DELPHI
COMMERICAL PROPERTIES, INC.



Apple Blossom Corners

2190 S Pleasant Valley Rd
Winchester, VA 22601

Center Type: Regional Center
GLA: 242,703
Parking Spaces 1,295

Leasing Contact

John Kostyo

888-822-9803

jkostyo@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Strong Anchor Lineup: Anchored by Martin's Food, Kohl's, HomeGoods, and Books-A-Million, driving consistent regional traffic to the center.
- Dominant Retail Node: Located within the primary regional retail corridor of Winchester in Frederick County, Virginia, part of the highly regarded Washington, D.C. PMSA.
- Mall Entrance Positioning: Strategically positioned between two main entrances to Apple Blossom Mall, a 400,000 SF regional shopping destination.
- High Visibility Location: Prime exposure along Pleasant Valley Road, providing strong visibility and access to the surrounding retail corridor.
- Regional Connectivity: Conveniently located with direct access to I-81 and Route 50 (Jubal Early Drive), offering strong regional accessibility.

DEMOGRAPHICS

	1M	3M	5M
POPULATION	6,541	45,397	99,765
HOUSEHOLDS	2,484	17,812	29,375
AVG HH INCOME	$71,412	$99,765	$29,375

MAJOR TENANTS

KOHL'S MARTIN'S HG BAM! BOOKS-A-MILLION

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AVAILABLE SPACES

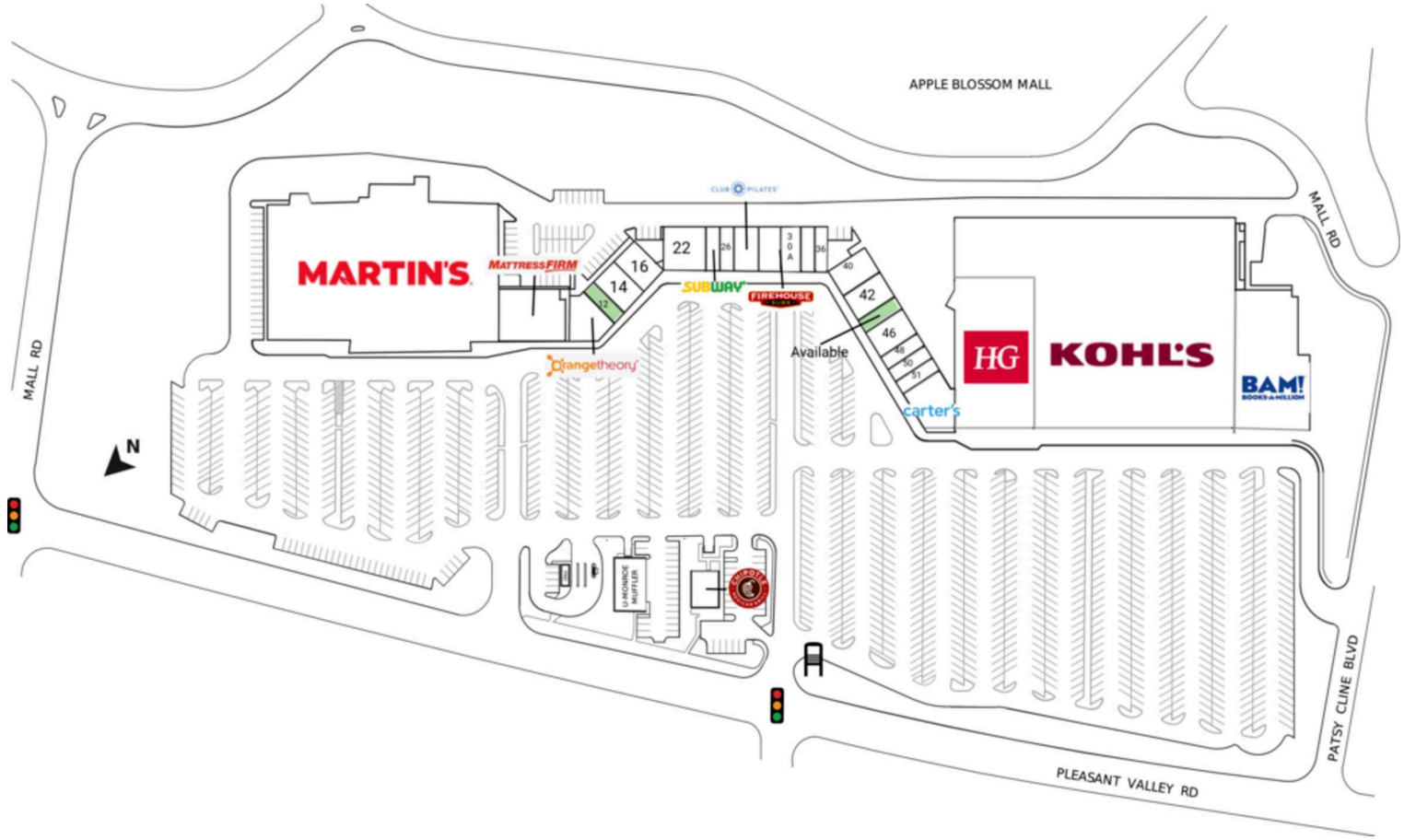
12	1,200 SF
44	1,200 SF

COMING AVAILABLE

44	1,200 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



CURRENT TENANTS

PAD	Bro Bears	438 SF
1	Martin's Supermarket	67,656 SF
2A	HomeGoods	23,350 SF
2B	Kohl's	84,000 SF
2C	Books-A-Million	20,089 SF
8	Mattress Firm	6,393 SF
10	Orange Theory Fitness	2,972 SF
14	MyEyeDr.	2,400 SF
16	Cosmo Prof	2,400 SF
22	Ichiban	3,600 SF
24	Subway	1,200 SF
26	Sally Beauty Supply	1,200 SF
28	Club Pilates	2,100 SF
30	Firehouse Subs	1,800 SF
30A	Nothing Bundt Cakes	1,800 SF
34	Cold Stone Creamery	1,200 SF
36	Magic Nails	1,200 SF
40	Night Watch Urgent Care	2,400 SF
42	Valley Dental Care	2,400 SF
46	AT&T Wireless	2,400 SF
48	Eastern Chinese Restaurant	1,200 SF
50	K-Kabob	1,200 SF
51	The DripBar	1,200 SF
54	Carter's	4,017 SF
56	Chipotle	2,126 SF