



1523 S. Pleasant Valley Road, Winchester, Virginia

[www.rosenthalproperties.com](http://www.rosenthalproperties.com)

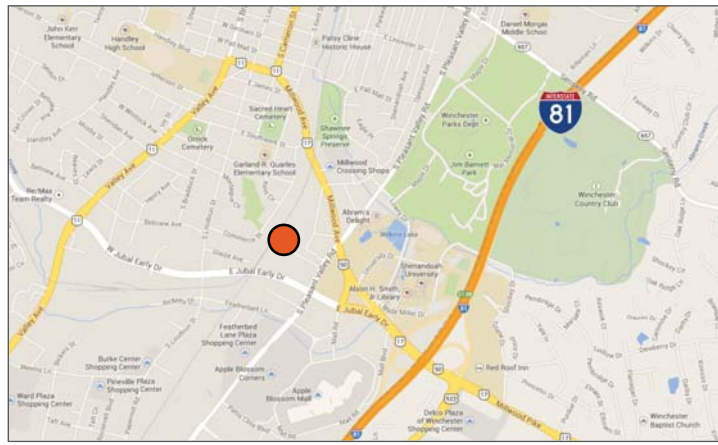
TRADE AREA DEMOGRAPHICS	Population	# of Households	Avg HH Income
	189,506	71,656	\$67,786



**JD DONEGAN COMPANY**  
RETAIL LEASING & DEVELOPMENT

## PROPERTY FEATURES:

- PAD SITES AND RETAIL SPACES FOR LEASE
- Located in the heart of the Winchester shopping corridor
- Immediately across the street from Shenandoah University (Enrollment: undergraduate 2,402 students and graduate 1,650 students)



- Prominent visibility from Route 50 and S. Pleasant Valley Road
- Access to project from signalized intersection shared with Dick's at S. Pleasant Valley Road
- Access from new and approved Spring Street extension

