

— Cedar Valley Square —

Valley Avenue & Weems Lane
Winchester, VA 22601



GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

Next[®]
REALTY
MID-ATLANTIC

Cedar Valley Square

- Centrally-located, Publix-anchored mixed-use project located at the signalized intersection of Weems Lane and US Route 11 in Winchester, VA.
- High-profile Grocery Store draw will drive traffic from Winchester and the surrounding region.
- Built-in customer base with 480 new apartments and townhomes.
- Ample surface-parked retail with multiple ingress/egress points.
- Highly-visible retail spaces including freestanding pads and drive-up shop spaces.
- Delivery expected in 2026



DEMOGRAPHICS

	1-mile	3-miles	5-miles
Population	8,175	36,832	75,884
Households	3,591	14,672	29,100
Median HH Income	\$76,190	\$80,184	\$88,155
Daytime Population	9,444	38,506	63,008

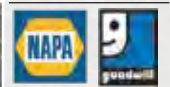


Retail Market Aerial

15,585 AADT

★ Cedar Valley Square

SOUTH PARK SHOPPING CENTER



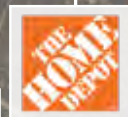
19,484 AADT



4,000 ENROLLED



20,026 AADT



65,332 AADT



Retail Plan



VIEW FROM NORTH WEST

**UP TO
14,619 SF
OF RETAIL
(DIVISIBLE)**



VIEW FROM NORTH EAST

UP TO
14,619 SF
OF RETAIL
(DIVISIBLE)



VIEW FROM WEST

PAD SITE 3



— Cedar Valley Square —

Valley Avenue & Weems Lane
Winchester, VA 22601

RETAIL LEASING

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

Next[®]
REALTY
MID-ATLANTIC