



SIZE

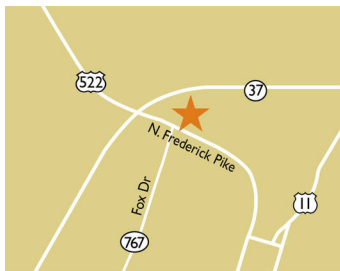
118,584 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-----------------------|--------|--------|--------|
| Population | 3,509 | 31,931 | 66,555 |
| Households | 1,511 | 12,559 | 25,444 |
| Median HH Income (\$) | 87,834 | 68,254 | 78,854 |

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 31,900 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

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MORE INFO

www.phillipsedison.com



STONEWALL PLAZA

200 Rivendell Court | Winchester, VA 22603

| SPACE | TENANT | SQ. FT. |
|----------------------|--------------------------------------|----------------|
| A1 | Martin's | 68,405 SF |
| B1 | DMV Chimneys | 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 | Discount Tobacco and Vape | 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 | Cheng's Asian Cuisine | 1,875 SF |
| D9 | Asian Massage & Spa | 1,200 SF |
| E1 | Jimmy John's | 1,645 SF |
| E2 | Premium Granite & Quartz | 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.

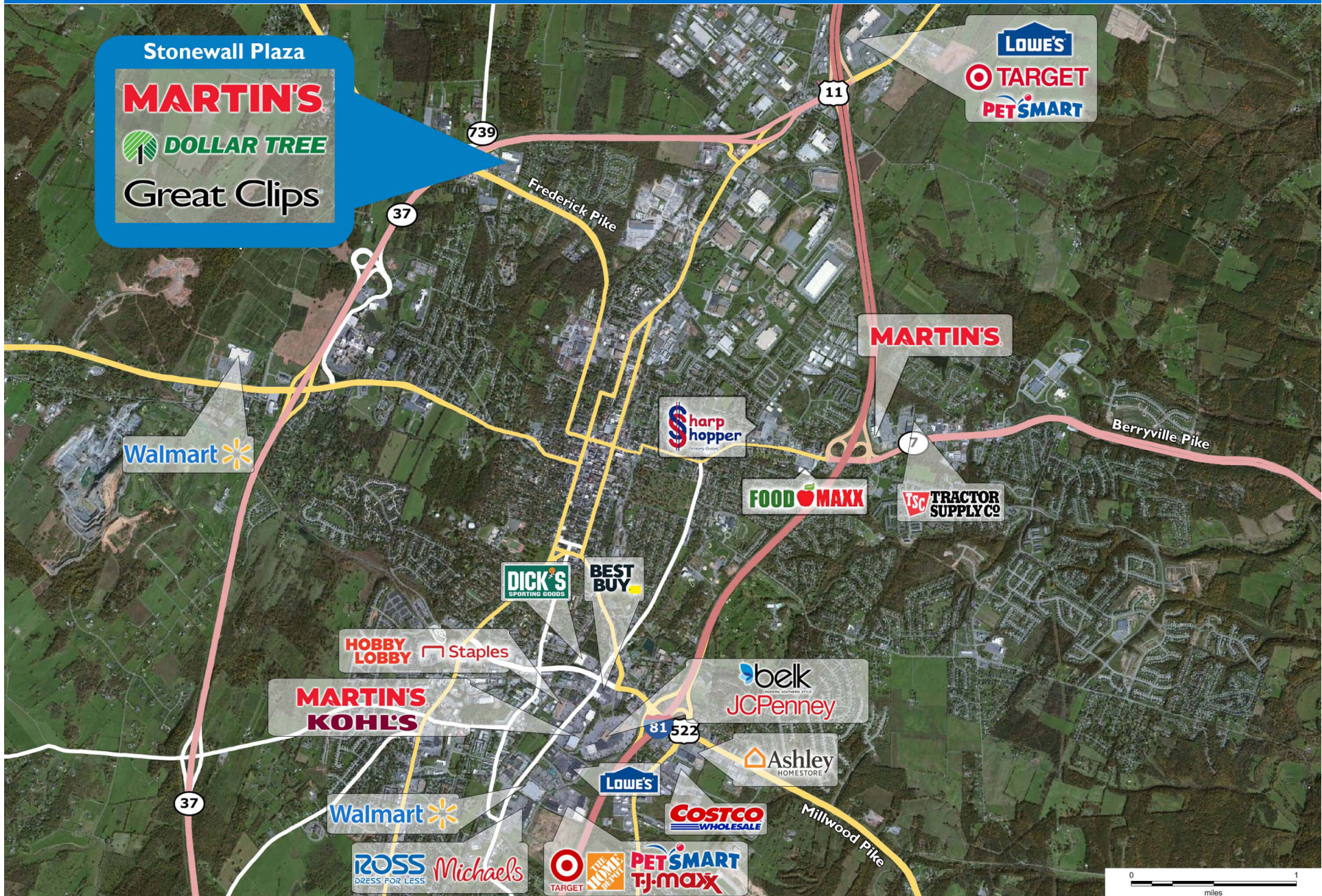
STONEWALL PLAZA

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STONEWALL PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.211111

Longitude: -78.174947

| Stonewall Plaza Winchester, VA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 3,509 | 31,931 | 66,555 |
| | 2028 Projected Population | 3,881 | 32,910 | 70,471 |
| | 2010 Census Population | 2,689 | 29,265 | 56,381 |
| | 2000 Census Population | 1,930 | 25,345 | 45,709 |
| | 1990 Census Population | 1,590 | 22,602 | 38,187 |
| | Historical Annual Growth 1990 to 2000 | 1.95% | 1.15% | 1.81% |
| | Historical Annual Growth 2000 to 2010 | 3.37% | 1.45% | 2.12% |
| | Estimated Annual Growth 2010 to 2023 | 1.95% | 0.64% | 1.21% |
