

FOR LEASE Available Summer 2025



Delco Plaza

130 - 190 Delco Plaza, Winchester, VA 22602

Overview

Established, strategically-located shopping center at the southeast corner of US 50 (Millwood Pike) and US 522 (Front Royal Pike), in close proximity to I-81 and in a region that has long benefitted from its geographic advantages in the heart of the East Coast. Anchor, Shop Space and Freestanding availabilities with excellent pylon signage. Six points of access, including signalized entrances on US Routes 50 and 522. Shenandoah University is nearby with 4,100+ students and 500+ faculty members.

Quick Facts

- Availability** Summer 2025
- Size** Approximately 9,000 square foot space (freestanding)
- Rental Rate** TBD
- Net Charges** TBD
- Tenants**

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	4,617	50,219	75,624
HOUSEHOLDS	1,408	19,104	28,656
AVG. HH INCOME	\$93,204	\$90,423	\$95,653
DAYTIME POPULATION	9,887	78,081	90,908
TRAFFIC COUNT	17,000 AADT (Millwood Pike)	14,000 AADT (Front Royal Pike)	

Unit	Tenant	Sq. Ft.
1092	JoAnn Fabric and Crafts	13,440
1090	Big Lots Discount Store	34,150
1080	AVAILABLE SUMMER 2025	±9,000
0150	Ashley Furniture Home Store	27,506
0170-02	LEASED	5,200
0170-04	Umberto's Pizza & Pasta	1,200
0170-06	Vintage Iron, LLC	12,396
0170-09	Super Splasher Aquatics, LLC	6,846
0170-10	Vintage Iron	2,000
0170-11	LEASED	4,000
0175	Winchester Billiards	3,140
1046	Los Toltecos	7,503

Unit	Tenant	Sq. Ft.
1060	Taste of India	3,750
130	Gabriel Brothers	52,687
182	ABC Store #056	2,900
184	Omar the Barber	1,780
186	Delco Cleaners	2,180
190	Sportsman's Warehouse	31,020
980	Tobacco Hut Winchester Inc.	1,659



I-81 EXIT 313 REDESIGN / BRIDGE REPLACEMENT CONSTRUCTION PLANNED FOR LATE 2023





Project Location



North Arrow & Scale



Legend

- Proposed Pavement
- Existing Right of Way
- Proposed Sidewalk
- Existing Parcel Line
- Proposed Bridge
- Proposed Right of Way Line and Limited Access Line
- Proposed Grass
- Proposed Temp. Construction Easement
- Proposed Shared Use Path
- Proposed Traffic Signal
- Proposed Limits of Construction - Cut
- Denotes Typical Section Location (See Other Displays)
- Proposed Limits of Construction - Fill

