

RETAIL FOR LEASE

Willow Oak Plaza

901 West Broad Street, Waynesboro, VA 22980



JOHN PRITZLAFF

Executive Vice President

434 234 8416

john.pritzlaff@thalhimer.com

JENNY STONER

Senior Vice President

434 234 8417

jenny.stoner@thalhimer.com



THALHIMER

Join Roses, Advance
Auto, Window World
and More!

PROPERTY HIGHLIGHTS



1,000 - 52,550 SF AVAILABLE



ANCHOR, JUNIOR ANCHOR
& SHOP SPACE AVAILABLE



UPCOMING FACADE IMPROVEMENTS



AMPLE PARKING



GREAT VISIBILITY FROM
BROAD STREET/ROUTE 250



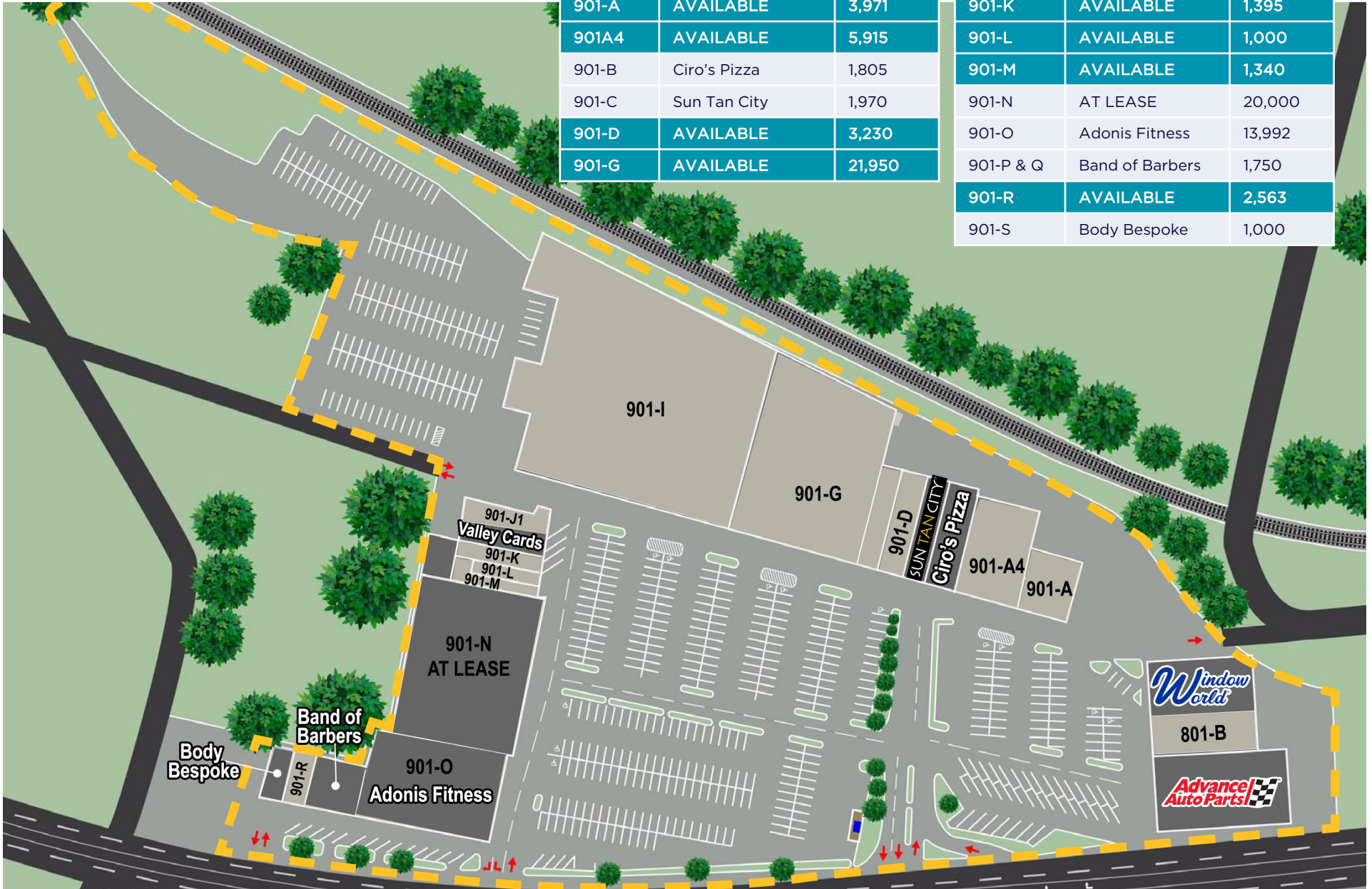
MARQUIS SPACE IN FAST-
GROWING WAYNESBORO