| | Projected Annual Growth 2023 to 2028 | 2.04% | 0.61% | 1.15% |
| | Median Age | 44.5 | 39.0 | 39.2 |
| Households | Q4 2023 Estimated Households | 1,511 | 12,559 | 25,444 |
| | 2028 Projected Households | 1,688 | 12,987 | 26,950 |
| | 2010 Census Households | 1,139 | 11,408 | 21,572 |
| | 2000 Census Households | 859 | 10,311 | 18,374 |
| | 1990 Census Households | 630 | 9,058 | 15,053 |
| | Historical Annual Growth 1990 to 2000 | 3.15% | 1.30% | 2.01% |
| | Historical Annual Growth 2000 to 2010 | 2.86% | 1.02% | 1.62% |
| | Estimated Annual Growth 2010 to 2023 | 2.08% | 0.70% | 1.21% |
| | Projected Annual Growth 2023 to 2028 | 2.25% | 0.67% | 1.16% |
| | Population per Household | 2.27 | 2.42 | 2.54 |
| Population by Race | White | 78.7% | 65.5% | 69.7% |
| | Black or African American | 2.7% | 8.7% | 7.2% |
| | Asian & Pacific Islander | 3.5% | 2.0% | 2.6% |
| | Other Races | 4.3% | 4.8% | 4.5% |
| | Hispanic Population | 10.8% | 19.0% | 16.0% |
| Income | Average Household Income | \$125,328 | \$91,502 | \$102,947 |
| | Median Household Income | \$87,834 | \$68,254 | \$78,854 |
| | Per Capita Income | \$55,010 | \$37,026 | \$40,105 |
| Education (Age 25+) | Elementary | 1.1% | 5.7% | 5.4% |
| | Some High School | 1.3% | 7.0% | 6.6% |
| | High School Graduate | 19.0% | 28.3% | 28.6% |
| | Some College | 20.8% | 20.8% | 19.8% |
| | Associates Degree Only | 6.9% | 6.2% | 6.9% |
| | Bachelors Degree Only | 24.4% | 16.9% | 18.5% |
| | Graduate Degree | 26.4% | 15.0% | 14.2% |
| Business | Number of Businesses | 166 | 1,539 | 2,465 |
| | Total Number of Employees | 2,898 | 26,036 | 41,622 |
| | Employees per Business | 17.45 | 16.92 | 16.89 |
| | Residential Population per Business | 21.13 | 20.75 | 27.00 |

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