

**GATEWAY PLAZA
FRONT ROYAL, VIRGINIA**



232 Remount Rd | Front Royal, VA 22630



For more information, please contact:



MOLLY MORGAN

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2825 South Blvd, Ste 300
Charlotte, NC 28209
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975-2,074 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

**BIG
LOTS!**

**HARBOR
FREIGHT
TOOLS**



**FAMILY
DOLLAR**



PROPERTY FEATURES

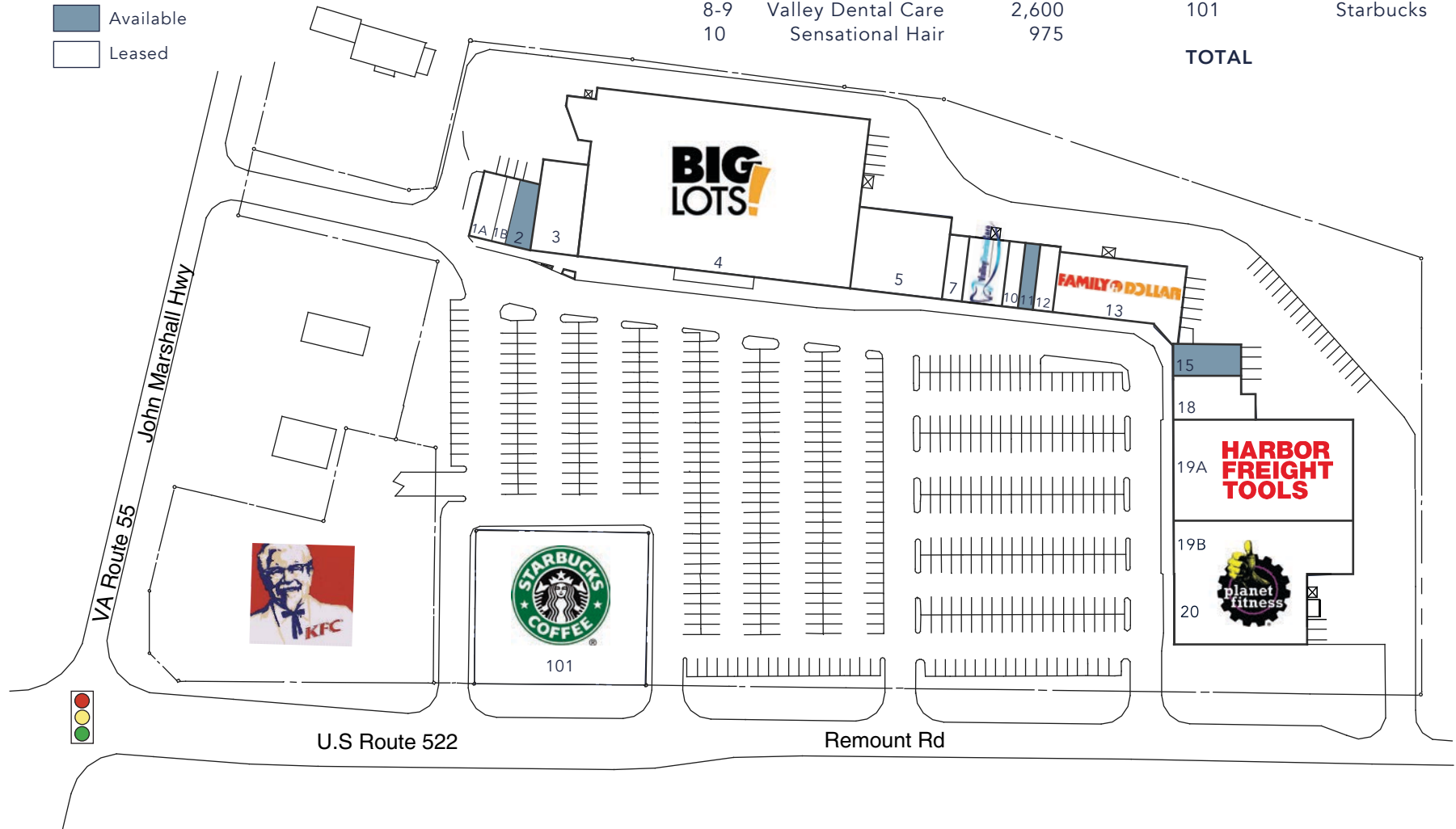
- The shopping center sits along highway 55/South Street, a primary thoroughfare in Front Royal
- Gateway Plaza draws on residents from all of Warren County, given its prime placement at the intersection of Routes 522 and 55
- Front Royal is located at the northern entrance to Shenandoah National Park,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

