

FOR LEASE
**ROYAL PLAZA
SHOPPING CENTER**

409-465 SOUTH STREET, FRONT ROYAL, VA 22630



THALHIMER

1,275 TO 4,500 SF

AVAILABLE (5 UNITS)

**MARTIN'S
ANCHORED
CENTER**

PROPERTY OVERVIEW



AVAILABILITIES

SEVERAL SPACES - 1,275 - 4,500 SF

- 248,732 SF Martin's Anchored Community Shopping Center
- Main intersection in the Town of Front Royal
- SW corner of US 522 (Commerce Road) & John Marshall Hwy./ South St. (SR 55)
- 70 miles west of Washington, DC
- 45 miles west of Dulles International Airport
- Trade area includes Front Royal, Warren County and other parts of Shenandoah, Page, Fauquier & Rappahannock counties
- Part of Washington-Baltimore FSA
- 26% population growth from 2000-2020; projected to grow another 21% by 2040

DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
Population	27,955	50,310	97,822
No. Households	10,687	19,259	37,765
Daytime Population	27,734	45,661	82,937
Avg. Household Income	\$104,422	\$114,366	\$114,331



18,000± VPD SOUTH STREET (SR 55)
 20,000± VPD S. COMMERCE AVE. (US 522)
 16,000 VPD S. ROYAL AVENUE

JOIN TENANTS & NEARBY RETAILERS



PROPERTY SITE PLAN



UNIT	TENANT	SF
409	Martin's	
411 C	Boost Mobile	
411 D	Jennerations	
411 E	Citi Financial	
411 F	Virginia ABC Board	
411 G	Shoe Show	
413 A&B	Barber Shop	
413 C	Jean's Jewelers	
413 D	Jean's Jewelers	
413 E&F	Be.You.Tiful Salon	
413 G&H	Brian Carpenter	
415 A	Valley Health	
415 B	Sam Snead	
415 C&D	Coldwell Banker Premier	
417	Better Thymes	
419	AVAILABLE	1,275
421 & 423	Bath & Body Works	
425	Blue Ridge Hospice	
429	Laundromat	
433	Restaurant	
437	Touchtel / T-Mobil	
441	Play Favorites	
445	AVAILABLE	2,500
449	AVAILABLE	4,500
453	Cato	
461	AVAILABLE	3,000
465	Rural King	
473	Atlantic Union Bank & Trust	
477 A&B	AVAILABLE	1,350
477 C&D	Elite Nails	
477 E	Craig Laird T/A Vine & Leaf	
477 F	Shenandoah Confection	
477 G	Liberty Tax	
477 H	Sans Tobacco	
487	Truist	
424 A	UPS	
424 B	Jackson Hewitt	
416	Custard Stand	



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