

FOR LEASE

JUNIOR BOX
SPACE
AVAILABLE
13,440 SF



DEMISABLE
SPACE
AVAILABLE
7,175 SF



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	Immediate
Size	Unit 1092: 13,440 SF Unit 1046: 7,175 SF (can be demised)
Rental Rate	TBD
Net Charges	TBD
Tenants	   

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,791	51,014	78,480
 HOUSEHOLDS	1,475	19,403	29,787
 AVG. HH INCOME	\$115,385	\$105,319	\$112,219
 DAYTIME POPULATION	9,152	73,774	93,008
 TRAFFIC COUNT	17,000 AADT (Millwood Pike)	14,000 AADT (Front Royal Pike)	

segall
GROUP

COMMERCIAL REAL ESTATE

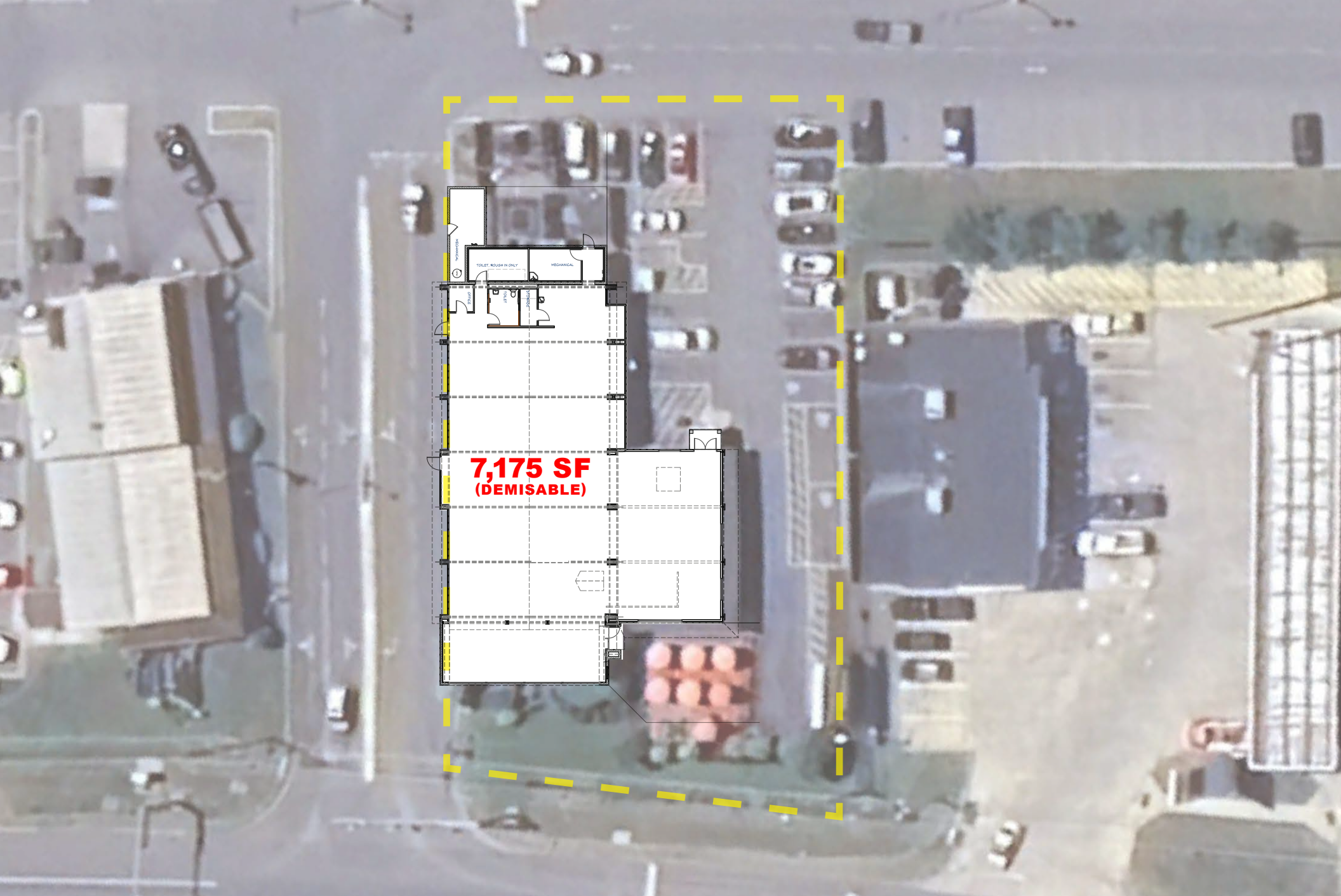
Unit	Tenant	Sq. Ft.
1092	AVAILABLE	13,440
1090	Big Lots Discount Store	39,115
1080	Grand Buffet	±9,376
0150	Ashley Furniture Home Store	27,506
0170-02	LEASED	5,200
0170-04	Umberto's Pizza & Pasta	1,200
0170-06	Vintage Iron, LLC	15,884
0170-09	Super Splasher Aquatics, LLC	6,846
0170-11	LEASED	4,000
0175	LEASED	3,140
1046	AVAILABLE (DEMISABLE)	7,175

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

COSTCO
WHOLESALE

**UNITED
BANK**







COSTCO
WHOLESALE

UNITED
BANK

DELCO PLAZA

LEASED

SPORTSMANS
WAREHOUSE
31,020 SF

DELCO CELANERS
OMAR THE BARBER
ABC
LEASED
UMBERTO'S PIZZA
LEASED

VINTAGE
15,884 SF

ASHLEY
27,506 SF

Gabe's
52,687 SF

BIG LOTS!

