

GATEWAY PLAZA  
FRONT ROYAL, VIRGINIA



**Trade Area**

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

**Demographics**

**2016 Est. Population**

1 mile	6,259
3 miles	16,497
5 miles	27,125
7 miles	33,212

\*04/2016 AGS

**Average Household Income**

1 mile	\$62,323
3 miles	\$65,295
5 miles	\$72,603
7 miles	\$77,357

\*2016 Estimate

**Traffic Counts**

Remount Road 31,000

\*2012 VA DOT AADT

**Anchor**

Shop 'n Save  
Big Lots  
CVS/pharmacy  
Family Dollar

**Availability**

2,600 sf  
3,250 sf  
4,050 sf  
0.585 ac / ± 3,000 sf

**Gross Leasable Area**

116,465 sf

## Gateway Plaza

232 Remount Road  
Front Royal, Virginia 22630

Leased by:

Joe Wilkinson

704.319.4936

[jmwilkinson@astonprop.com](mailto:jmwilkinson@astonprop.com)

Davis Kirby

704.319.4946

[rdkirby@astonprop.com](mailto:rdkirby@astonprop.com)

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610 E. Morehead St.  
Suite 100  
Charlotte, NC 28202  
704.366.7337  
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Shop	Tenant	Sq Ft
1A	Star Nails	1,300
1B	H&R Block	975
2	Advance America	1,300
3	AVAILABLE	4,050
4	Shop 'n Save	45,663
5-6	Goodwill	7,200
7	Lendmark Financial	1,300
8-9	AVAILABLE	2,600
10	Sensational Hair	975
11	Cricket Wireless	975
12	Hong Kong	1,300
13-14	Family Dollar	7,725
15-17	AVAILABLE	3,250
18	Castiglia's	2,000
19	Big Lots	26,752
20	CVS/Pharmacy	9,100

**TOTAL 116,465**

 Space Available  
 Leased

