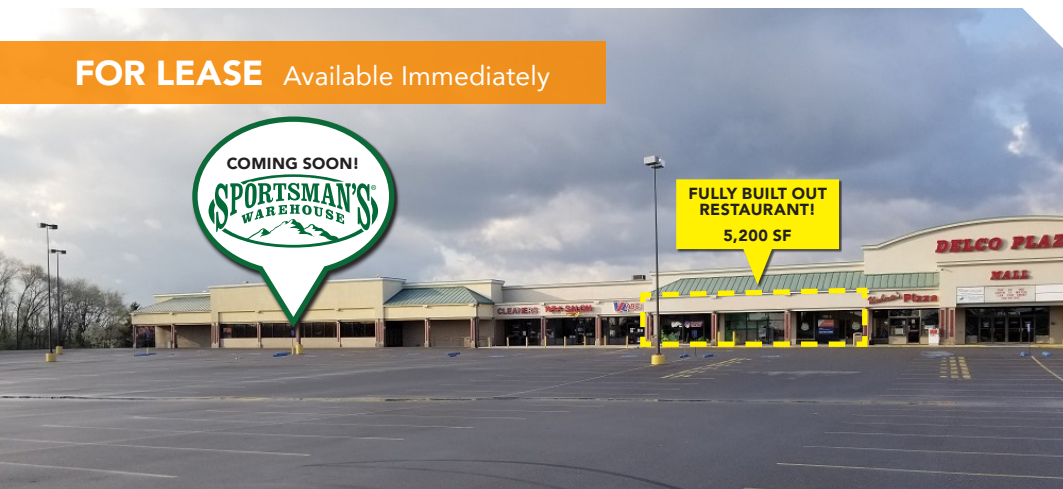


FOR LEASE Available Immediately



Delco Plaza

130 - 190 Delco Plaza, Winchester, VA 22602

Overview

Established, well-located shopping center at the southeast corner of US 50 (Millwood Pike) and US 522 (Front Royal Pike), in close proximity to I-81. Anchor and Shop Space 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.

