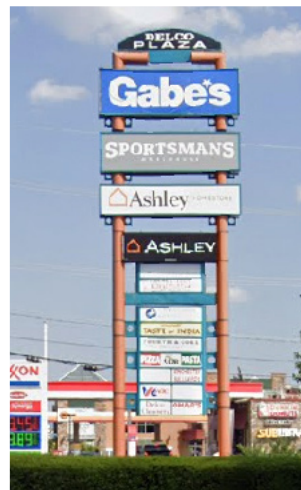


FOR LEASE Available Immediately



# 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 0170-05: 1,488 SF [\(360° tour\)](#)  
Unit 0175: 3,140 SF  
Unit 1046: 7,503 SF
- Rental Rate** TBD
- Net Charges** TBD
- Tenants**



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	4,614	50,883	77,479
HOUSEHOLDS	1,416	19,379	29,406
AVG. HH INCOME	\$107,523	\$98,990	\$104,916
DAYTIME POPULATION	9,004	71,865	90,908
TRAFFIC COUNT	17,000 AADT (Millwood Pike)	14,000 AADT (Front Royal Pike)	

segALL GROUP

COMMERCIAL REAL ESTATE

Unit	Tenant	Sq. Ft.
1092	JoAnn Fabric and Crafts	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
0170-05	AVAILABLE (360° virtual tour)	1,488
0170-06	Vintage Iron, LLC	12,396
0170-09	Super Splasher Aquatics, LLC	6,846
0170-10	Vintage Iron	2,000
0170-11	LEASED	4,000
0175	AVAILABLE	3,140
1046	AVAILABLE	7,503

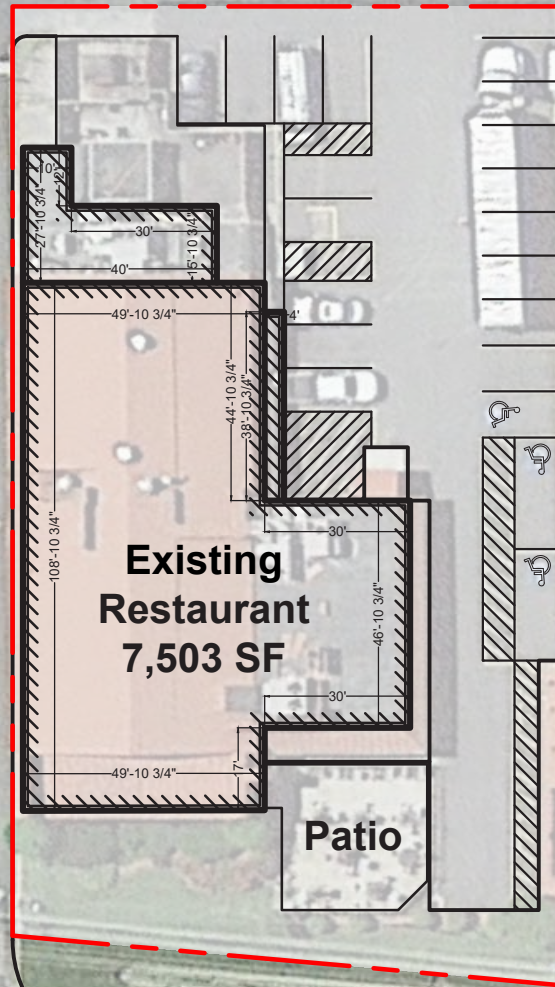
Unit	Tenant	Sq. Ft.
1060	Taste of India	3,750
130	Gabriel Brothers	52,687
182	ABC Store #056	2,900
184	Omar the Barber	1,780
186	Delco Cleaners	2,180
190	Sportsman's Warehouse	31,020
980	Tobacco Hut Winchester Inc.	1,659



I-81 EXIT 313 REDESIGN /  
BRIDGE REPLACEMENT  
CONSTRUCTION PLANNED FOR LATE 2023



±0.52 Acres (22,442 SF)



Millwood Pike (Route 50)









I-81 EXIT 313 REDESIGN  
CONSTRUCTION PLANNED FOR LATE 2025

**SITE**

DELCO PLAZA  
SPORTSMAN'S GABE'S JOANN  
ASHLEY VINTAGE BIG LOTS!

