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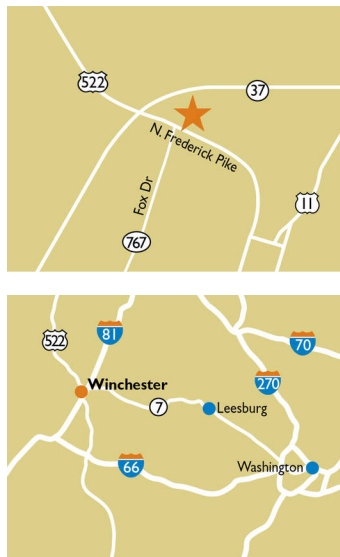
118,584 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,956	31,040	64,222
Households	1,250	12,166	24,637
Median HH Income (\$)	77,459	63,842	71,078

MAJOR TENANT(S)

Martin's
Dollar Tree
McDonald's



LOCATION

200 Rivendell Court | Winchester, VA 22603

PROPERTY HIGHLIGHTS

- Anchored by high sales volume Martin's, a subsidiary of Ahold and a leading grocer in Virginia
- National tenants include: Dollar Tree, Great Clips, Jimmy John's, Little Caesars, McDonalds and Wells Fargo
- Situated at the intersection Route 37 and Frederick Pike which benefits from over 33,700 vehicles daily
- Services a population greater than 31,000 in a three-mile radius
- More than 1.4 million visits to the center in the past 12 months according to Placer.ai

LEASING CONTACT

Scott Faloni
Mobile (410) 693-3248
sfaloni@phillipsedison.com

MORE INFO

www.phillipsedison.com



STONEWALL PLAZA

200 Rivendell Court | Winchester, VA 22603

SPACE	TENANT	SQ. FT.
A1	Martin's	68,405 SF
B1	Salud Juice Bar	2,000 SF
B2	Htown Kitchen and Bath	2,000 SF
C1	Dollar Tree	10,000 SF
C23	Roman's Hair Academy & Beauty School	3,600 SF
D1	Breakfast Crush	2,091 SF
D10	Complete Vapors	1,000 SF
D11	Hearing Life	1,575 SF
D12	Utopia Salon	2,600 SF
D2	Great Clips	1,200 SF
D3	Cigar & Tobacco Outlet	1,500 SF
D4	Elite Nails	1,500 SF
D5	Valley Dental Care	1,500 SF
D6	AVAILABLE	1,875 SF
D9	Asian Massage & Spa	1,200 SF
E1	Jimmy John's	1,645 SF
E2	AVAILABLE	1,600 SF
E3	Little Caesars	1,600 SF
F1	Wells Fargo	4,800 SF
G1	McDonald's	3,925 SF
I3	VA A.B.C.	2,968 SF
TOTAL SQ. FT.		118,584

