



**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.

## 2016 DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	17,261	29,086	104,251
Daytime Population	2,920	14,369	85,084
Average HH Income	\$86,704	\$80,220	\$79,135

## VICINITY MAP



For more information  
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## LOT AVAILABILITY

LOT	SIZE
2A	6,000 SF BUILDING
2B	2,100 SF BUILDING
2C	2,600 SF BUILDING
3	1.91 USABLE ACRES
4	24,000 SF BUILDING
6	2.65 USABLE ACRES

- \* OWNER WILL CONSIDER A SALE
- \* GROUND LEASE
- \* ROUGH-GRADED WITH UTILITIES TO PROPERTY LINE

## TENANT LIST

Walmart  
Burger King  
Murphy Oil Express

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## SITE PLAN







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AERIAL STUDY