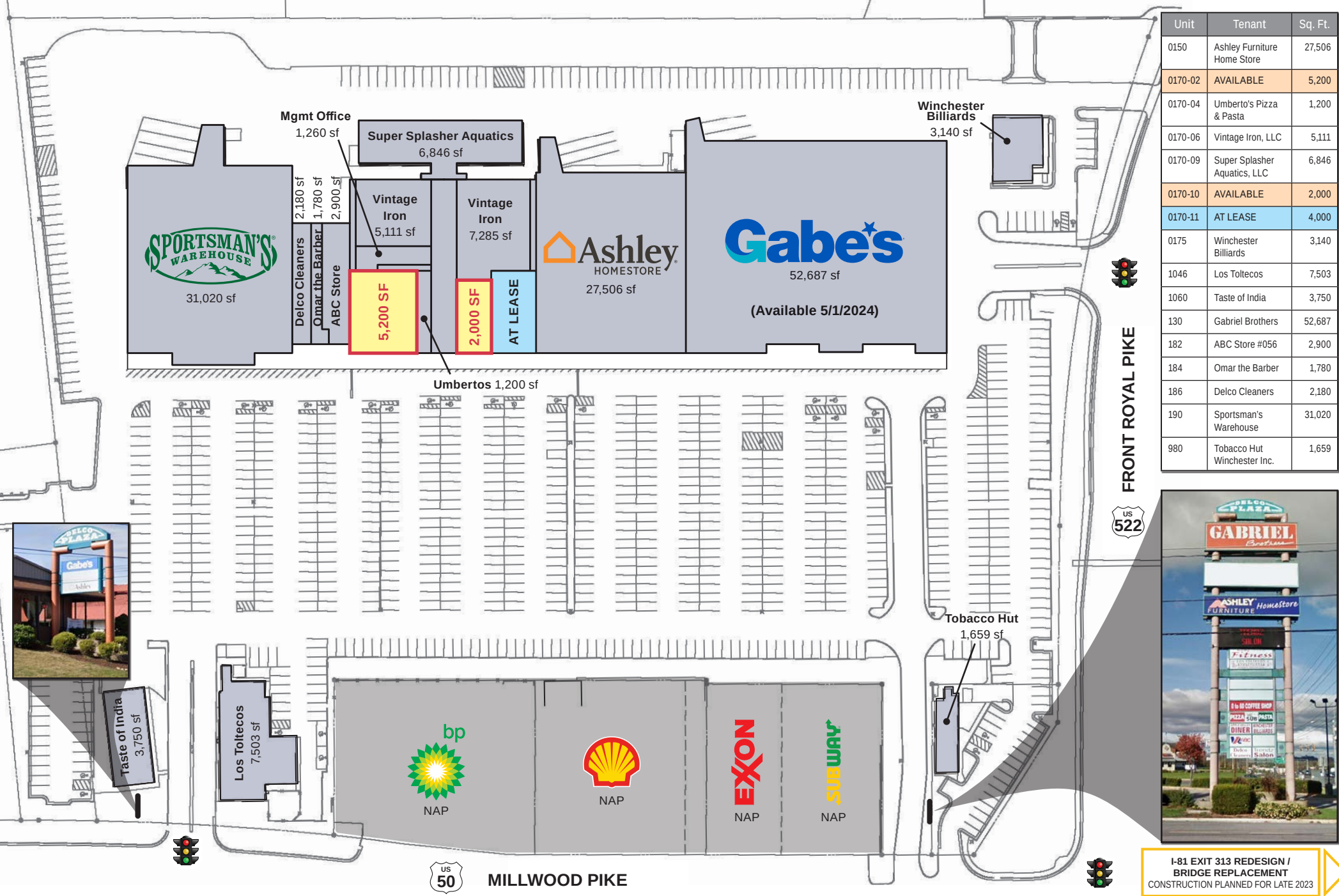
Quick Facts

Availability	Immediate
Size	2,000 - 5,200 square feet
Rental Rate	TBD
Net Charges	TBD
Tenants	



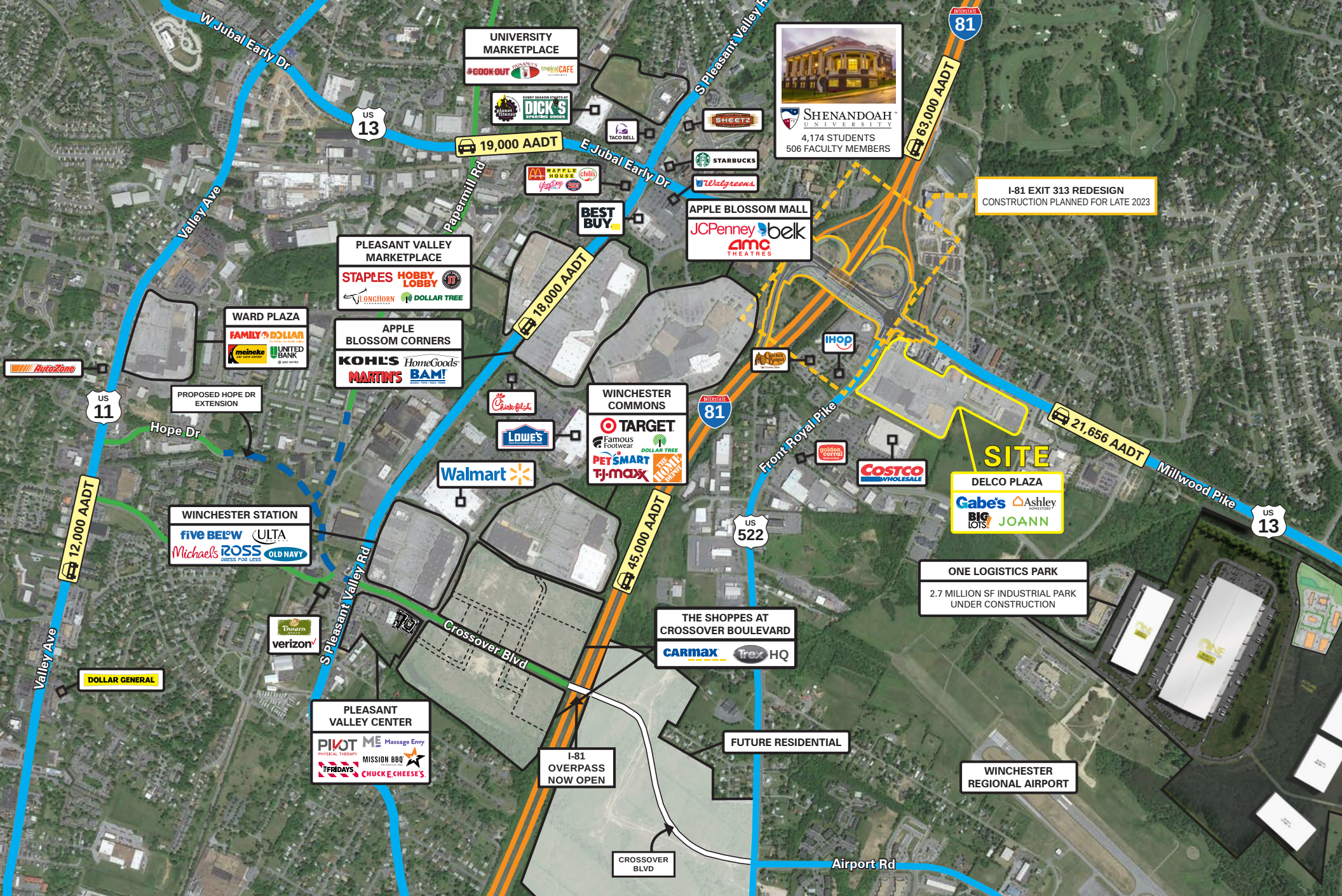
2022 Demographics	1 mile	3 miles	5 miles
POPULATION	4,694	48,850	74,726
HOUSEHOLDS	1,506	18,735	28,300
AVG. HH INCOME	\$92,245	\$89,001	\$94,605
DAYTIME POPULATION	9,891	77,373	89,402
TRAFFIC COUNT	21,656 AADT (Millwood Pike)	12,000 AADT (Front Royal Pike)	

