



SIZE

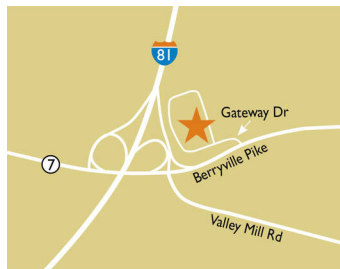
3,808 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,832	50,218	69,653
Households	3,453	18,629	26,535
Median HH Income (\$)	71,185	77,697	79,070

MAJOR TENANT(S)

Martin's
Starbucks



LOCATION

121 Gateway Drive | Winchester, VA 22603

PROPERTY HIGHLIGHTS

- Anchored by Martin's, a subsidiary of Ahold and a leading grocer in Virginia
- National tenants include Wells Fargo, Starbucks, Little Caesar's, Bojangles, Great Clips and H&R Block
- Located at the intersection of Route 7 and Interstate 81, benefitting from the combined daily traffic of more than 73,600 vehicles
- Population exceeds 50,200 in a three-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



WINCHESTER GATEWAY

121 Gateway Drive | Winchester, VA 22603

SPACE	TENANT	SQ. FT.			
A100	Martin's Fuel	2,400 SF	A67	US Nails Spa	1,500 SF
A11	Pell Insurance	1,200 SF	A69	Ledo Pizza	2,400 SF
A11A	Wells Fargo	4,196 SF	A71	Little Caesars	1,404 SF
A12	AVAILABLE	1,200 SF	A72	Peru Chicken	1,500 SF
A15	Ridgeside K9	8,400 SF	A73	H&R Block	1,500 SF
A19	Red Bowl Sushi and Hibachi LLC	2,400 SF	A75	The Cigar Place	1,200 SF
A2	Martin's	76,000 SF	A77	Z Kabob and Grill	1,500 SF
A31	JB's Tanning	2,000 SF	A79	Shine Dental	1,800 SF
A33	Virginia ABC	2,800 SF	A81	Eastern II	1,600 SF
A44	Ridgeside K9 Winchester	10,760 SF	A83	Well House	1,585 SF
A45	East Coast Gymnastics and Cheer	17,327 SF	A85	Starbucks	1,645 SF
A49	Great Clips	1,960 SF	OUT	Bojangles	3,808 SF
A61	Everest Restaurant	2,400 SF	SHAD1	Sonic	
A63	GNC	2,100 SF	SHAD2	HWP, LLC	
A65	Skrimp Shack	1,500 SF	207	MedExpress	5,500 SF
				TOTAL SQ. FT.	3,808

SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Occupied
	Owned by Others



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.

WINCHESTER GATEWAY

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.187195

Longitude: -78.133622

Winchester Gateway Winchester, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,832	50,218	69,653
	2028 Projected Population	10,251	53,236	74,352
	2010 Census Population	8,446	42,974	58,078
	2000 Census Population	7,099	35,568	47,425
	1990 Census Population	5,253	28,407	38,558
	Historical Annual Growth 1990 to 2000	3.06%	2.27%	2.09%
	Historical Annual Growth 2000 to 2010	1.75%	1.91%	2.05%
	Estimated Annual Growth 2010 to 2023	1.11%	1.14%	1.33%
	Projected Annual Growth 2023 to 2028	0.84%	1.17%	1.31%
	Median Age	35.4	38.0	39.0
Households	Q4 2023 Estimated Households	3,453	18,629	26,535
	2028 Projected Households	3,609	19,783	28,339
	2010 Census Households	3,077	15,973	22,145
	2000 Census Households	2,746	13,971	18,952
	1990 Census Households	2,075	11,189	15,214
	Historical Annual Growth 1990 to 2000	2.85%	2.25%	2.22%
	Historical Annual Growth 2000 to 2010	1.14%	1.35%	1.57%
	Estimated Annual Growth 2010 to 2023	0.84%	1.12%	1.32%
	Projected Annual Growth 2023 to 2028	0.89%	1.21%	1.32%
	Population per Household	2.74	2.59	2.55
Population by Race	White	58.6%	67.4%	69.4%
	Black or African American	9.0%	7.9%	7.3%
	Asian & Pacific Islander	1.0%	2.4%	2.6%
	Other Races	3.7%	4.6%	4.6%
	Hispanic Population	27.8%	17.6%	16.1%
Income	Average Household Income	\$84,579	\$101,840	\$102,675
	Median Household Income	\$71,185	\$77,697	\$79,070
	Per Capita Income	\$30,377	\$38,629	\$39,819
Education (Age 25+)	Elementary	9.8%	6.2%	5.3%
	Some High School	9.2%	6.4%	6.6%
	High School Graduate	34.4%	28.6%	28.4%
	Some College	19.9%	20.1%	19.7%
	Associates Degree Only	7.3%	7.1%	7.3%
	Bachelors Degree Only	9.9%	17.2%	18.7%
	Graduate Degree	9.6%	14.5%	14.0%
Business	Number of Businesses	243	1,649	2,617
	Total Number of Employees	4,508	27,945	43,858
	Employees per Business	18.57	16.94	16.76
	Residential Population per Business	40.51	30.45	26.61

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