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

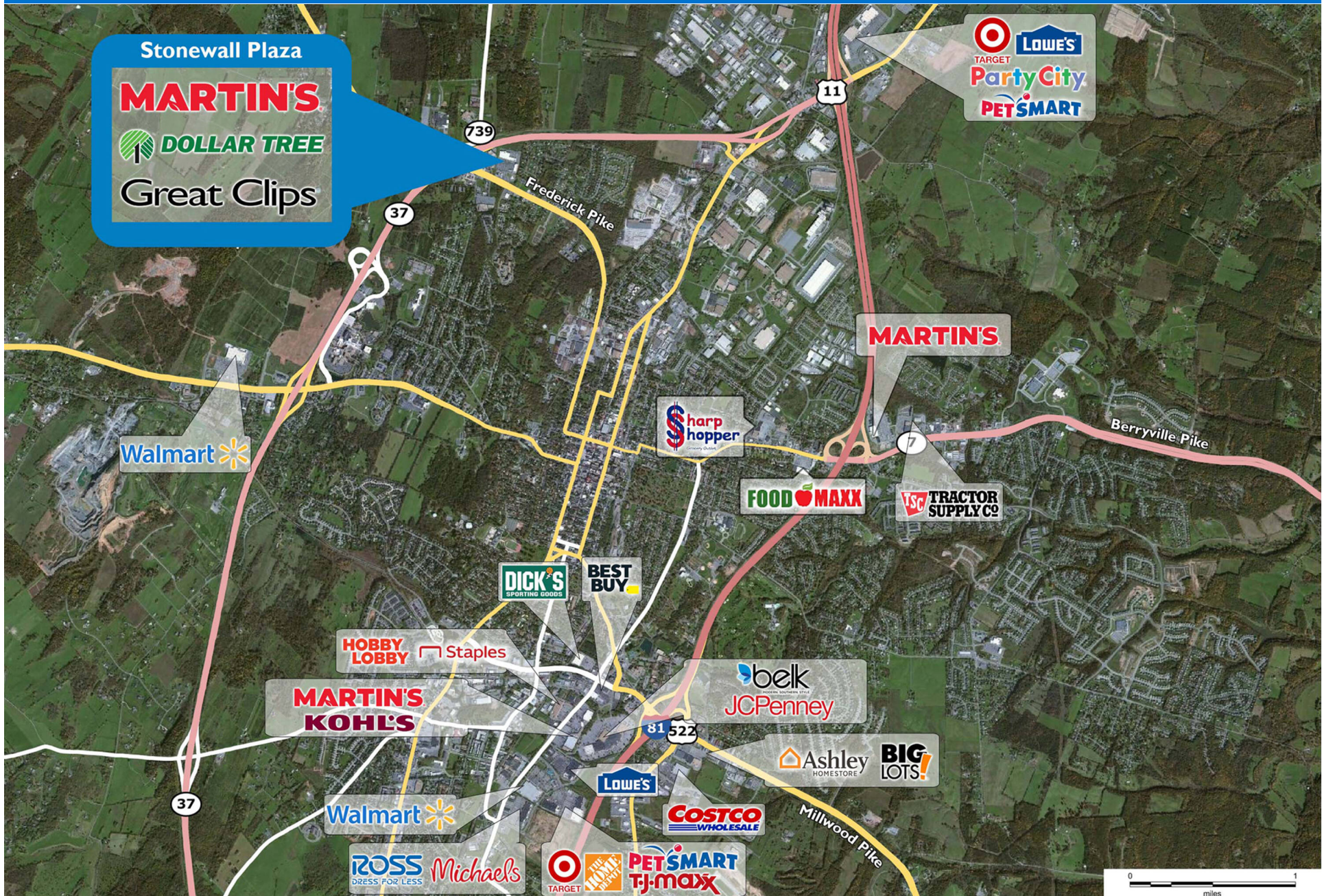
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Stonewall Plaza Winchester, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	2,956	31,040	64,222
	2027 Projected Population	3,104	31,952	68,065
	2010 Census Population	2,624	28,667	56,041
	2000 Census Population	1,838	25,497	46,028
	1990 Census Population	1,435	22,408	37,868
	Historical Annual Growth 1990 to 2000	2.51%	1.30%	1.97%
	Historical Annual Growth 2000 to 2010	3.62%	1.18%	1.99%
	Estimated Annual Growth 2010 to 2022	0.94%	0.63%	1.07%
	Projected Annual Growth 2022 to 2027	0.98%	0.58%	1.17%
	Median Age	41.8	38.6	39.3
Households	Q2 2022 Estimated Households	1,250	12,166	24,637
	2027 Projected Households	1,315	12,540	26,127
	2010 Census Households	1,107	11,185	21,460
	2000 Census Households	831	10,409	18,499
	1990 Census Households	592	9,029	14,998
	Historical Annual Growth 1990 to 2000	3.44%	1.43%	2.12%
	Historical Annual Growth 2000 to 2010	2.91%	0.72%	1.50%
	Estimated Annual Growth 2010 to 2022	0.96%	0.66%	1.09%
	Projected Annual Growth 2022 to 2027	1.01%	0.61%	1.18%
	Population per Household	2.29	2.44	2.53
Population by Race	White	86.8%	70.1%	74.7%
	Black or African American	2.3%	8.8%	7.1%
	Asian & Pacific Islander	3.4%	1.7%	2.2%
	Other Races	1.6%	3.6%	3.1%
	Hispanic Population	5.9%	15.8%	13.0%
Income	Average Household Income	\$121,054	\$86,846	\$94,377
	Median Household Income	\$77,459	\$63,842	\$71,078
	Per Capita Income	\$52,559	\$34,964	\$36,838
Education (Age 25+)	Elementary	1.3%	5.7%	5.8%
	Some High School	4.4%	6.9%	6.5%
	High School Graduate	21.7%	28.8%	29.6%
	Some College	21.4%	21.1%	20.0%
	Associates Degree Only	6.6%	6.2%	7.0%
	Bachelors Degree Only	17.9%	16.7%	17.7%
	Graduate Degree	26.6%	14.5%	13.3%
Business	Number of Businesses	89	1,282	2,202
	Total Number of Employees	1,993	24,307	41,433
	Employees per Business	22.51	18.96	18.82
	Residential Population per Business	33.39	24.21	29.17

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