


PROPERTY HIGHLIGHTS

RETAIL PADS FOR LEASE

AVAILABLE SPACE

 **TWO 1ac PADS**

PROPERTY OVERVIEW

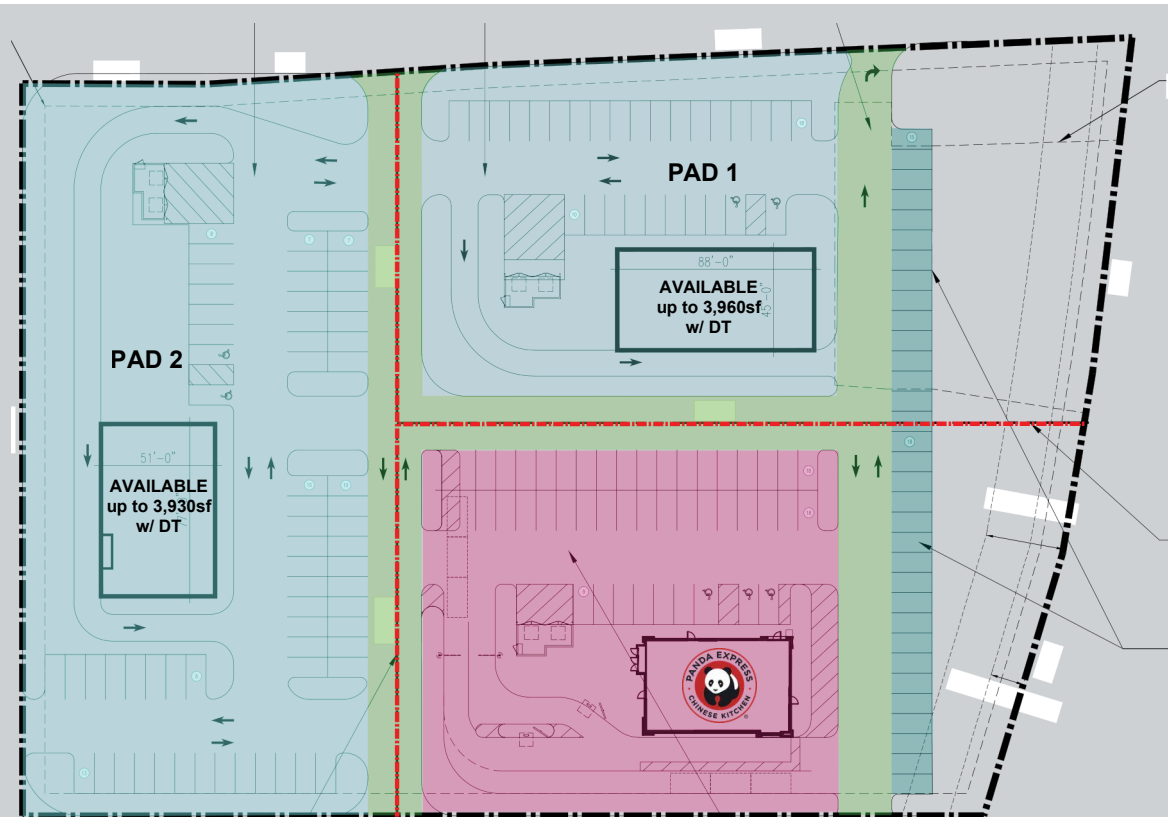
- up to 3,960sf building per pad
- Target and Lowe's shadow anchored center with national brand co-tenancy

LOCAL TRAFFIC

I-81 62,000 AADT

Martinsville Pike (Rt. 11) 14,000 AADT

JOIN

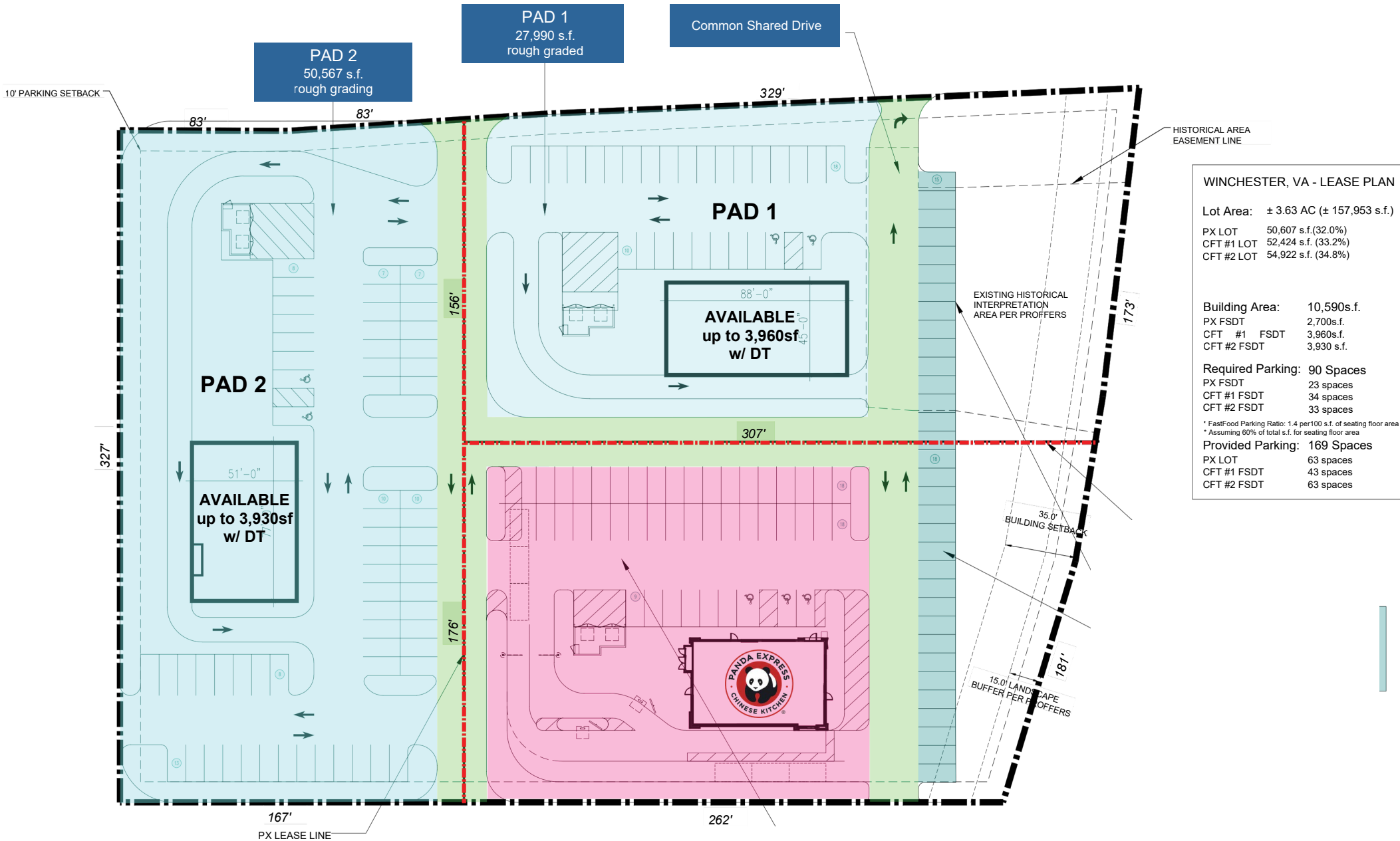


Pads for Lease

140 Merchant Street | Winchester, VA



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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