

# Marshall Shopping Center

4195-4199 Winchester Road Marshall, VA 20115







## Property Highlights

- Neighborhood center conveniently located on Winchester Road (Route 17) with easy access to I-66.
- Easy shopping destination to grocery shop, eat, relax, and socialize with ample parking.
- Houses a fantastic mix of dining options, specialized retailers, and convenient service options along with the anchor, Food Lion.

### MAJOR TENANTS



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	1,900	3,353	5,599
 EMPLOYEES	1,907	3,353	5,622
 HOUSEHOLD INCOME	\$141,541	\$137,975	\$137,347
 DAILY CARS	7,202 on Winchester Rd		

Cindy Park

cindy.park@dvoskin.com | 703-246-6102

Arthur Matarazzo

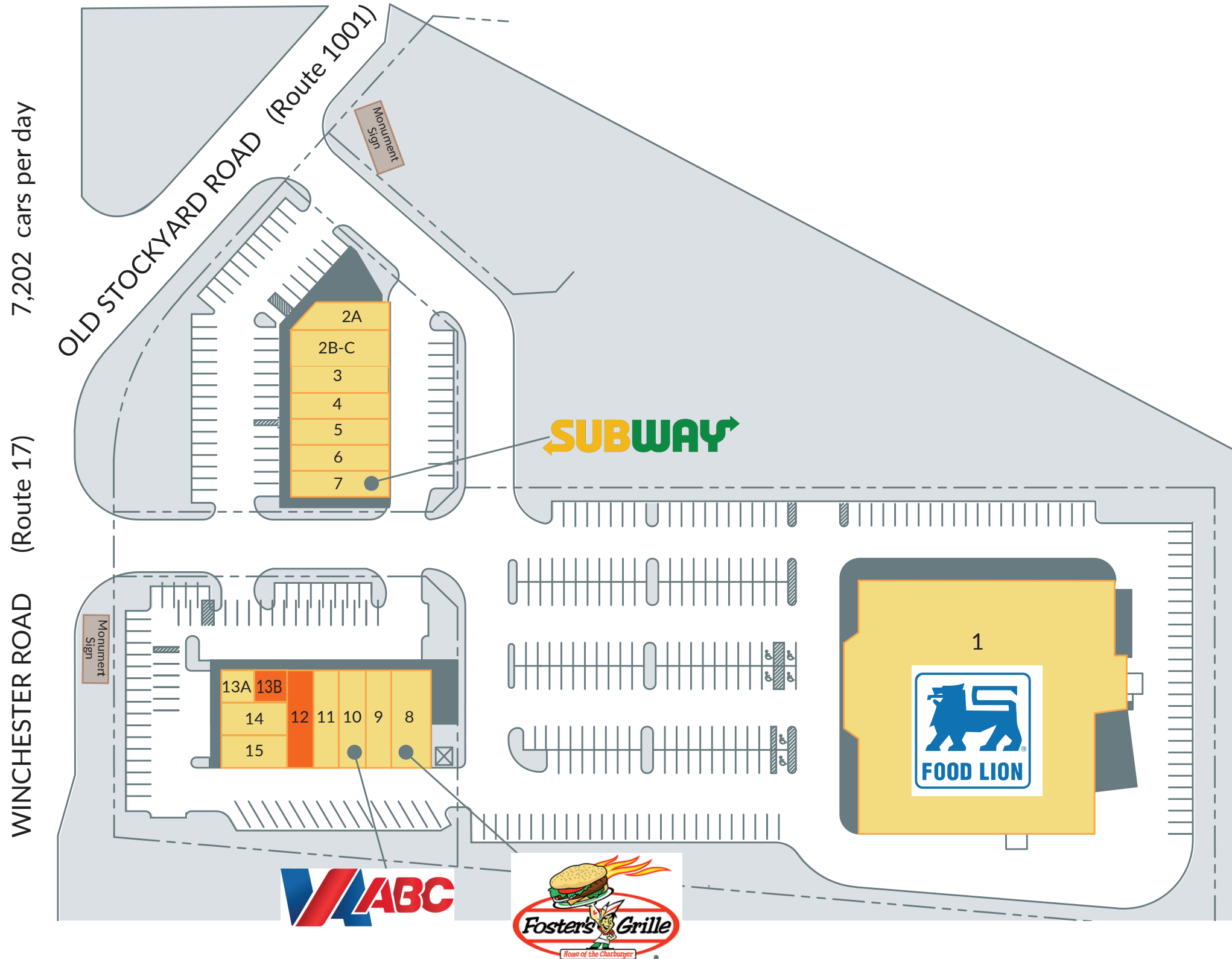
arthur.matarazzo@dvoskin.com | 703-407-7575

# Marshall Centre

Marshall, Virginia

A.J. DWOSKIN  
& ASSOCIATES, INC.

Management | Leasing | Investment



Space	SF	Tenant
1	33,000	Food Lion
2-A	1,465	Old Salem Café
2-B/C	2,085	Best Friends Animal Clinic
3	1,485	Fox Hunt Cleaners
4	1,485	Marshall Family Medicine
5	1,500	Anthony's Pizza
6	1,500	Tobacco Hut and Vape Village
7	1,500	Subway
8	2,250	Foster's Grille
9	1,500	Virginia ABC
10	1,485	Virginia ABC
11	1,485	Noah's Ark Thrift Store
12	1,500	Vacant
13-A	625	L Nails
13-B	625	Vacant
14	1,250	Rock-N-Barbers
15	1,250	Dr. Hagar
<b>Total GLA</b>		<b>55,990</b>