

GATEWAY PLAZA
FRONT ROYAL, VIRGINIA



232 Remount Rd | Front Royal, VA 22630

1,300-10,752 sf SHOP SPACE AVAILABLE

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	6,135	16,362	28,213
DAYTIME POPULATION	3,172	7,497	9,635
AVG HH INCOME	\$94,414	\$99,389	\$105,565

TRAFFIC COUNTS

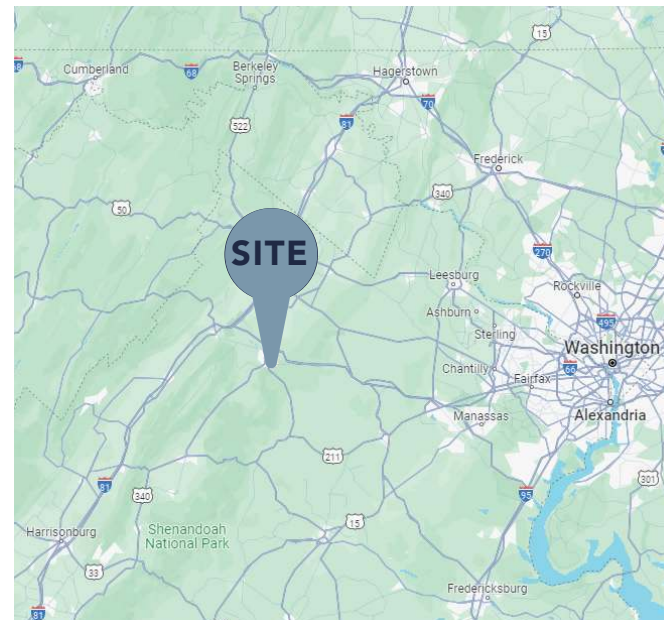
Remount Rd	9,800
Hwy 55	13,400
I-66	18,800



**JOIN
THESE
RETAILERS**

PROPERTY FEATURES

- The shopping center sits along highway 55/South Street, a primary thoroughfare in Front Royal
- Gateway Plaza draws on residents from all of Warren County, given its prime placement at the intersection of Routes 522 and 55
- Front Royal is located at the northern entrance to Shenandoah National Park, which receives millions of annual visitors that bolster the local economy year-round



