

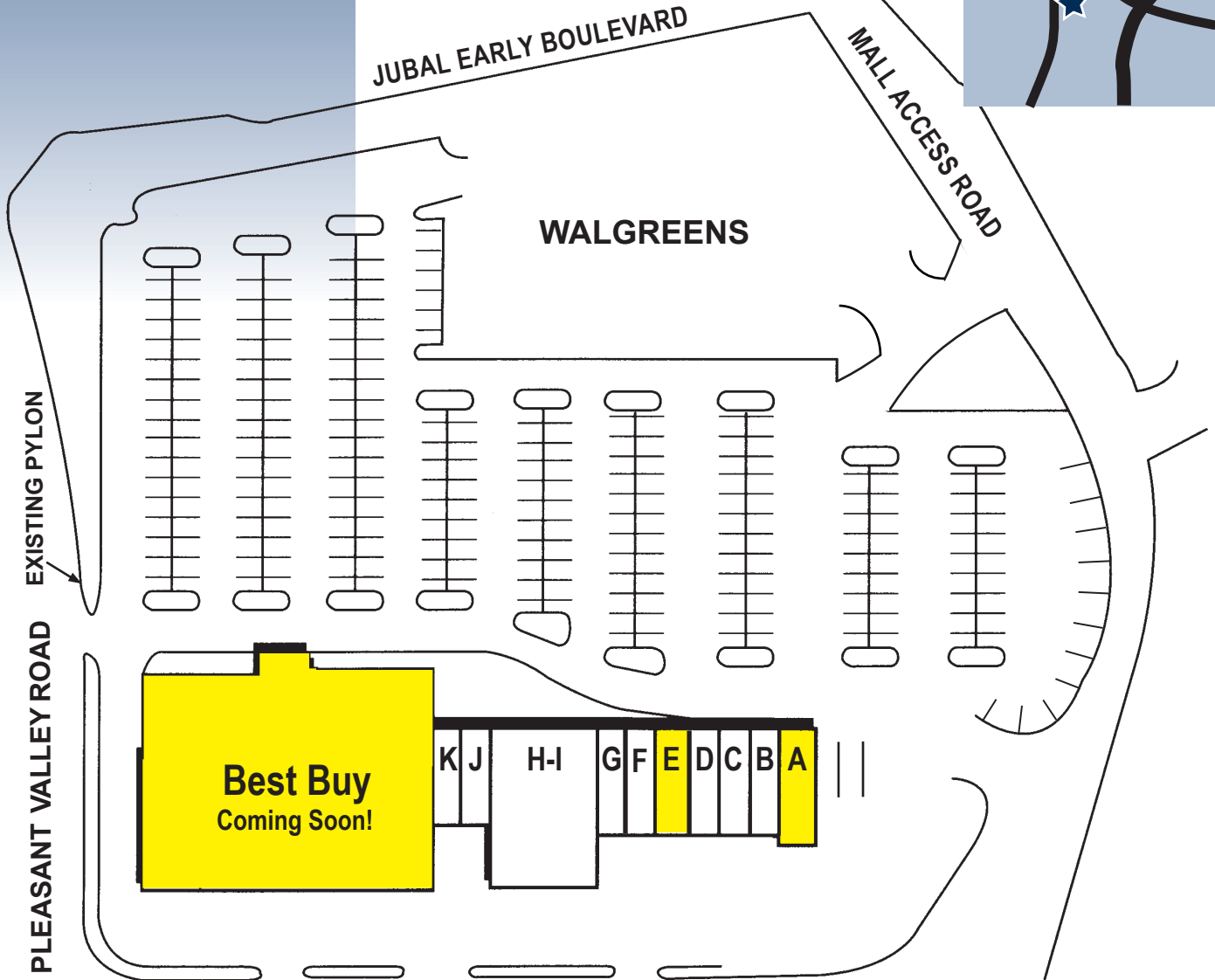
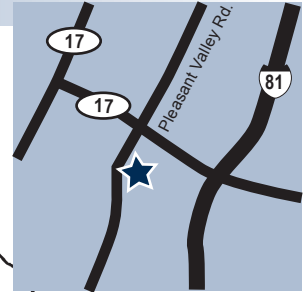
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Pleasant Valley Rd. ■ Winchester, VA

Average Daily Traffic Count –
Pleasant Valley Road 26,000



DEMOGRAPHICS

2009 Estimated Population

1 Mile	3 Miles	5 Miles
6,489	41,158	59,425

2014 Population Projections

1 Mile	3 Miles	5 Miles
6,731	44,715	65,388

2009 Est. Average Household Income

1 Mile	3 Miles	5 Miles
\$55,454	\$62,192	\$66,040

SUITE	TENANT	SQ. FT
A	AVAILABLE	2,125
B-D	Prudential-Carruthers of Winchester, Inc.	3,500
E	AVAILABLE	1,400
F	Liberty Tax Service	1,050
G	Foot Care Center, P.L.C.	1,400
H-J	Urgent Care Center (Valley Health Systems)	9,850
K	Edward D. Jones & Co.	1,400
L	Best Buy - Coming Soon!	33,000
TOTAL		53,725