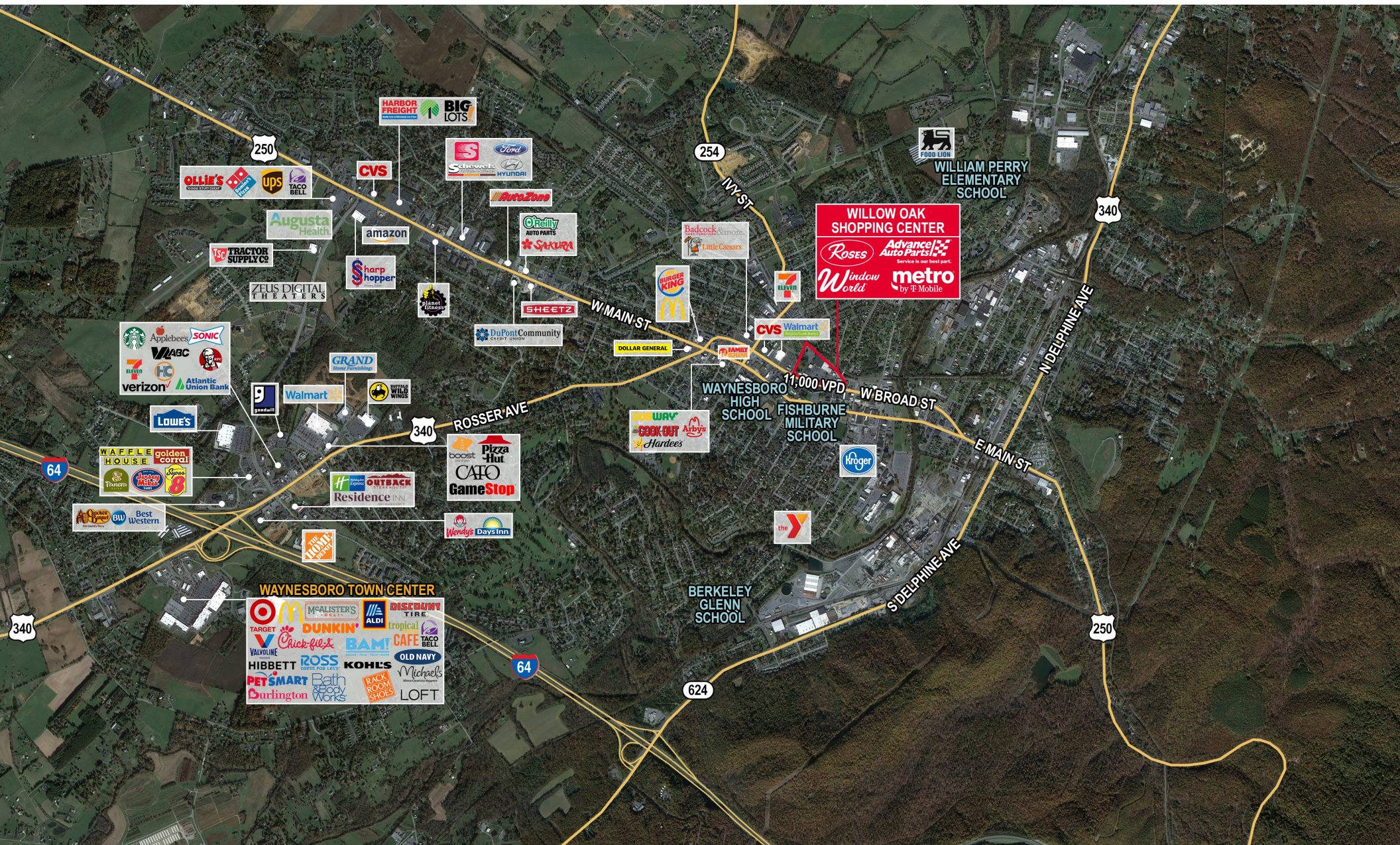
AVAILABLE SPACES

UNIT	TENANT	SF
801-A	Advance Auto	9,700
801-B	AVAILABLE	3,000
801-C	Window World	7,650
901-A	AVAILABLE	3,971
901A4	AVAILABLE	5,915
901-B	Ciro's Pizza	1,805
901-C	Sun Tan City	1,970
901-D	AVAILABLE	3,230
901-G	AVAILABLE	21,950

UNIT	TENANT	SF
901-I	AVAILABLE	52,550
901-J1	AVAILABLE	1,495
901-J2	Valley Cards	1,478
901-K	AVAILABLE	1,395
901-L	AVAILABLE	1,000
901-M	AVAILABLE	1,340
901-N	AT LEASE	20,000
901-O	Adonis Fitness	13,992
901-P & Q	Band of Barbers	1,750
901-R	AVAILABLE	2,563
901-S	Body Bespoke	1,000



PROPERTY LOCATION



WAYNESBORO MSA



**Virginia Named #2 Top
State for Business**
- CNBC, 2023

Located at the intersection of Shenandoah National Park's Skyline Drive, the Blue Ridge Parkway, and the Appalachian Trail, Waynesboro offers easy access to biking, hiking, paddling or fly fishing. Waynesboro is a community of outdoor enthusiasts that has emerged as a major retail center in Augusta County. It borders the Charlottesville MSA to the east and Harrisonburg MSA to the north. Its location in the heart of Shenandoah Valley provides access to a variety of employment opportunities within an easy 45-minute commute and ample recreational assets. Waynesboro's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



