

FOR LEASE Endcap 2nd Generation Restaurant



Creekside Station

3031-3127 Valley Avenue / Winchester, VA 22601

Overview

Creekside Station is a beautifully-designed boutique retail, restaurant and service development located on Valley Avenue in south Winchester, VA. The project includes national apparel (Talbots, LOFT, Jos A Bank & Chicos), service, medical, financial, legal and a variety of restaurant uses in a well-landscaped, walkable environment. Two adjacent office projects, Creekside Village and Opequon Center, provide additional daytime population and customer draw. New ownership seeks complimentary uses to upgrade the existing upscale merchandise mix.

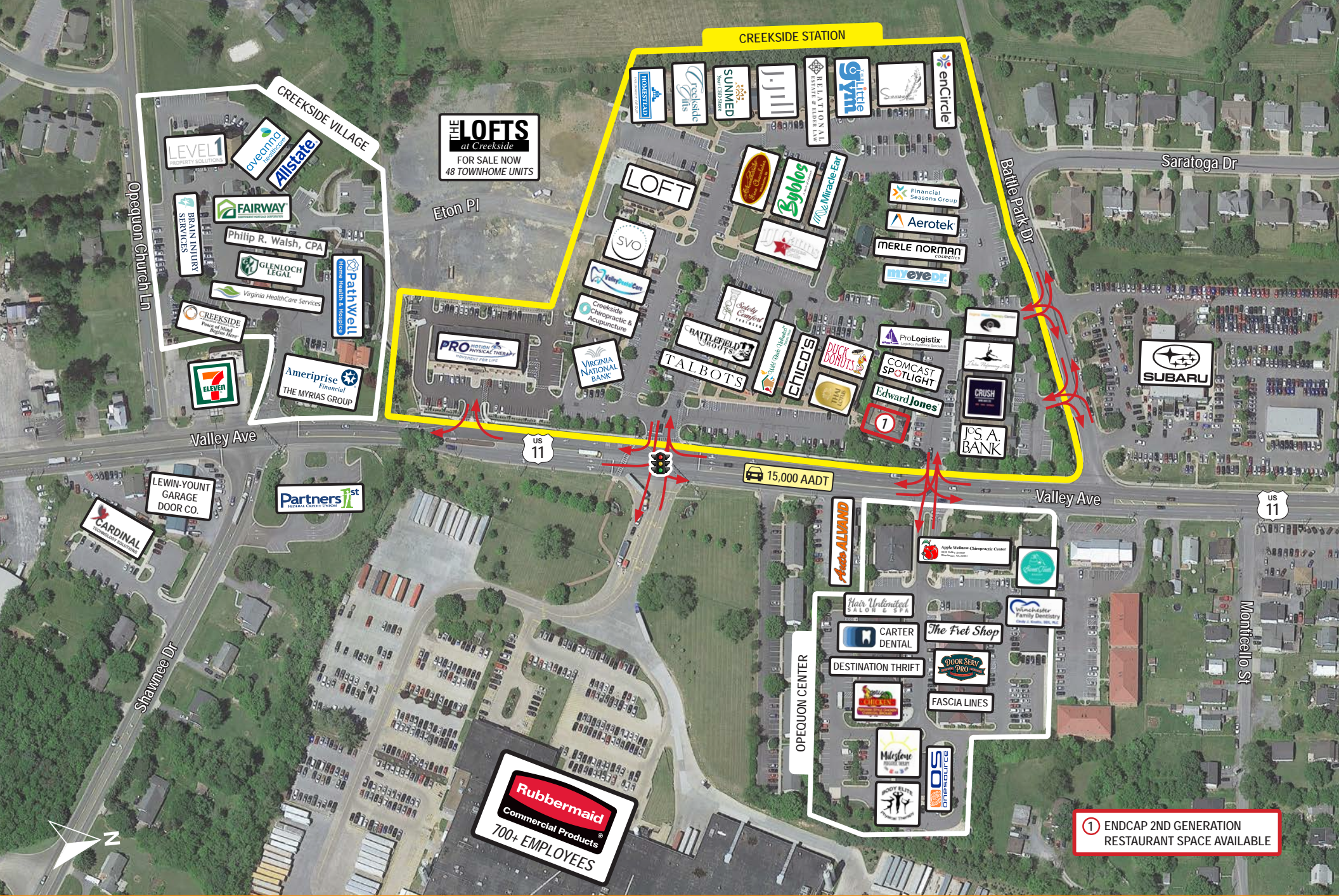
Quick Facts

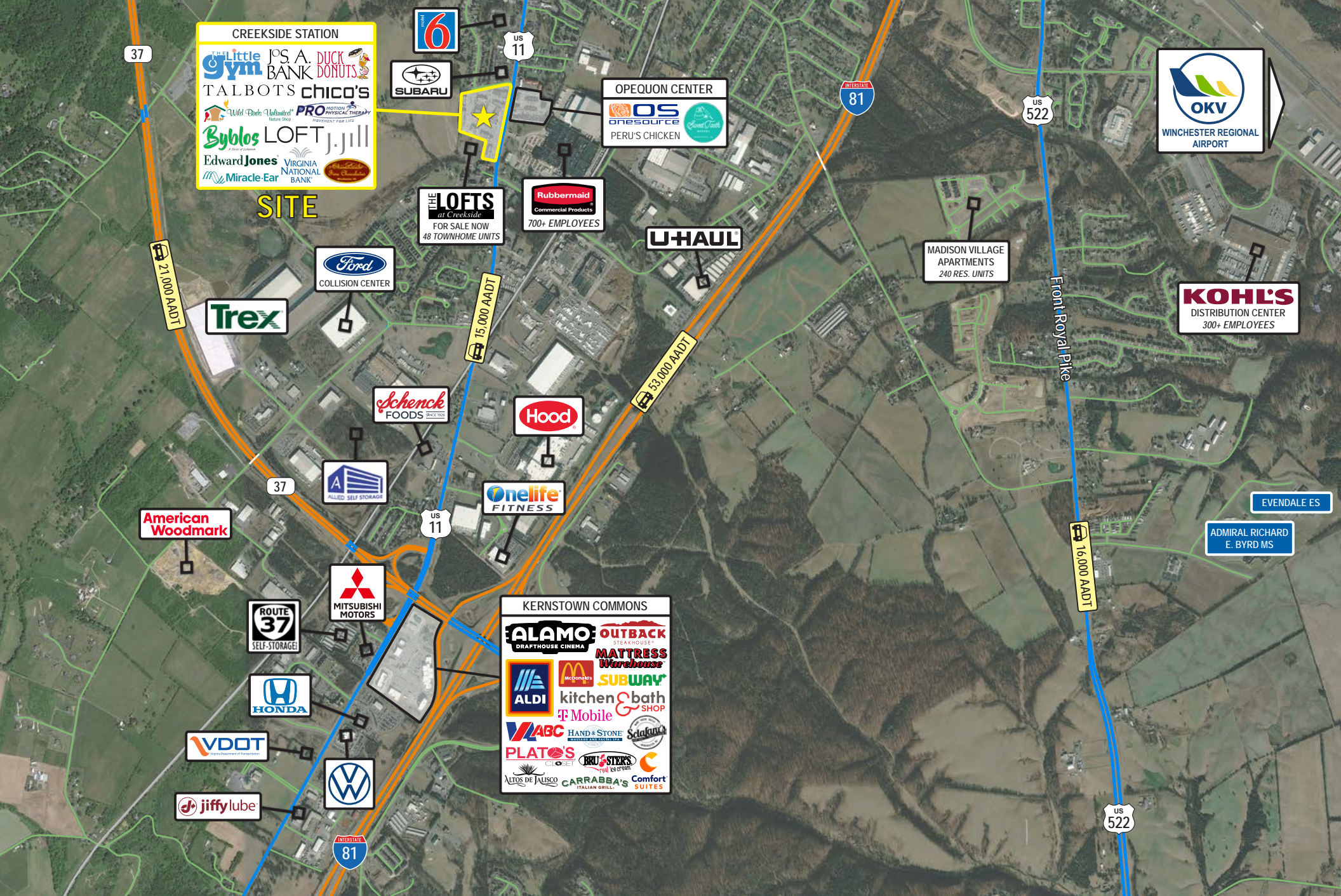
- Availability** 2nd Generation Restaurant Available Immediately
- Size** 3,873 square feet
- Net Charges** CAM: \$3.66/sf, INS: \$0.39/sf, Taxes: \$1.21/sf
- Rental Rate** Negotiable
- Co-Tenants**



