

GATEWAY PLAZA  
FRONT ROYAL, VIRGINIA



232 Remount Rd | Front Royal, VA 22630

**975-10,752 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

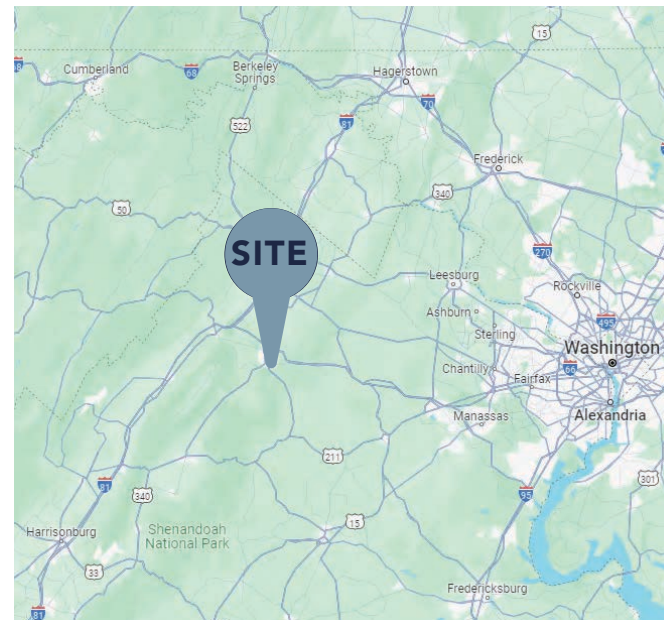
**TRAFFIC  
COUNTS**