22,669
POPULATION



10,715
LABOR
FORCE



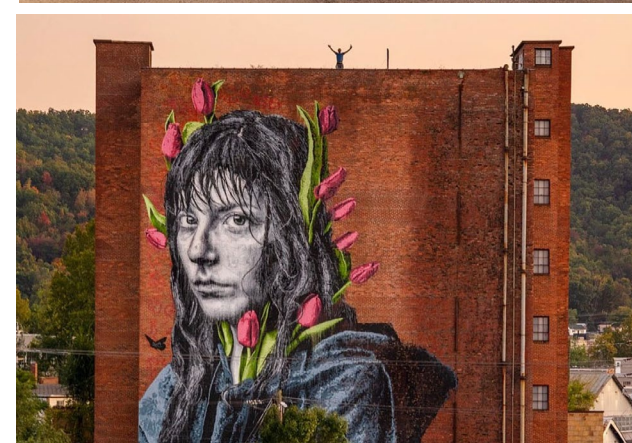
\$46,509
MEDIAN HH
INCOME



9,809
TOTAL HOUSING
UNITS



37.3%
ASSOCIATE
DEGREE OR
HIGHER



MAJOR ATTRACTIONS

- Blue Ridge Parkway
- Skyline Drive
- Appalachian Trail
- Blue Ridge Tunnel
- Veritas Vineyards and Winery
- Tree Streets District
- Blue Mountain Brewery
- Seven Arrows Brewing Company
- Afton Mountain Vineyards
- Shenandoah National Park

MAJOR EMPLOYERS

- Augusta County School Board
- Augusta Medical Center
- Hershey Chocolate of Virginia
- McKee Foods Corporation
- Target Corp
- Western State Hospital
- Wal Mart
- AAF McQuay, Inc.
- Hollister, Inc.
- J.B. Hunt Transport

COLLEGES & UNIVERSITIES

- Blue Ridge Community College
 - 2,428 Undergrad
- University of Virginia
 - 16,793 Undergrad
- Bridgewater College
 - 1,426 Undergrad
- Mary Baldwin University
 - 1,458 Undergrad

HOSPITALS

- Augusta Health
- UVA Health University Hospital
- Sentara Martha Jefferson hospital
- Sentara Rmh Medical Center

600 E Water Street
Suite C
Charlottesville, VA 22902
www.thalhimer.com



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Executive Vice President
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