ONE LOGISTICS PARK  
2.7 MILLION SF INDUSTRIAL PARK  
UNDER CONSTRUCTION





**Project Location**



**North Arrow & Scale**



**Legend**

- Proposed Pavement
- Proposed Sidewalk
- Proposed Bridge
- Proposed Grass
- Proposed Shared Use Path
- Proposed Limits of Construction - Cut
- Proposed Limits of Construction - Fill
- Existing Right of Way
- Existing Parcel Line
- Proposed Right of Way Line and Limited Access Line
- Proposed Temp. Construction Easement
- Proposed Traffic Signal
- Denotes Typical Section Location (See Other Displays)

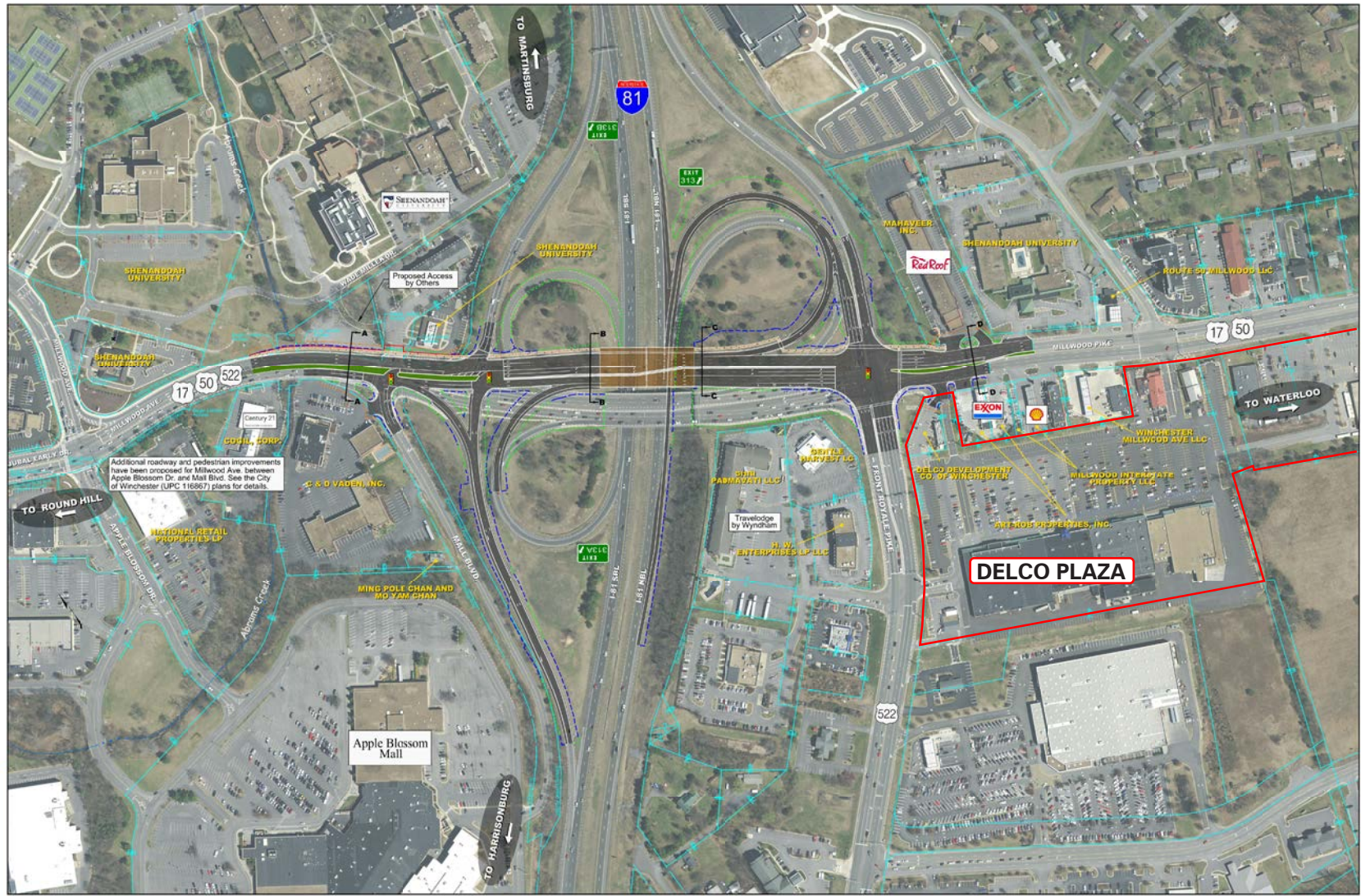
**Contact Information**

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.

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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 late 2023

**Source Link:** [VDOT](http://VDOT)

# Planned Road Improvements

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

