



**BLACK
OAK**
ASSOCIATES

JOIN
Walmart

NOW OPEN!



WINCHESTER SOUTH MARKETPLACE

MARANTO MANOR DRIVE & FRONT ROYAL PIKE
WINCHESTER, VA

OVERVIEW

Join Walmart and Murphy Oil Express at Winchester South. There are pad sites available for ground leases at this newly developed site located at the signalized intersection of Tasker Road and Front Royal Pike in Winchester, Virginia. Situated with easy access to both Winchester and the growing Stephens City Market.

2012 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	380	17,647	28,567
Avg. HH Income	\$74,149	\$73,101	\$71,241
Households	154	6,391	10,717

VICINITY MAP



For more information
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LOT AVAILABILITY

LOT	SIZE
2A	0.78 USABLE ACRES
2B	1.88 USABLE ACRES
3	1.91 USABLE ACRES
4	1.65 USABLE ACRES
5	0.75 USABLE ACRES
6	2.65 USABLE ACRES

- * OWNER WILL CONSIDER A SALE
- * GROUND LEASE
- * ROUGH-GRADED WITH UTILITIES TO PROPERTY LINE
- * LOT 2 ZONED TO ALLOW GAS/ CONVENIENCE

TENANT LIST

Walmart
Murphy Oil Express

WINCHESTER SOUTH MARKETPLACE

SITE PLAN



LOT 6
2.65 USABLE ACRES
(3.07 TOTAL ACRES)
B2 ZONING

Walmart

LOT 2B
1.88 USABLE ACRES
(2.75 TOTAL ACRES)
B2 ZONING

LOT 2A
0.78 USABLE ACRES
(0.86 TOTAL ACRES)
B2 ZONING

LOT 5
0.75 USABLE ACRES
(5.9 TOTAL ACRES)
B2 ZONING

LOT 4
1.65 USABLE ACRES
(2.0 TOTAL ACRES)
B2 ZONING

LOT 3
1.98 USABLE ACRES
(2.68 TOTAL ACRES)
B2 ZONING

SWM POND

Murphy Oil Express

FRONT ROYAL PIKE

MARANTO MANOR DRIVE





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WINCHESTER SOUTH MARKETPLACE

AERIAL STUDY