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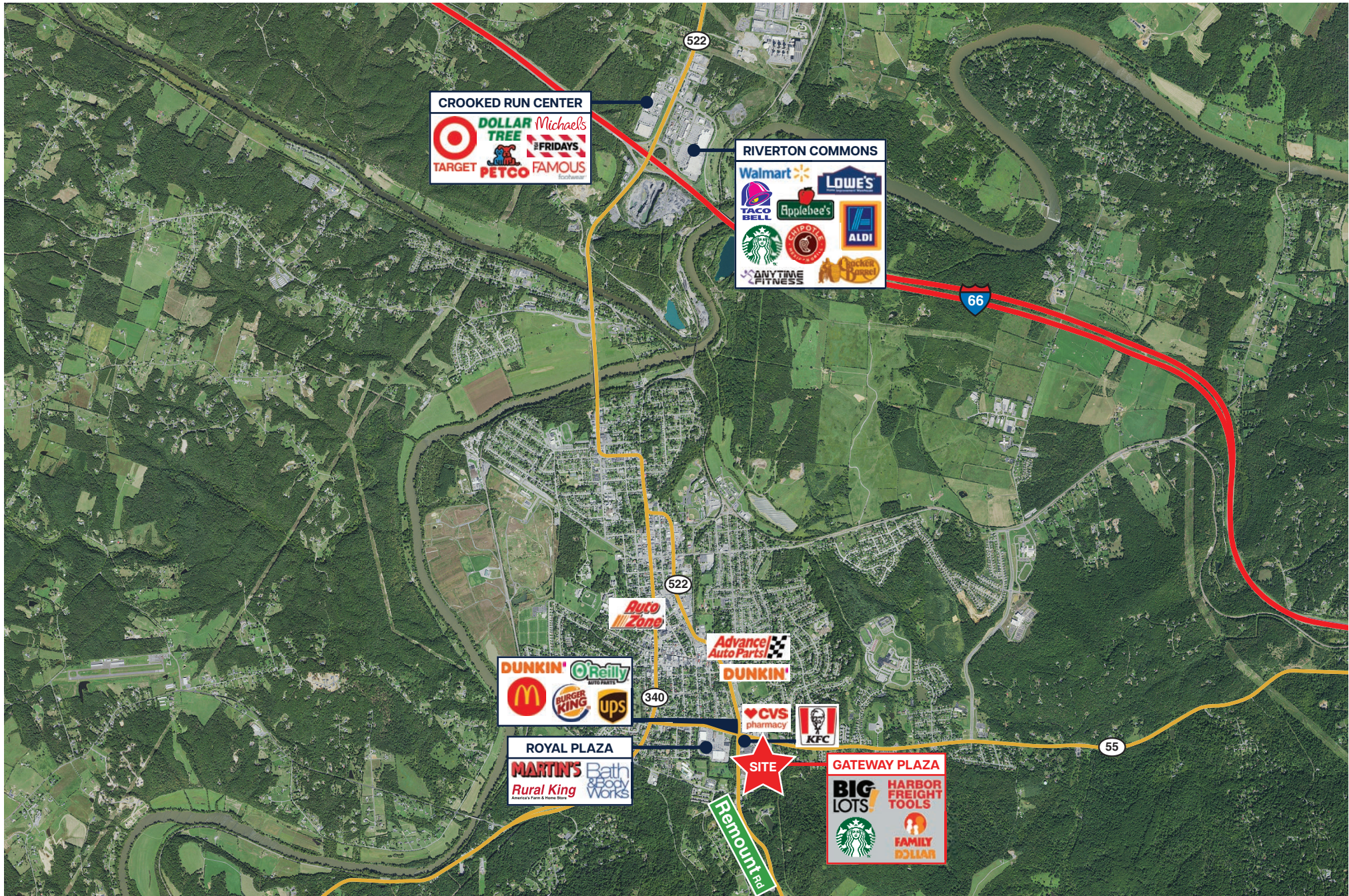


