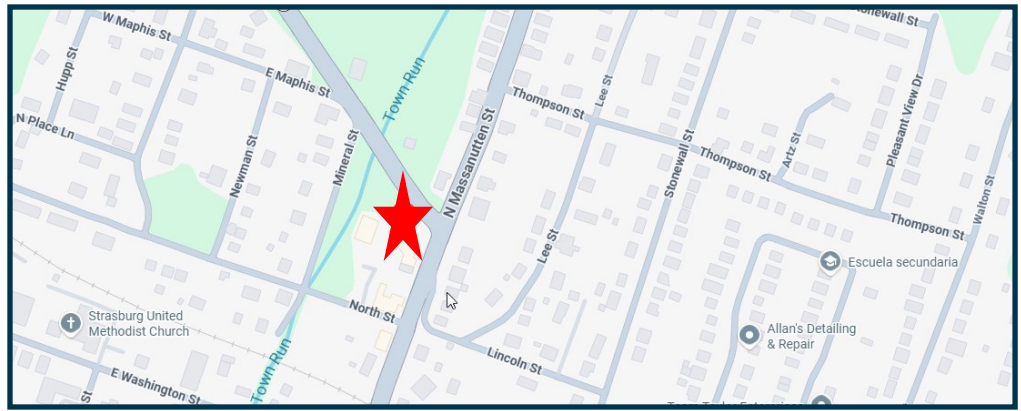
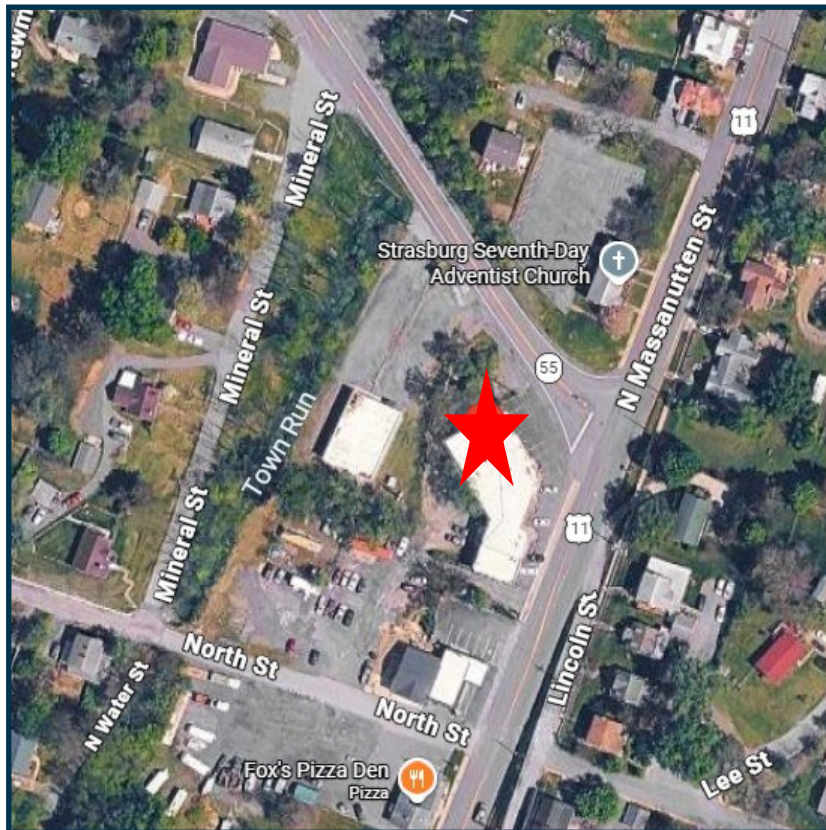




7,000 SF Commercial Space For Lease

327-329 N. Massanutten Street / Strasburg, VA 22657



FOR LEASE—Commercial property to meet your needs. Great location at North Massanutten and Route 55. Lower-level space with HVAC. Owner installing new windows, handicapped bathroom. paved access and parking lot with 8 spaces. Inside will be totally painted (floors, walls and ceiling). Some of the zoning ordinance includes business support services, retail sales, offices, print shop, and a gun shop or self-storage with a special use permit. Many other uses are allowed.

Asking \$6.00/SF

Demographic Summary

	10 mile radius	20 mile radius
Population	21,694	149,425
Projected 5 year growth	0.73	0.48
Median Income	\$75,000	\$79,996
Median Age	41.8	40.7

For more information please contact:
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 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

327-329 N. Massanutten Street

