

GATEWAY PLAZA
FRONT ROYAL, VIRGINIA



Trade Area

All of Warren County, parts of Shenandoah, Page, Fauquier, Rappahannock

Demographics

2010 Est. Population

3 miles	16,403
5 miles	24,493
7 miles	30,677

*2010 AGS

Average Household Income

3 miles	\$64,089
5 miles	\$70,199
7 miles	\$73,802

*2010 Estimate

Traffic Counts

Remount Road 33,000
*2009 VA DOT AADT

Anchor

Food Lion
Big Lots
CVS/pharmacy
Family Dollar

Availability

2,600 sf
3,250 sf
4,050 sf

Gross Leasable Area

116,465 sf

Other Highlights

Food Lion store is in top 5% of store volumes

Gateway Plaza

232 Remount Road
Front Royal, Virginia

Leased by:

Matt McAdams

704.319.4936

mimcadams@astonprop.com

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6525 Morrison Blvd.
Suite 300
Charlotte, NC 28211
704.366.7337
www.astonprop.com

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Shop	Sq Ft
1A	1,300
1B	975
2	1,300
3	4,050
4	45,663
5-6	7,200
7	1,300
8-9	2,600
10	975
11	975
12	1,300
13	6,000
14	1,725
15-17	3,250
18	2,000
19	26,752
20	9,100
TOTAL	116,465

 Space Available
 Leased