



## SIZE

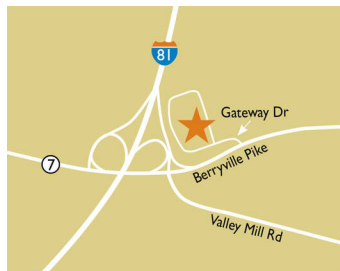
163,585 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	9,156	47,967	67,075
<b>Households</b>	3,357	17,866	25,594
<b>Median HH Income (\$)</b>	62,584	69,630	71,141

## MAJOR TENANT(S)

Martin's  
Starbucks



## LOCATION

121 Gateway Drive | Winchester, VA 22603

## PROPERTY HIGHLIGHTS

- Anchored by Martin's, a subsidiary of Ahold and a leading grocer in Virginia
- National tenants include Wells Fargo, Starbucks, Little Caesar's, Bojangles, Great Clips and H&R Block
- Located at the intersection of Route 7 and Interstate 81, benefitting from the combined daily traffic of more than 73,600 vehicles
- Population exceeds 47,900 in a three-mile radius

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



# WINCHESTER GATEWAY

121 Gateway Drive | Winchester, VA 22603

SPACE	TENANT	SQ. FT.			
A100	Martin's Fuel	2,400 SF	A67	US Nails Spa	1,500 SF
A11	Pell Insurance	1,200 SF	A69	Ledo Pizza	2,400 SF
A11A	Wells Fargo	4,196 SF	A71	Little Caesars	1,404 SF
A12	COMING AVAILABLE	1,200 SF	A72	Peru Chicken	1,500 SF
A15	Ridgeside K9	8,400 SF	A73	H&R Block	1,500 SF
A19	Red Bowl Sushi and Hibachi LLC	2,400 SF	A75	The Cigar Place	1,200 SF
A2	Martin's	76,000 SF	A77	Bennett Best Nutrition	1,500 SF
A31	AVAILABLE	2,000 SF	A79	Shine Dental	1,800 SF
A33	Virginia ABC	2,800 SF	A81	Eastern II	1,600 SF
A44	Ridgeside K9 Winchester	10,760 SF	A83	Well House	1,585 SF
A45	East Coast Gymnastics and Cheer	17,327 SF	A85	Starbucks	1,645 SF
A49	Great Clips	1,960 SF	OUT	Bojangles	3,808 SF
A61	Everest Restaurant	2,400 SF	SHAD1	Sonic	
A63	GNC	2,100 SF	SHAD2	HWP, LLC	
A65	Skrimp Shack	1,500 SF	207	MedExpress	5,500 SF
<b>TOTAL SQ. FT.</b>				<b>163,585</b>	

SITE LEGEND	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> 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.

# WINCHESTER GATEWAY

121 Gateway Drive | Winchester, VA 22603



# WINCHESTER GATEWAY

121 Gateway Drive | Winchester, VA 22603



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Winchester Gateway Winchester, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,156	47,967	67,075
	2027 Projected Population	9,452	50,240	71,440
	2010 Census Population	8,525	42,832	58,040
	2000 Census Population	6,976	35,456	47,427
	1990 Census Population	5,134	28,285	38,289
	Historical Annual Growth 1990 to 2000	3.11%	2.29%	2.16%
	Historical Annual Growth 2000 to 2010	2.02%	1.91%	2.04%
	Estimated Annual Growth 2010 to 2022	0.56%	0.89%	1.14%
	Projected Annual Growth 2022 to 2027	0.64%	0.93%	1.27%
	Median Age	37.2	37.9	39.0
Households	Q2 2022 Estimated Households	3,357	17,866	25,594
	2027 Projected Households	3,471	18,715	27,262
	2010 Census Households	3,112	15,940	22,136
	2000 Census Households	2,714	13,925	18,933
	1990 Census Households	1,996	11,236	15,166
	Historical Annual Growth 1990 to 2000	3.12%	2.17%	2.24%
	Historical Annual Growth 2000 to 2010	1.38%	1.36%	1.58%
	Estimated Annual Growth 2010 to 2022	0.60%	0.90%	1.14%
	Projected Annual Growth 2022 to 2027	0.67%	0.93%	1.27%
	Population per Household	2.61	2.58	2.55
Population by Race	White	66.3%	72.5%	74.5%
	Black or African American	7.9%	7.7%	7.1%
	Asian & Pacific Islander	1.1%	1.9%	2.2%
	Other Races	2.3%	3.4%	3.1%
	Hispanic Population	22.4%	14.4%	13.1%
Income	Average Household Income	\$75,671	\$93,411	\$93,484
	Median Household Income	\$62,584	\$69,630	\$71,141
	Per Capita Income	\$28,567	\$35,626	\$36,277
Education (Age 25+)	Elementary	11.1%	6.6%	5.8%
	Some High School	8.4%	6.4%	6.7%
	High School Graduate	33.3%	29.9%	29.4%
	Some College	21.8%	20.4%	19.9%
	Associates Degree Only	7.1%	6.8%	7.2%
	Bachelors Degree Only	10.0%	16.4%	17.9%
	Graduate Degree	8.3%	13.4%	13.1%
Business	Number of Businesses	195	1,486	2,383
	Total Number of Employees	4,697	28,224	44,689
	Employees per Business	24.09	18.99	18.75
	Residential Population per Business	46.96	32.28	28.15

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.