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

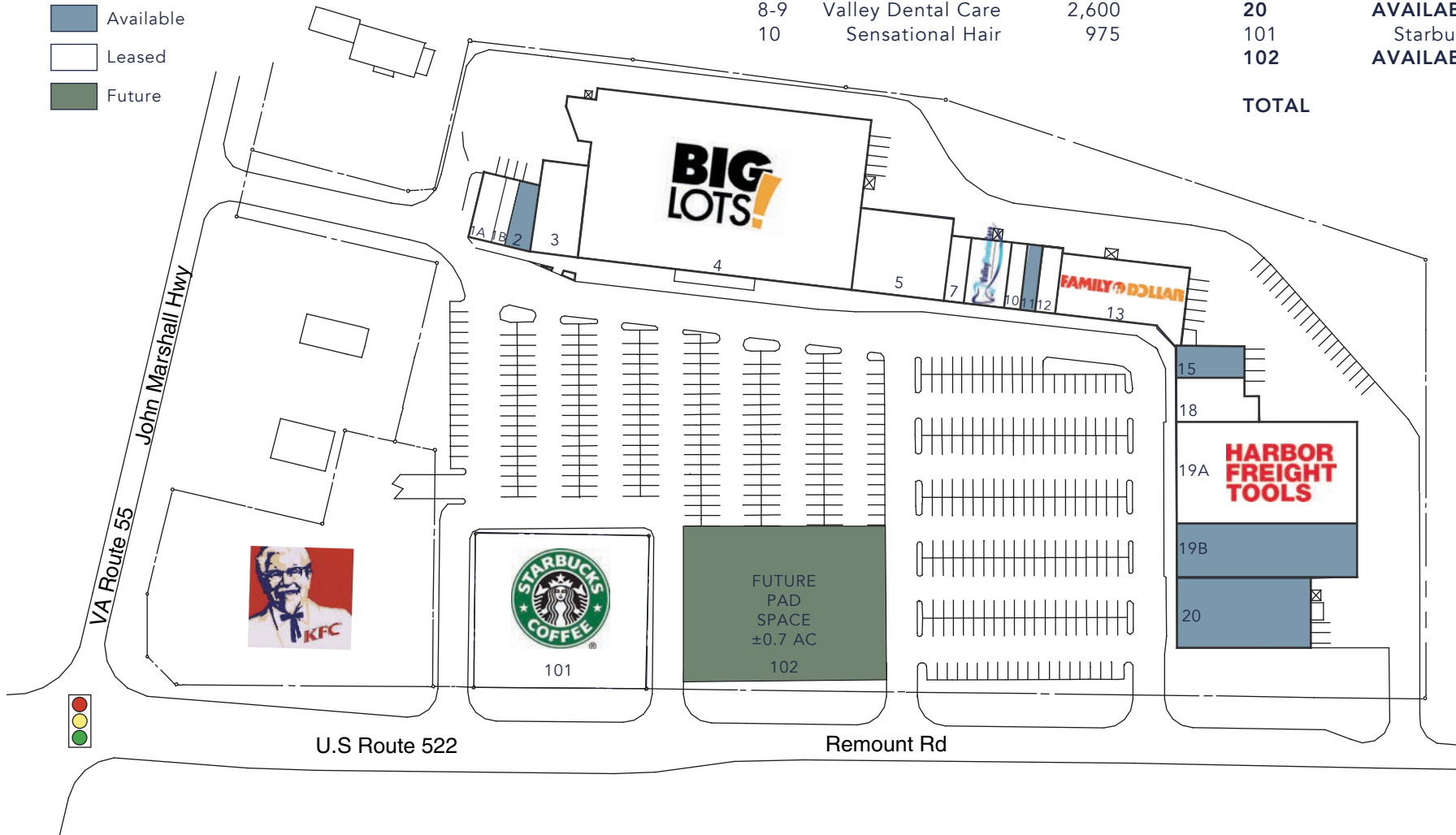


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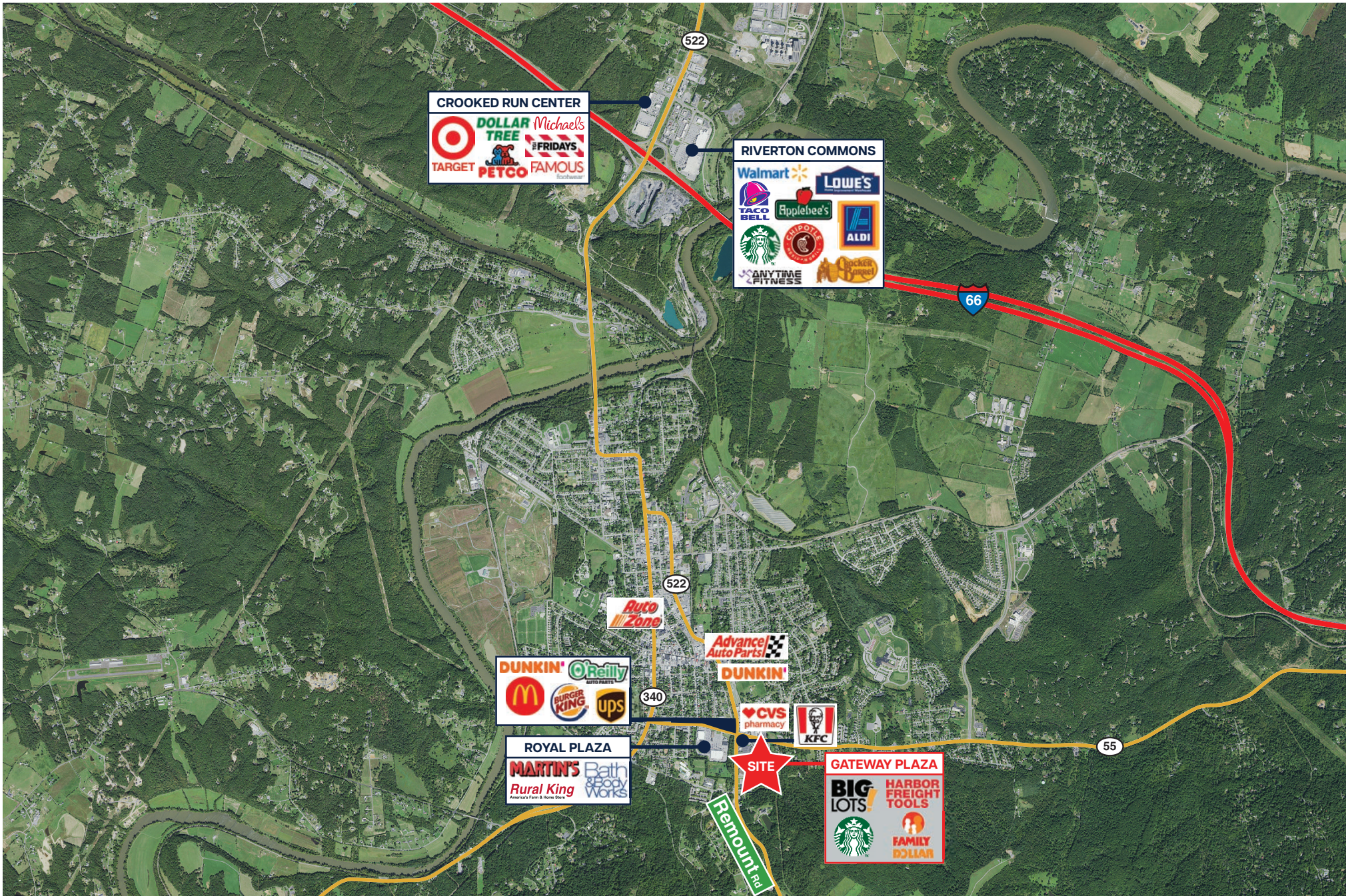