**BIG
LOTS!**

**HARBOR
FREIGHT
TOOLS**



**FAMILY
DOLLAR**



GATEWAY PLAZA FRONT ROYAL, VIRGINIA

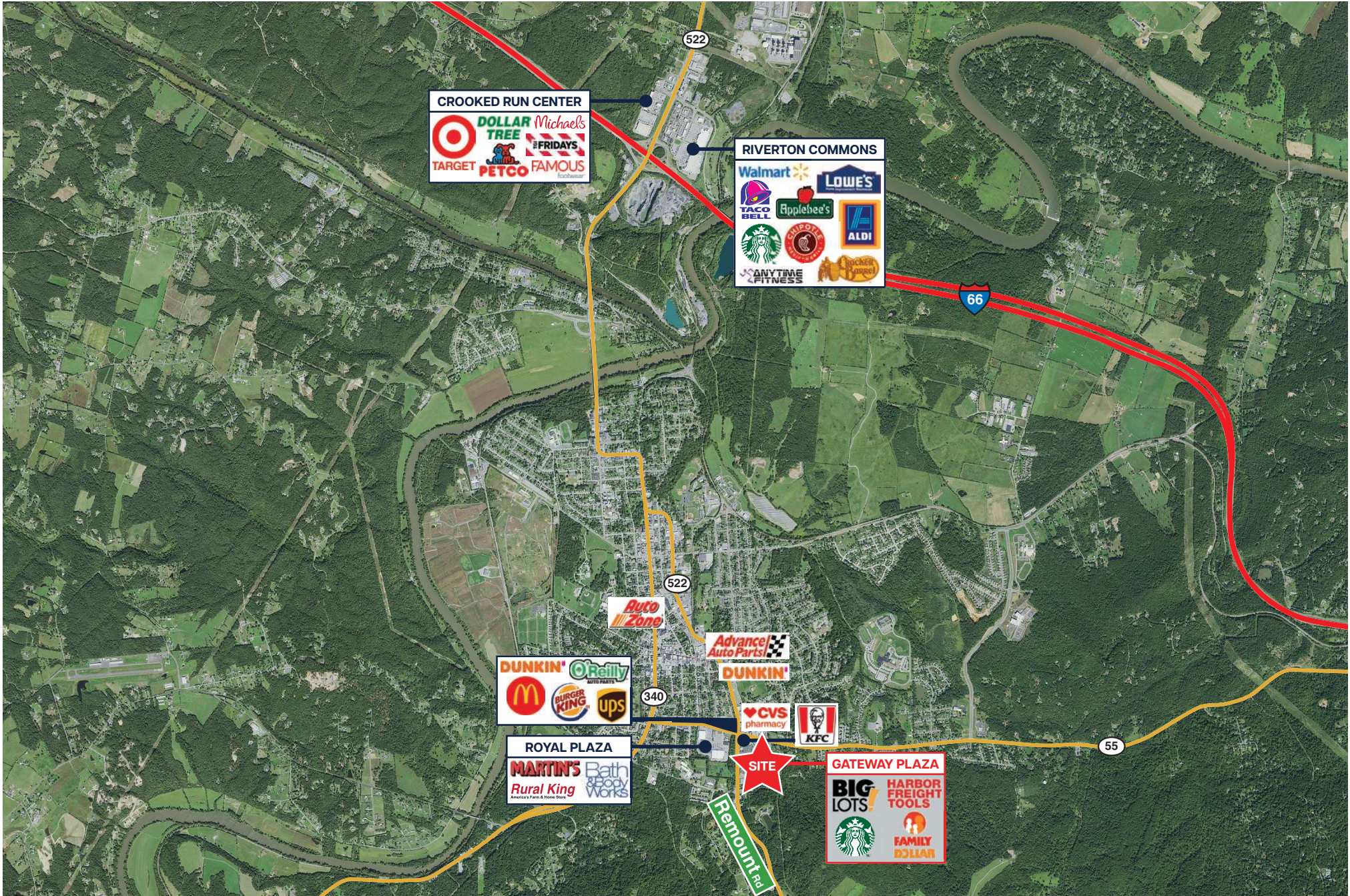


Shop	Tenant	Sq Ft	Shop	Tenant	Sq Ft
1A	H&R Block	1,300	11	Cricket Wireless	975
1B	Star Nails	975	12	Mama Chave	1,300
2	AVAILABLE	1,300	13-14	Family Dollar	7,725
3	Family Pharmacy	4,050	15-17	AVAILABLE	2,074
4	Big Lots	45,663	18	Castiglia's	3,176
5-6	Goodwill	7,200	19A	Harbor Freight Tools	16,000
7	Lendmark Financial	1,300	19B	AVAILABLE	10,752
8-9	Valley Dental Care	2,600	20	AVAILABLE	9,100
10	Sensational Hair	975	101	Starbucks	0.585 ac
			TOTAL		116,465

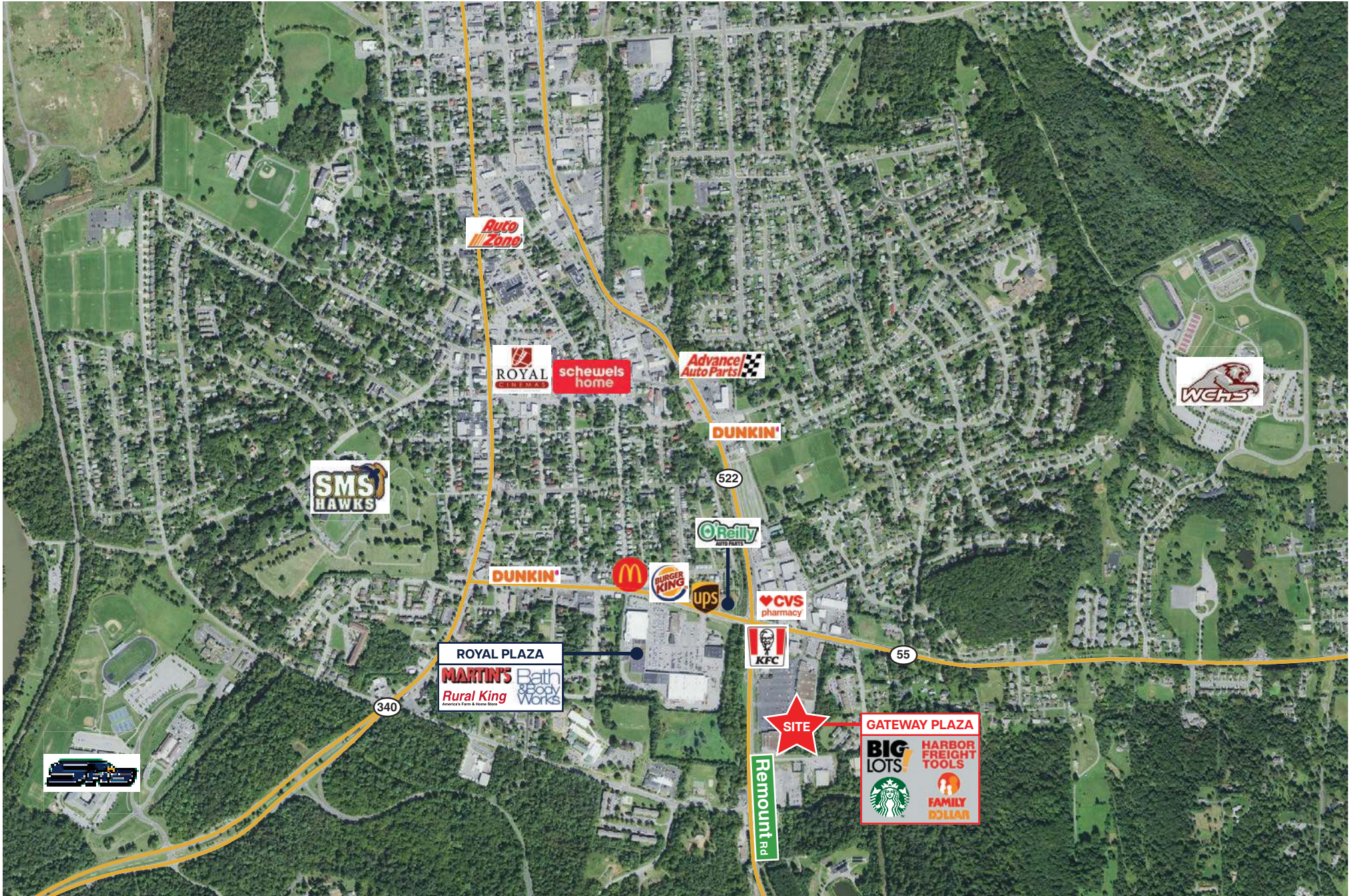
 Available
 Leased



GATEWAY PLAZA FRONT ROYAL, VIRGINIA



GATEWAY PLAZA FRONT ROYAL, VIRGINIA



GATEWAY PLAZA
FRONT ROYAL, VIRGINIA



For more information, please contact:



MOLLY MORGAN
704.319.4936
mmmorgan@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com