Unit	Tenant	Sq. Ft.
0150	Ashley Furniture Home Store	27,506
0170-02	AVAILABLE	5,200
0170-04	Umberto's Pizza & Pasta	1,200
0170-06	Vintage Iron, LLC	5,111
0170-09	Super Splasher Aquatics, LLC	6,846
0170-10	AVAILABLE	2,000
0170-11	AT LEASE	4,000
0175	Winchester Billiards	3,140
1046	Los Toltecos	7,503
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







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 Tergo 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

David Robinson, P.E.
Project Manager
Virginia Department of Transportation - Staunton District
811 Commerce Road
Staunton, Va 24401

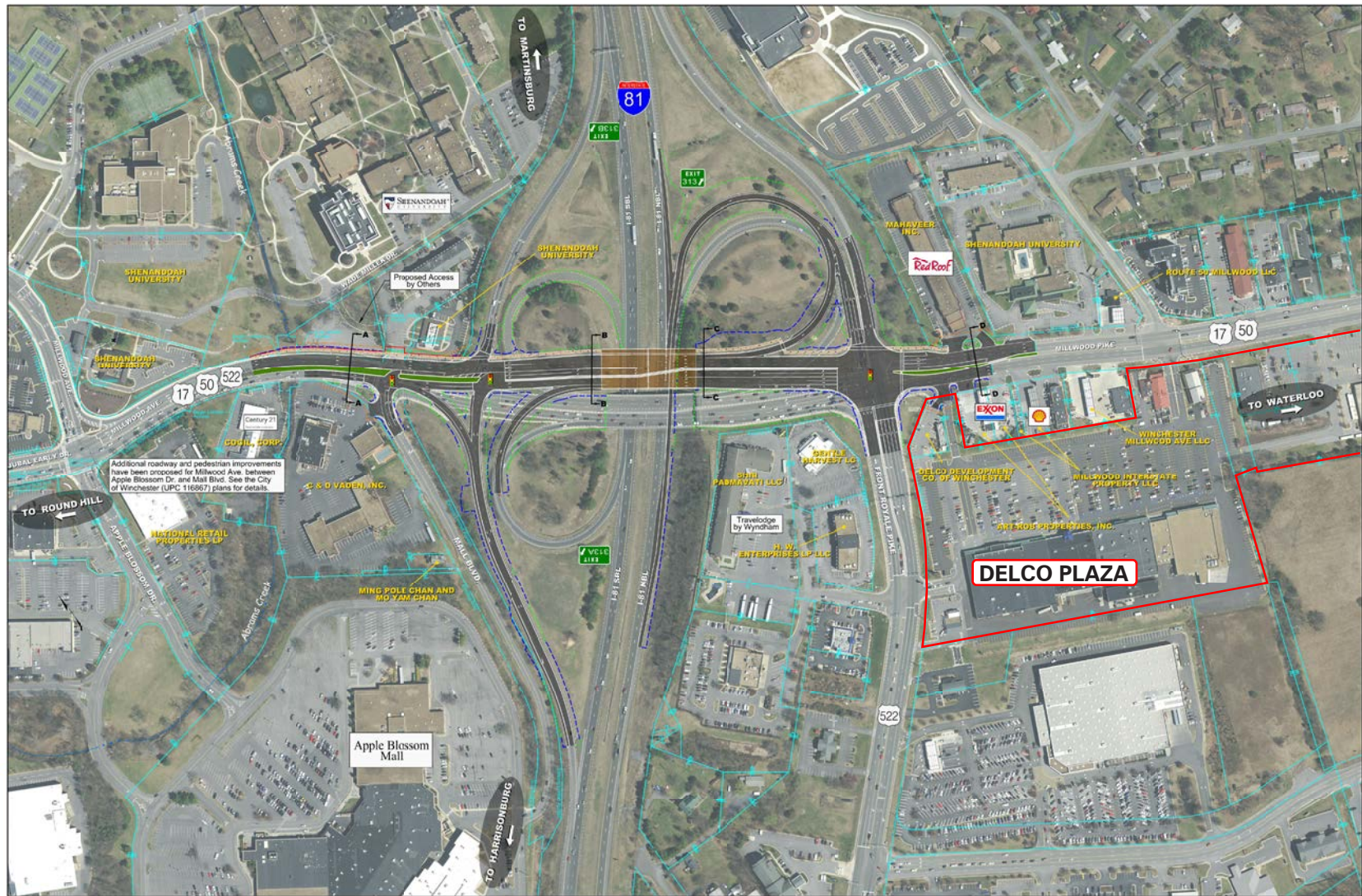
Comments may also be sent to:
stauntoninfo@VDOT.Virginia.gov

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.