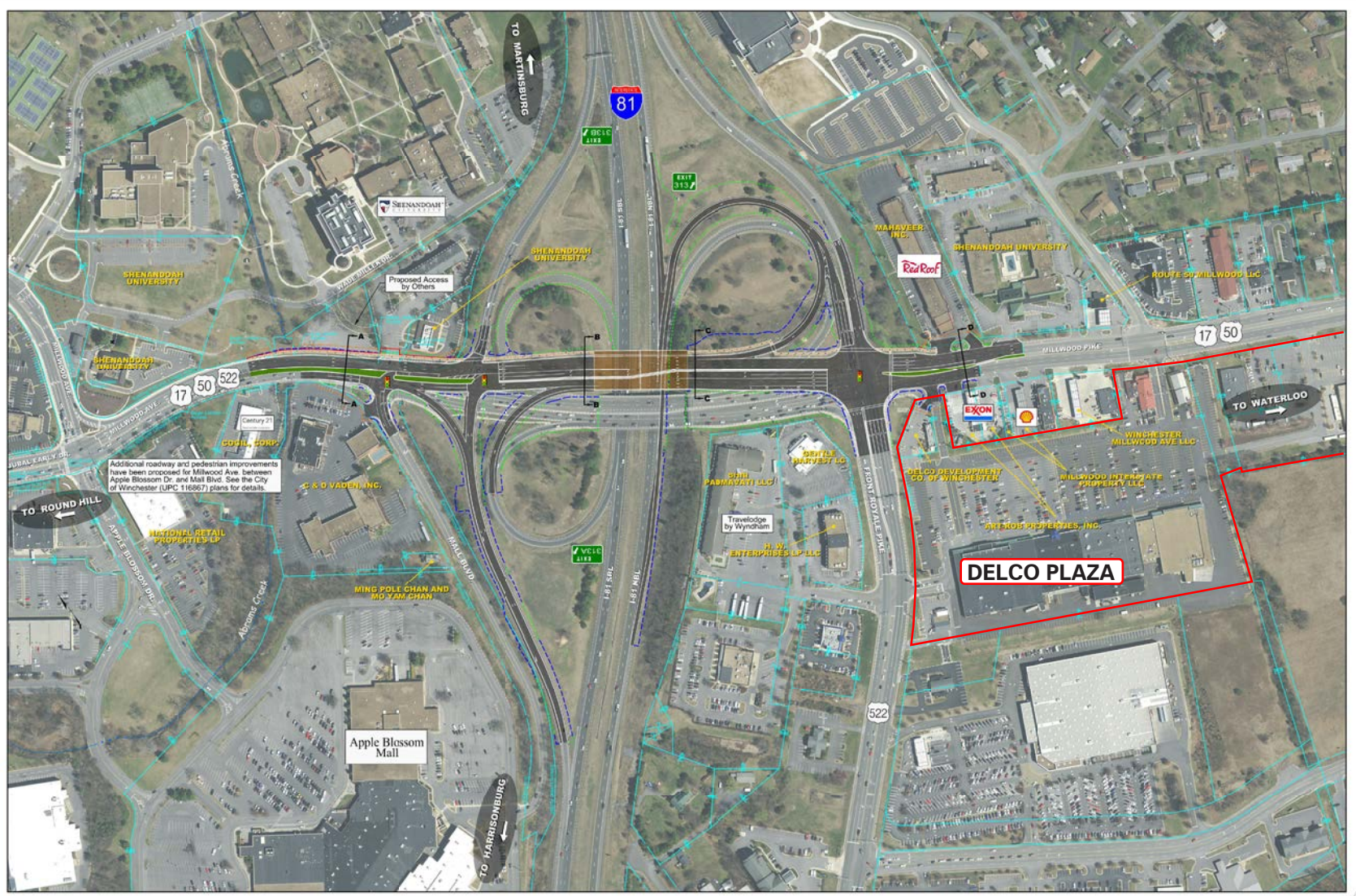
Contact Information

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Route 17/50/522 (Millwood Pike) Bridge over I-81
 Winchester, Virginia
 State Project Number 0017-034-907, P-101, 0017-034-911, R-201, C-501
 UPC 111632
 Federal Project Number STP-5138 (187)

These plans are unfinished and unapproved and are not to be used for any type of construction or the acquisition of right of way. Additional easements for utility relocations may be required beyond the proposed right-of-way shown on these plans.

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Project Description: Replacement of Millwood Pike (Route 17/50/522) bridge over Interstate 81 to improve safety and traffic operations, and accommodate future improvements to the Route 17/50/522 corridor and I-81.

Timing: Construction scheduled to begin late 2023
Source Link: VDOT

Planned Road Improvements


Delco Plaza / 130-190 Delco Plaza / Winchester, VA 22602



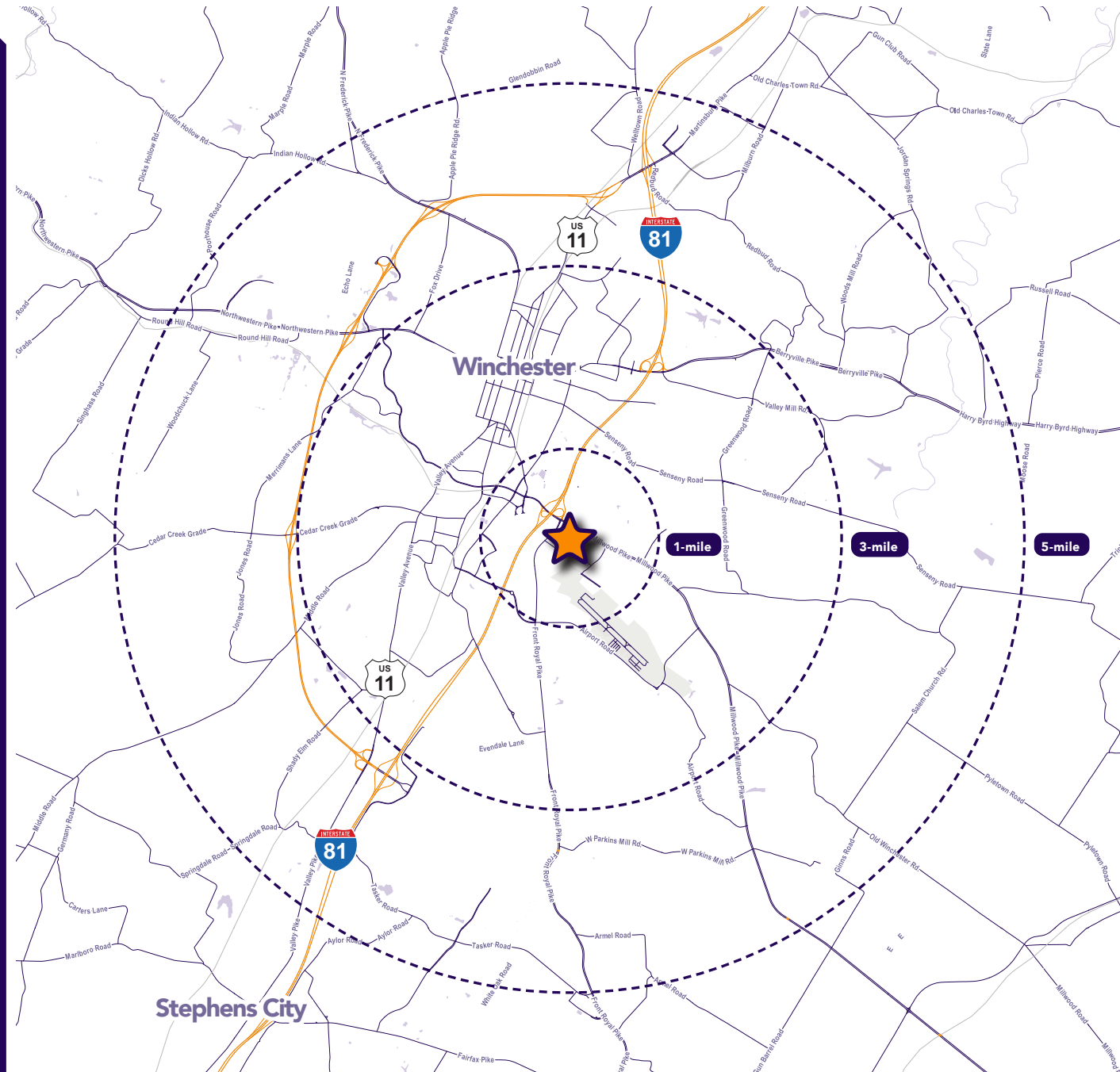
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