

# APPLE BLOSSOM CONVENIENCE CENTER

Pleasant Valley Rd. | Winchester, VA



100% Leased & Occupied



## DEMOGRAPHICS

	Estimated Population:	<b>1 MILE</b> - 7,436	<b>3 MILES</b> - 47,654	<b>5 MILES</b> - 71,421
	2028 Population Projections:	<b>1 MILE</b> - 7,606	<b>3 MILES</b> - 48,975	<b>5 MILES</b> - 75,022
	Average Household Income:	<b>1 MILE</b> - \$186,185	<b>3 MILES</b> - \$95,951	<b>5 MILES</b> - \$99,392
	Average Daily Traffic Counts:	<b>Stony Hill Road</b> - 10,037	<b>Edgewood Road</b> - 7,421	<b>Heacock Road</b> - 29,589

## PROPERTY OVERVIEW

Apple Blossom Convenience Center is an established shopping center located in the major retail corridor in Winchester, VA. Located just off Rt. 81 in front of the Apple Blossom Mall and across from Shenandoah University, Apple Blossom Convenience Center features excellent parking, signage and visibility. The area surrounding the shopping center contains strong household incomes with high residential growth.

## CONTACT US

610.388.6600

[watersretailgroup.com](http://watersretailgroup.com)



JOIN



*Walgreens*

Edward Jones



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SUITE	TENANT	SQ. FEET
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A	Elegant Nail Spa	2,125
B-C	Foot Care Center, P.L.C.	2,100
D-E	United Dental Arts	2,800
F-G	Primary Care Physician	2,450

SUITE	TENANT	SQ. FEET
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H-J	Urgent Care Center (Valley Health Systems)	9,850
K	Edward D. Jones & Co.	1,400
L	Best Buy	31,104

**TOTAL 51,829 SF**

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