2023 Demographics	1 mile	3 miles	5 miles
POPULATION	3,846	26,991	77,586
HOUSEHOLDS	1,528	10,714	29,619
AVG. HH INCOME	\$99,884	\$97,557	\$103,379
DAYTIME POPULATION	10,756	44,397	92,114
TRAFFIC COUNT	15,000 AADT (Valley Avenue)	53,000 AADT (Interstate-81)	







Interested? Contact:

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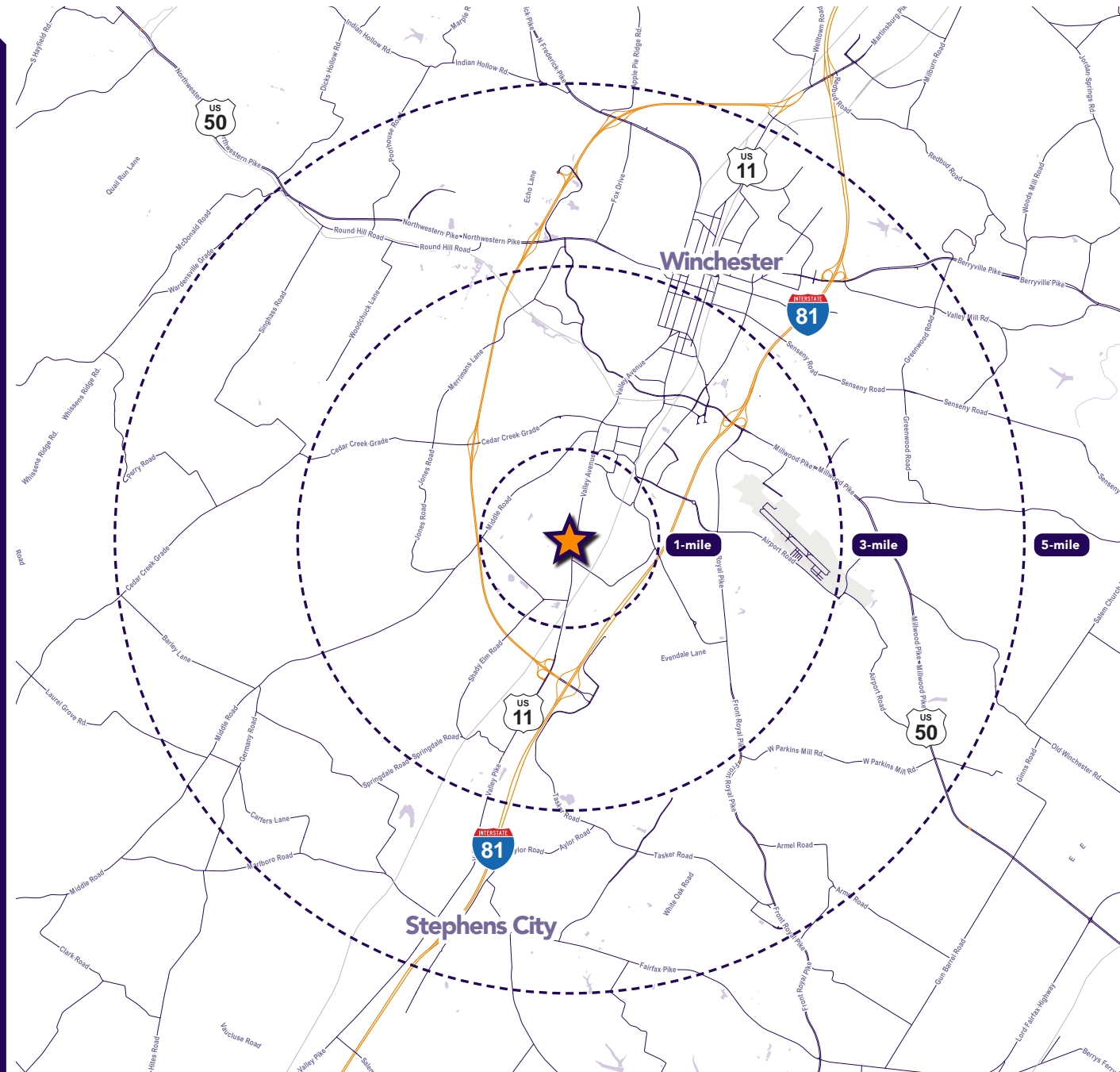
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