Shop	Tenant	Sq Ft			
1A	H&R Block	1,300	11	AVAILABLE	975
1B	Star Nails	975	12	Mama Chave	1,300
2	AVAILABLE	1,300	13-14	Family Dollar	7,725
3	Family Pharmacy	4,050	15-17	AVAILABLE	2,074
4	Big Lots	45,663	18	Castiglia's	3,176
5-6	Goodwill	7,200	19A	Harbor Freight Tools	16,000
7	Lendmark Financial	1,300	19B-20	Planet Fitness	19,852
8-9	Valley Dental Care	2,600	101	Starbucks	0.585 ac
10	Sensational Hair	975			
			TOTAL		116,465

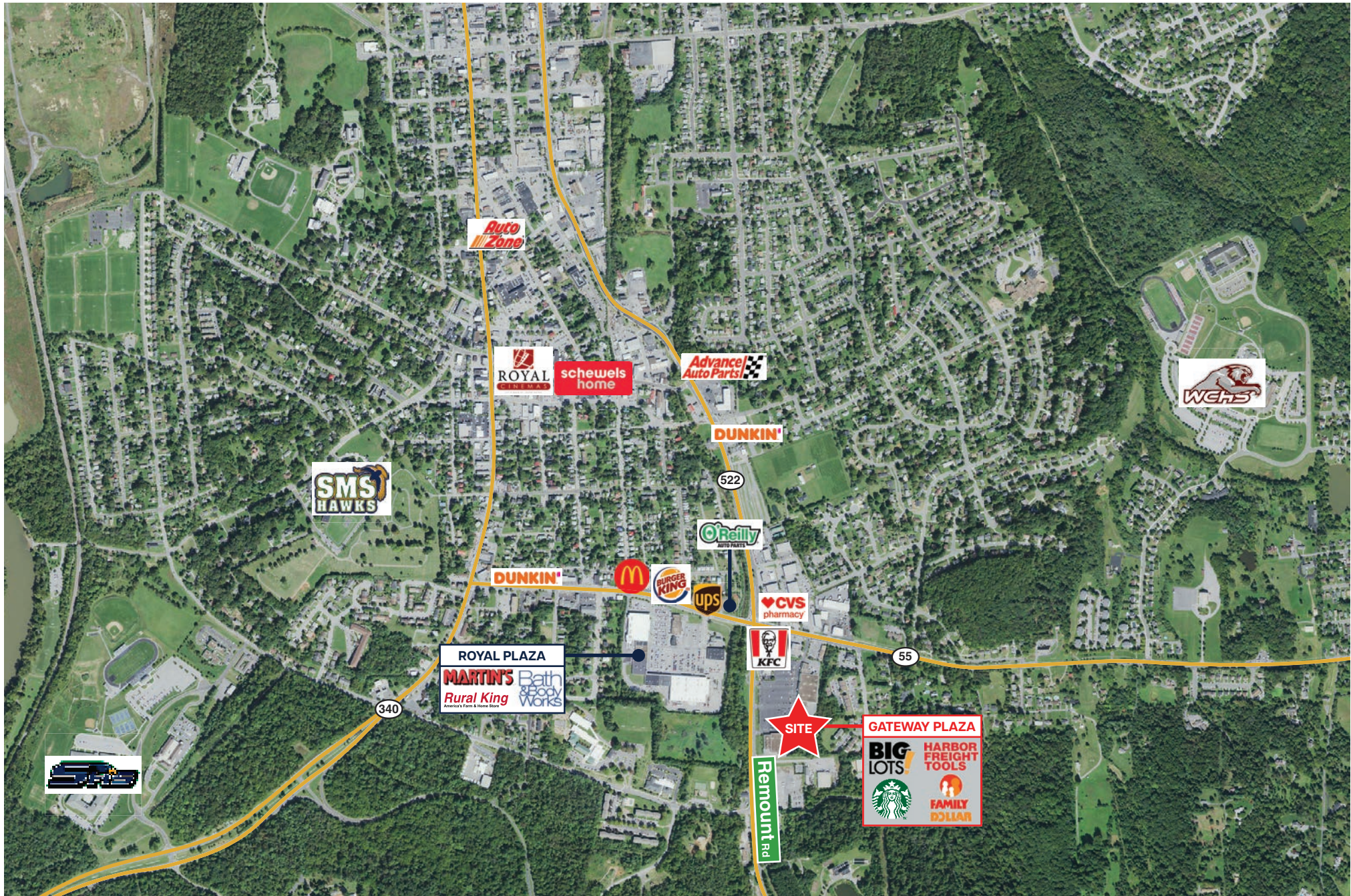
 Available
 Leased



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