



SIZE

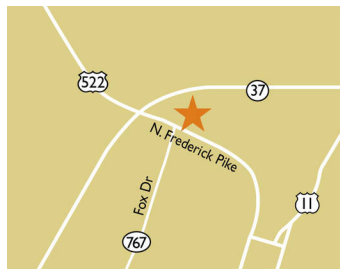
118,584 square feet

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

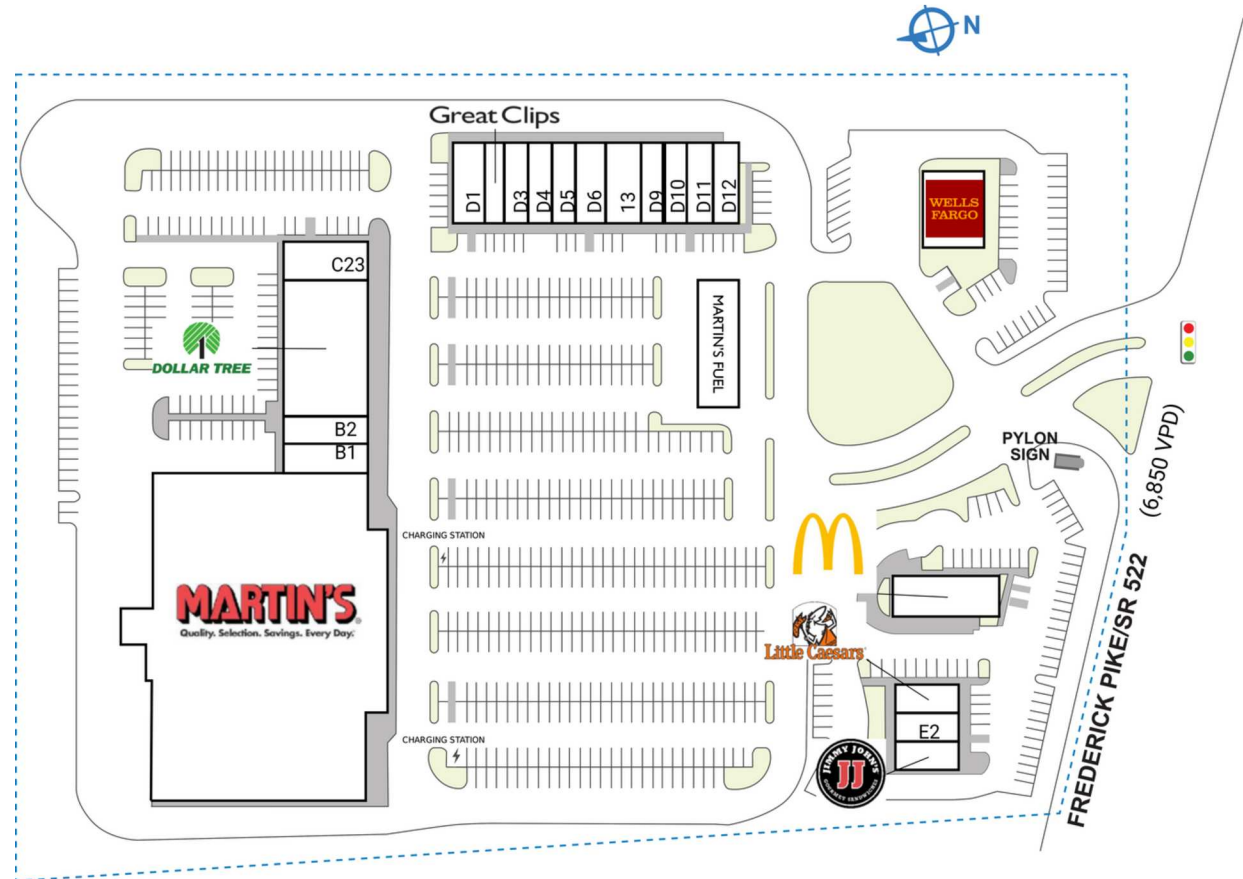
200 Rivendell Court | Winchester, VA 22603

