



RETAIL PROPERTY FOR LEASE

WAYNESBORO TOWN CENTER

740 TOWN CENTER DRIVE, WAYNESBORO, VA 22980



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PROPERTY OVERVIEW



OFFERING SUMMARY

Traffic Counts: Rosser Avenue: 21,000 VPD
Town Center Drive: 18,000 VPD

Trade Area Demographics: Total Population 154,560

AVAILABLE SPACES **SF**

Space 1	1,760 SF
Space 2	4,990 SF
Space 3	1,500 SF
Space 4	1,400 SF
Space 5	4,000 SF

PROPERTY OVERVIEW

Regional power center in Waynesboro, VA. Located in the southeast quadrant near I-64 and Rosser Avenue/Route 340 in the Shenandoah Valley.

PROPERTY HIGHLIGHTS

- Join Target, Kohls, Books-A-Million, Hibbett Sports, Chick-Fil-A, Ross, PetSmart, Bed Bath and Beyond, Michael's, McAlister's Deli, Rack Room Shoes, Aldi, Ann Taylor Loft, McDonald's, and the new Bath & Body Works!
- Small shop space for lease up to 4,990 SF
- One outparcel also available - Outparcel A

DEMOGRAPHICS

	7 Miles	10 Miles	20 Miles
Total Households:	20,726	31,719	62,702
Total Population:	50,824	77,032	154,560
Average HH Income:	\$59,258	\$58,657	\$65,927

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SITE PLAN



AVAILABLE SPACES

SPACE 1	1,760 SF
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SPACE 3	1,500 SF
SPACE 4	1,400 SF
SPACE 5	4,000 SF



Waynesboro Commons



Westwood Village

Waynesboro Plaza

MARTIN'S

Coyner Park



Waynesboro Town Center

TARGET KOHL'S Michaels Chick-fil-A

PETSMART HIBBETT SPORTS BAM! BOOKS-A-MILLION BED BATH & BEYOND LOFT

Sprint RACK ROOM SHOES hair cuttery Cuts - Color - Style Hallmark SALLY BEAUTY

MALISTER'S DELI GNC LIVE WELL AT&T McDonald's ALDI OneMain Lending Made Personal



Brett McNamee

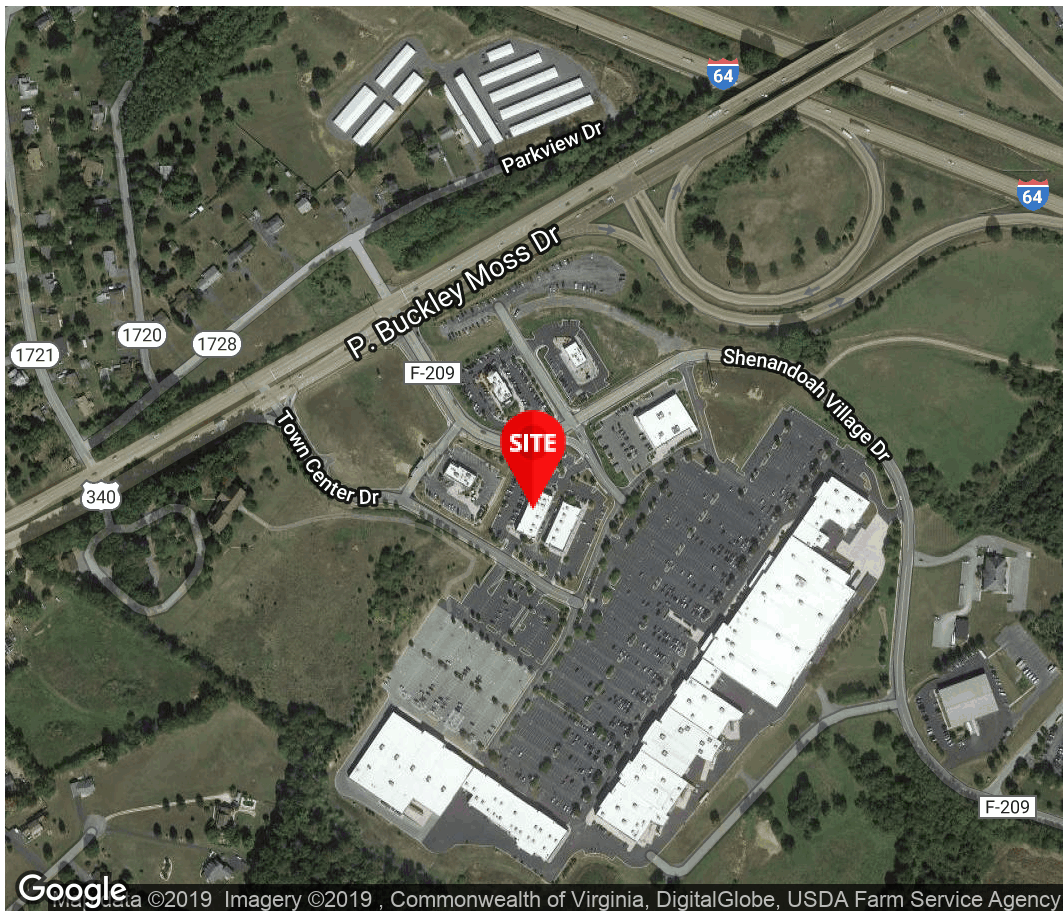
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