Shop	Tenant	Sq Ft	Shop	Tenant	Sq Ft
1A	H&R Block	1,300	11	<b>AVAILABLE</b>	975
1B	Star Nails	975	12	Mama Chave	1,300
2	<b>AVAILABLE</b>	1,300	13-14	Family Dollar	7,725
3	Family Pharmacy	4,050	15-17	<b>AVAILABLE</b>	2,074
4	Big Lots	45,663	18	Castiglia's	3,176
5-6	Goodwill	7,200	19A	Harbor Freight Tools	16,000
7	Lendmark Financial	1,300	19B	<b>AVAILABLE</b>	10,752
8-9	Valley Dental Care	2,600	20	<b>AVAILABLE</b>	9,100
10	Sensational Hair	975	101	Starbucks	0.585 ac
			102	<b>AVAILABLE</b>	0.7 ac
			<b>TOTAL</b>		<b>116,465</b>

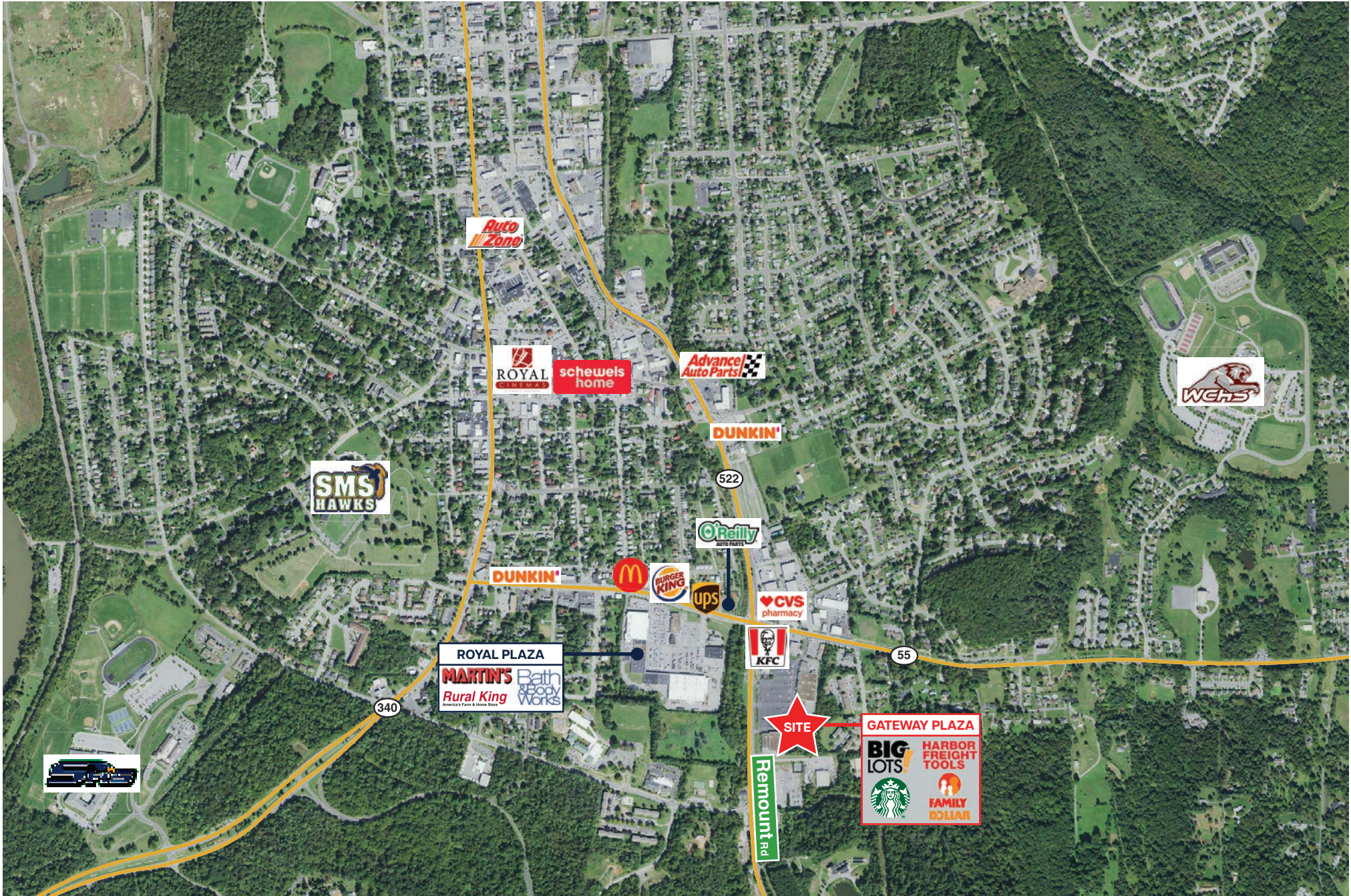
- Available
- Leased
- Future



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