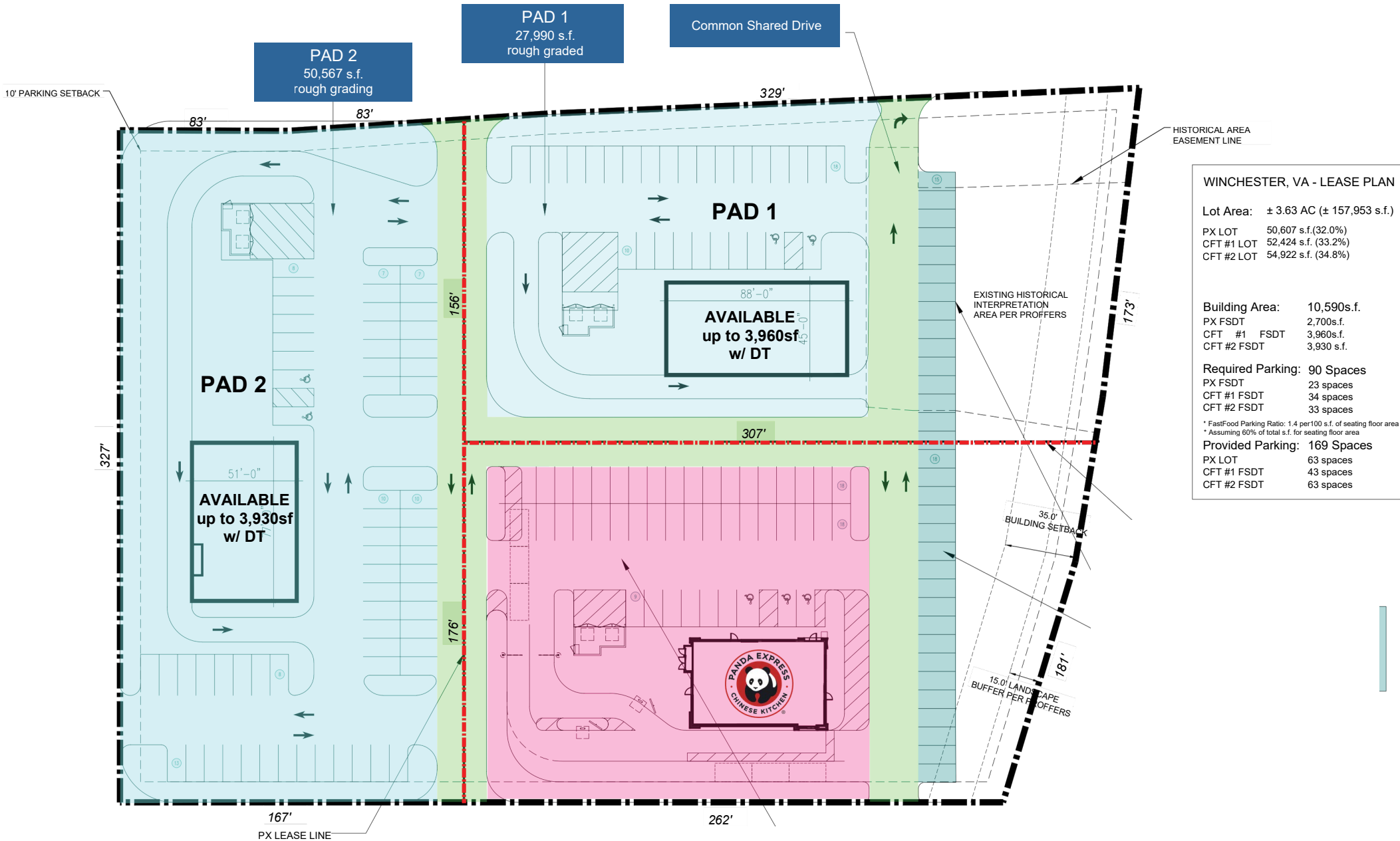


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SITE PLAN



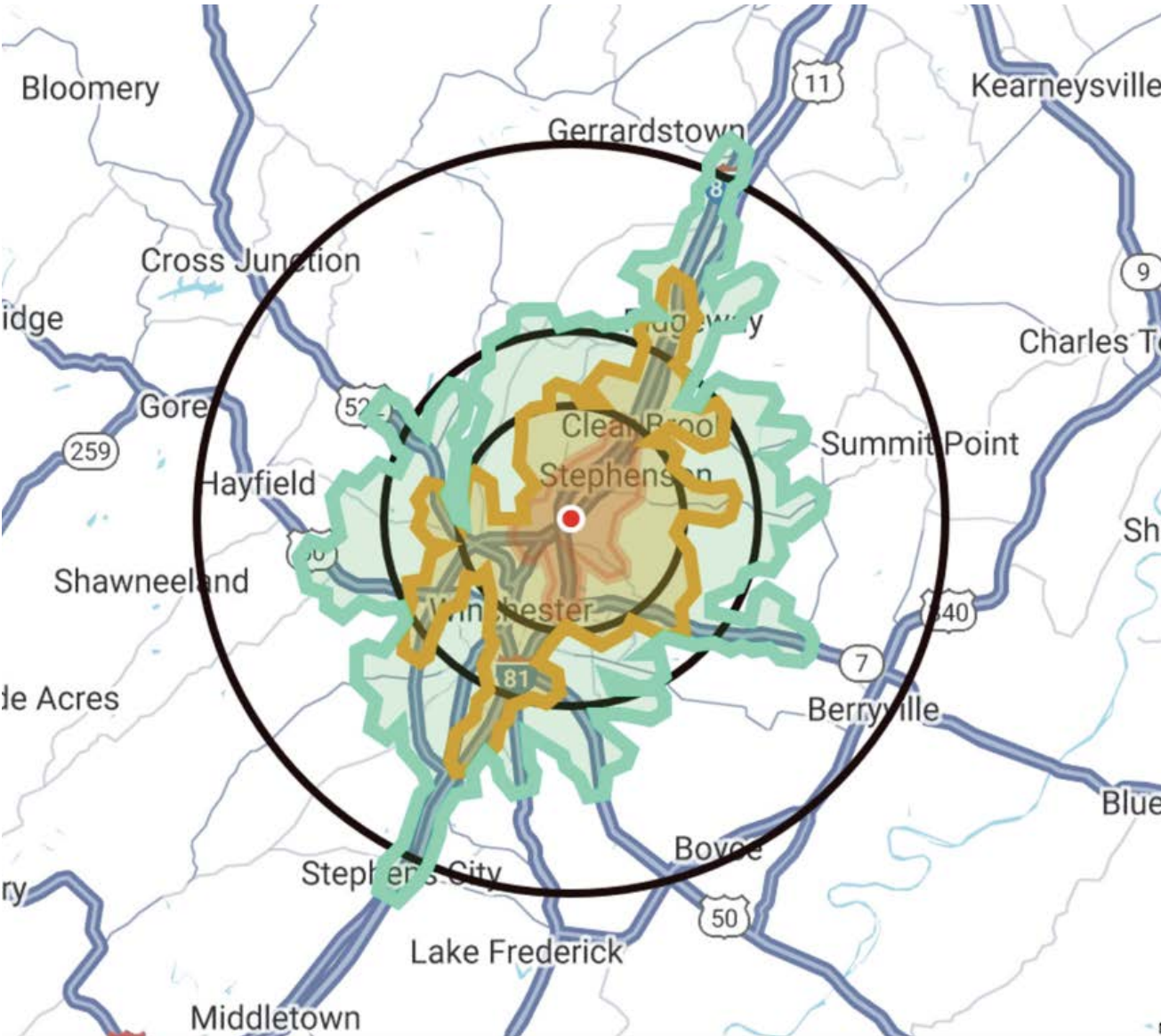
WINCHESTER, VA - LEASE PLAN

Lot Area:	± 3.63 AC (± 157,953 s.f.)
PX LOT	50,607 s.f. (32.0%)
CFT #1 LOT	52,424 s.f. (33.2%)
CFT #2 LOT	54,922 s.f. (34.8%)
Building Area: 10,590s.f.	
PX FSDT	2,700s.f.
CFT #1 FSDT	3,960s.f.
CFT #2 FSDT	3,930 s.f.
Required Parking: 90 Spaces	
PX FSDT	23 spaces
CFT #1 FSDT	34 spaces
CFT #2 FSDT	33 spaces
* FastFood Parking Ratio: 1.4 per100 s.f. of seating floor area	
* Assuming 60% of total s.f. for seating floor area	
Provided Parking: 169 Spaces	
PX LOT	63 spaces
CFT #1 FSDT	43 spaces
CFT #2 FSDT	63 spaces

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DEMOGRAPHICS



BY RADIUS

	3miles	5miles	10miles
POPULATION	29,308	62,255	119,987
WORKDAY POP	1,174	3,359	5,399
HOUSEHOLDS	10,994	23,767	46,067
AVG HOUSEHOLD INCOME	\$105.3k	\$135.5k	\$119.5k

BY DRIVETIME

	5min	10min	15min
POPULATION	5,548	42,379	85,188
WORKDAY POP	3,907	28,518	45,659
HOUSEHOLDS	1,872	16,063	32,858
MEDIAN HOUSEHOLD INCOME	\$93.3k	\$104.3k	\$113.1k

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RUTHERFORD CROSSING

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