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	



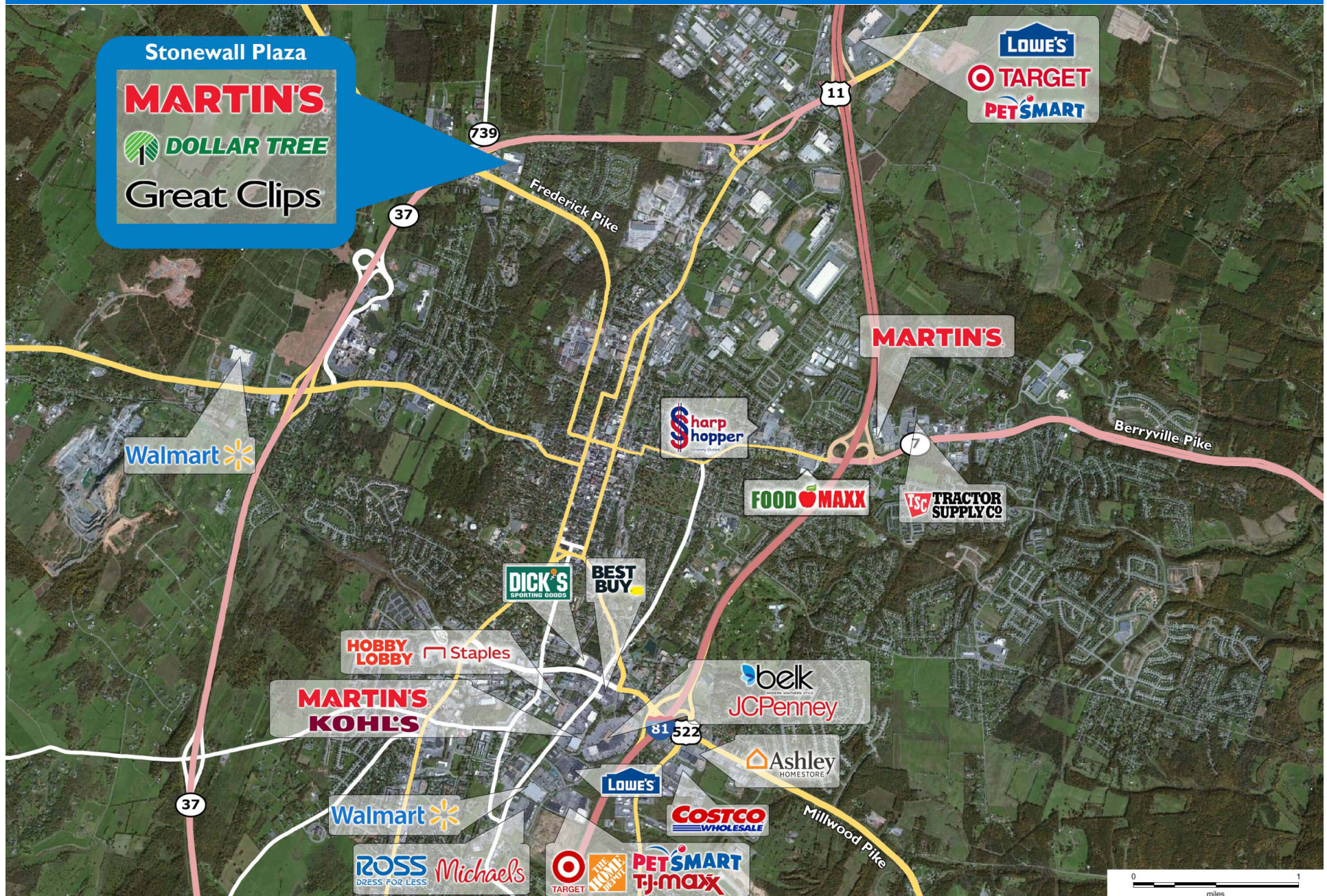
STONEWALL PLAZA

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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

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