Imagery Courtesy of the Commonwealth of Virginia copyright 2021.



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](https://www.vdot.gov)



Planned Road Improvements

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

Interested? Contact:

Rob Meeks



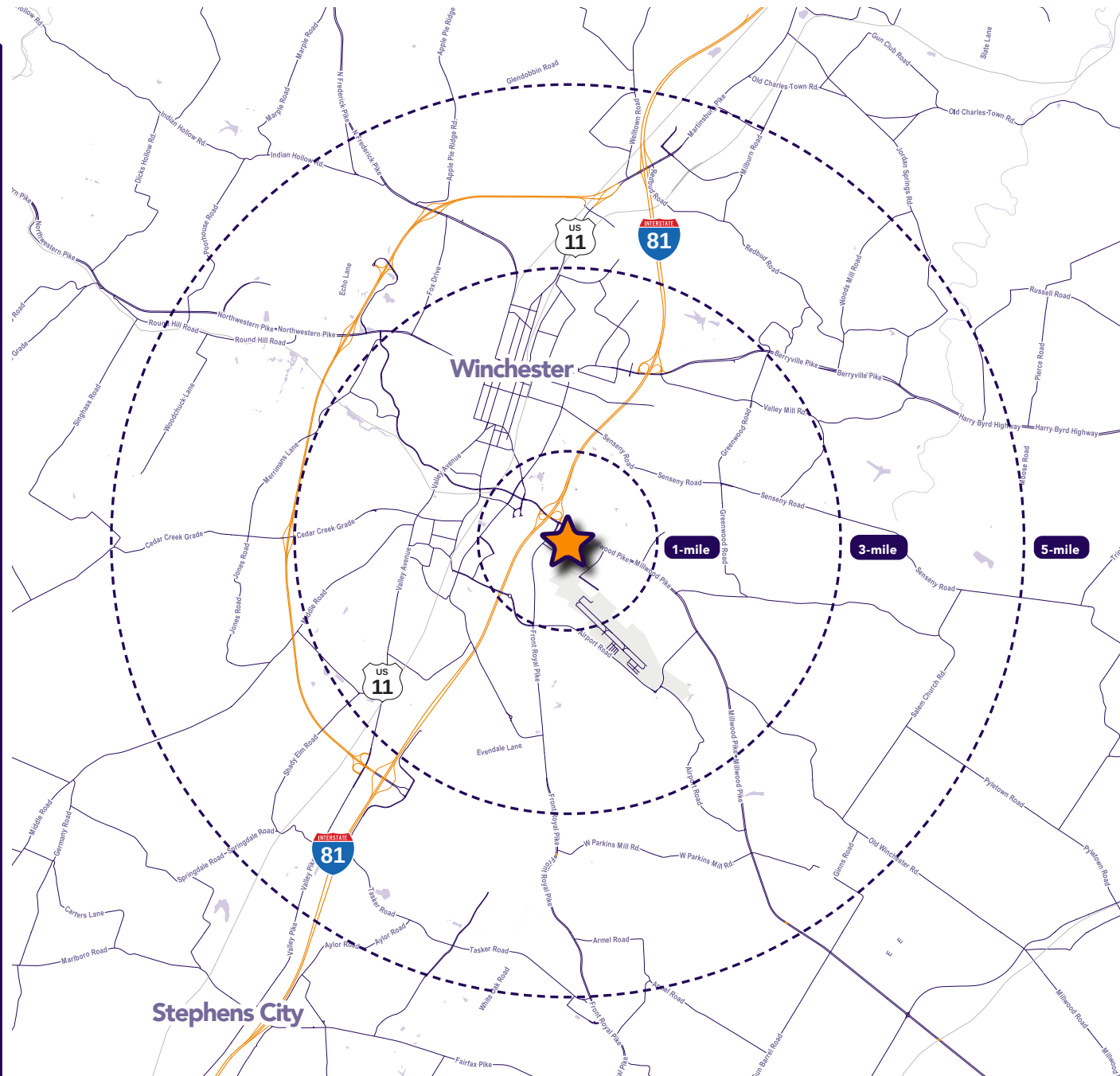
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