

# SHOPPES AT CROSSOVER

Crossover Blvd, between Hwy 81 & Legge Blvd, Winchester, VA 22601  
Winchester City



LAND FOR SALE OR LEASE



NEARBY RETAILERS:



- Commercial land available in the heart of Winchester's regional retail area.
- Crossover Boulevard / I-81 overpass is now open.
- Ideal for retail, grocer, restaurant, and self storage.
- Site has all utilities available and will be delivered in rough graded pad condition.
- 10-20 acres available for multi-family.

## QUICK FACTS

- Availability:** Immediate
- Parcel Sizes:** 1.28 - 13.10 Acres
- Price:** Negotiable
- Zoning:** CM1 (Commercial Industrial District)

Dimitri Georgelakos  
dimitri@klnb.com  
703-268-2710

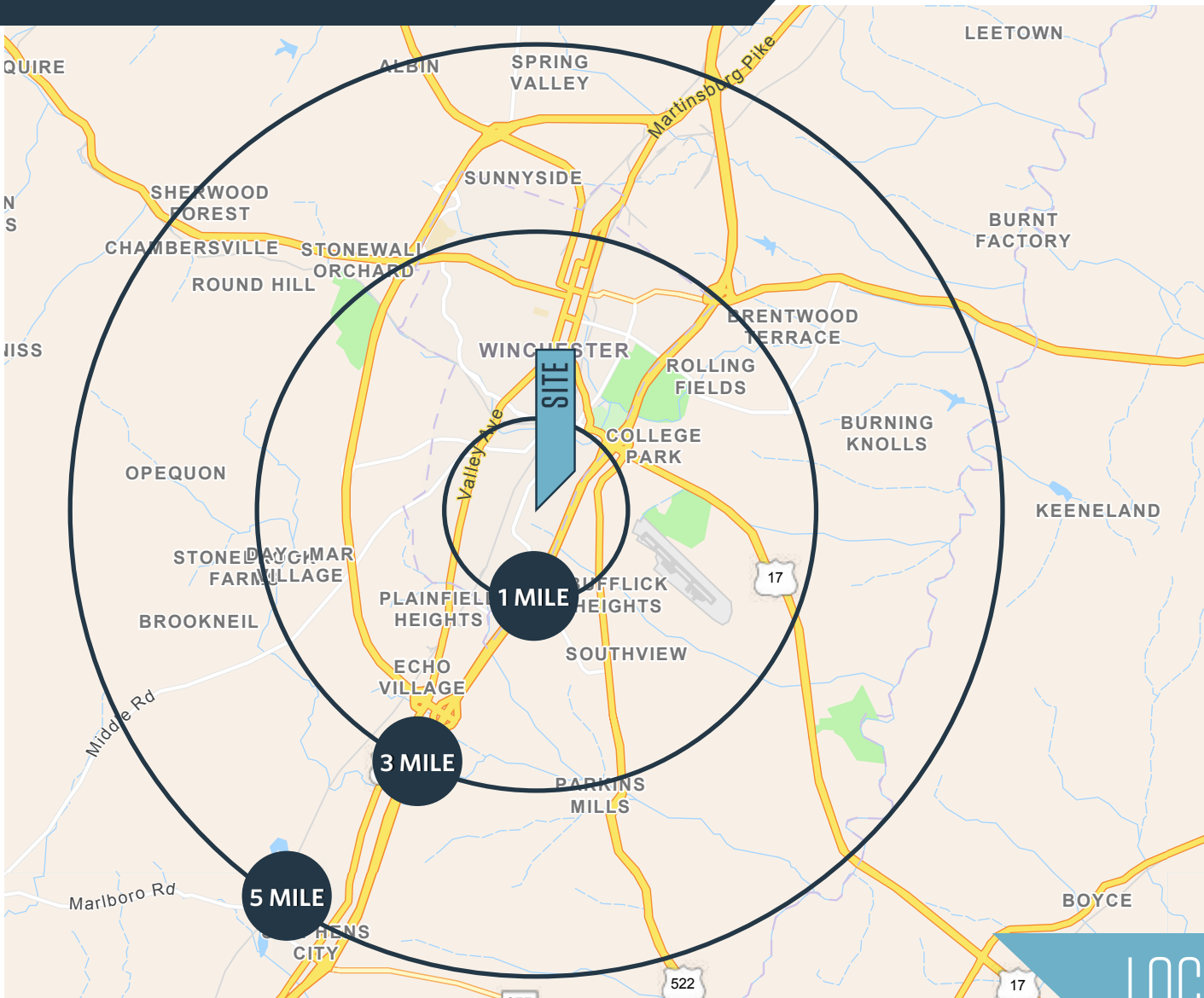
Jake Levin  
jlevin@klnb.com  
202-909-6102

Beth Sargent  
bsargent@klnb.com  
703-268-2716



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## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
5,118	37,359	81,986
Daytime Population		
5,450	37,359	56,664
Households		
2,212	15,104	31,954
Average HH Income		
\$77,409	\$106,223	\$114,502

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

I 81	64,242 ADT
Crossover Blvd	10,454 ADT

## LOCATION & DEMOGRAPHICS

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Winchester  
Frederick County | Virginia

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- Google Earth Pro -  
2018 Aerial Photograph  
While we have no intention to doubt the accuracy of  
any of the information supplied, we cannot  
and do not guarantee its accuracy.

MARKET AERIAL

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MID-VIEW AERIAL

Dimitri Georgelakos  
 dimitri@klnb.com  
 703-268-2710

Jake Levin  
 jlevin@klnb.com  
 202-909-6102

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 703-268-2716



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CLOSE-UP AERIAL

Dimitri Georgelakos  
dimitri@klnb.com  
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SITE PLAN

Dimitri Georgelakos  
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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703-268-2716

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

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



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