AVAILABLE
13,440 SF

AVAILABLE
7,175 SF
(DEMISABLE)

GRAND BUFFET

TASTE OF INDIA

7
ELEVEN

Mobil

SHELL

EXXON
DUNKIN'
SUBWAY

TOBACCO HUT

Millwood Pike

US
50

17,000 AADT

14,000 AADT

US
522

Front Royal Pike

I-81 EXIT 313 REDESIGN /
BRIDGE REPLACEMENT
CONSTRUCTION PLANNED FOR LATE 2025



Virginia Department
of Transportation

Route 17/50/522 (Millwood Pike) Bridge over I-81

Public Hearing Design Display

Project Location



Winchester, Va.

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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Virginia Department of Transportation - Staunton District
811 Commerce Road
Staunton, Va 24401

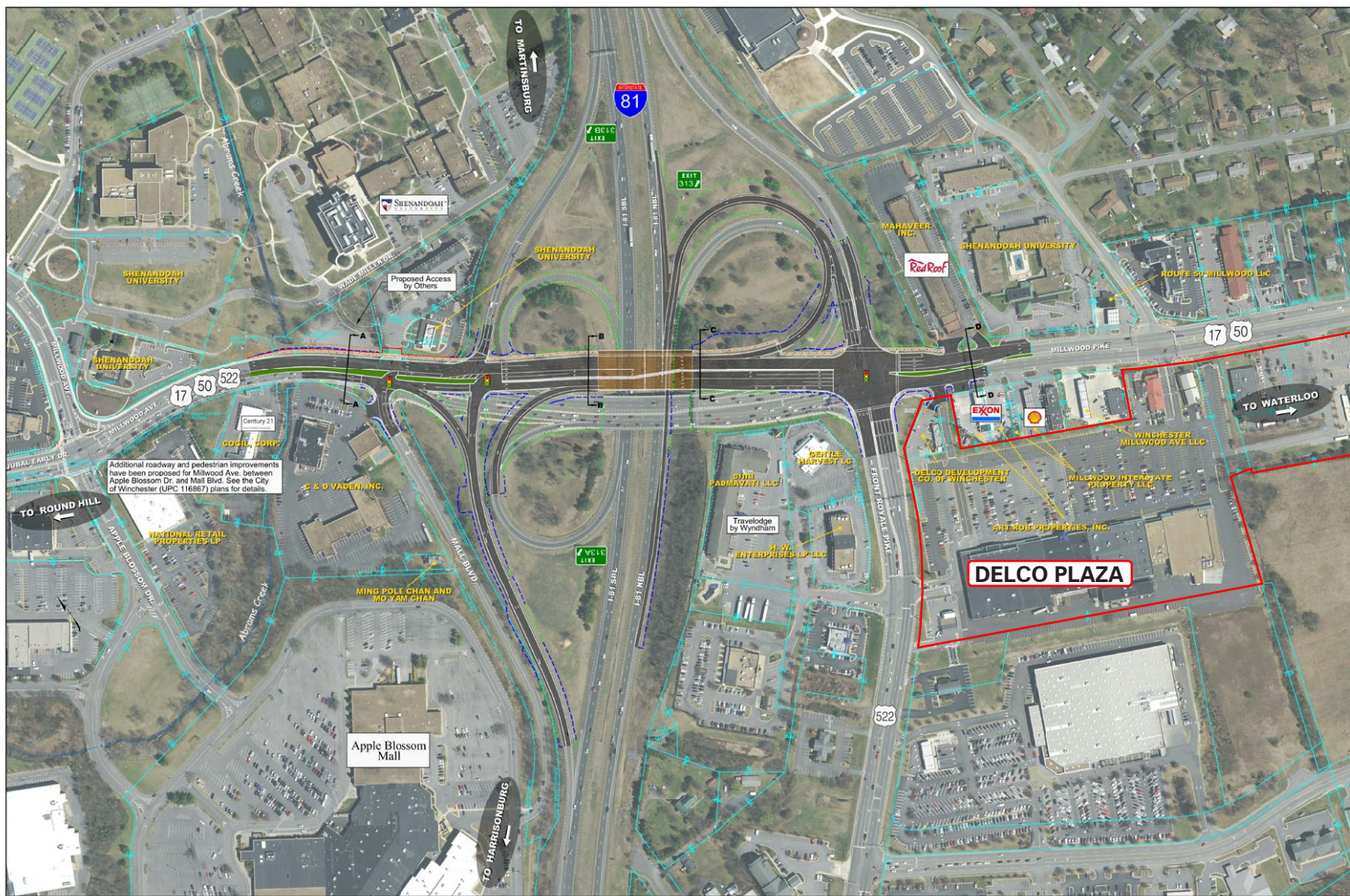
Comments may also be sent to:
stauntoninfo@VDOT.Virginia.gov

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 Summer 2026

Source Link: [VDOT](https://www.vdot.gov)

