

FREESTANDING RETAIL FOR LEASE

3143 VALLEY PIKE

WINCHESTER, VA 22601



3143 VALLEY PIKE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Former Bank located at the signalized intersection of Rt 11/ Valley Pike & Shawnee Drive in Winchester, VA.

PROPERTY HIGHLIGHTS

- Freestanding Former Bank with 2 drive thru lanes
- Located at the signalized intersection of Shawnee Dr and Rt 11/ Valley Pike (22K VPD)
- Three egress/ingress points allow for easy access
- 15 surface parking spaces
- Convenient to I-81 (52K VPD) & Rt 37 (22K VPD)
- Across from Creekside Station Retail Center (Loft, Chico's, Duck Donuts, Little Gym, MyEyeDr and others)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,455 SF
Lot Size:	1.2 Acres
Building Size:	1,455 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,504	11,216	29,722
Total Population	3,814	28,195	77,899
Average HH Income	\$111,622	\$106,638	\$109,213

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ADDITIONAL PHOTOS



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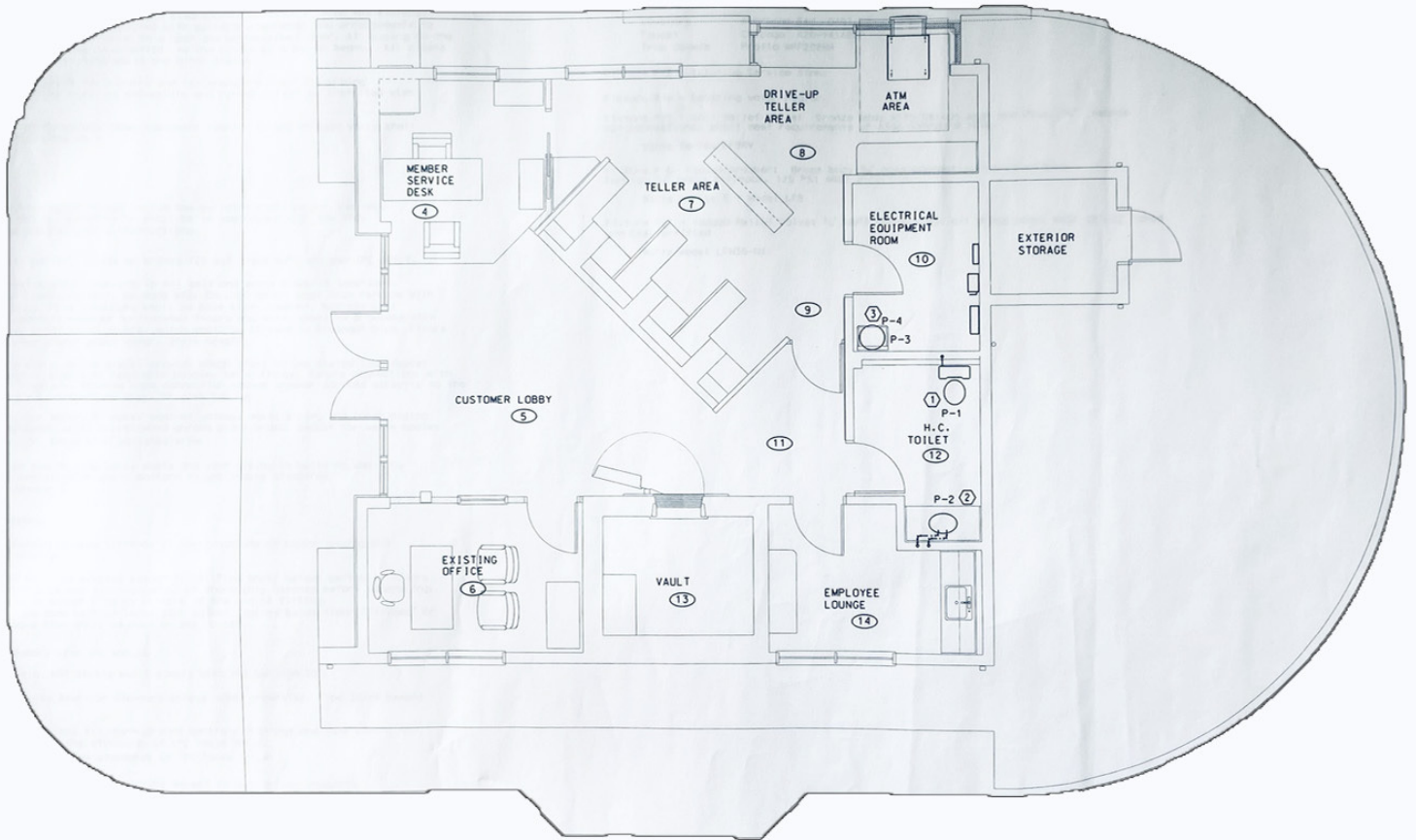
FLOOR PLAN



DRIVE THRU ←



DRIVE THRU ←



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RETAILER MAP



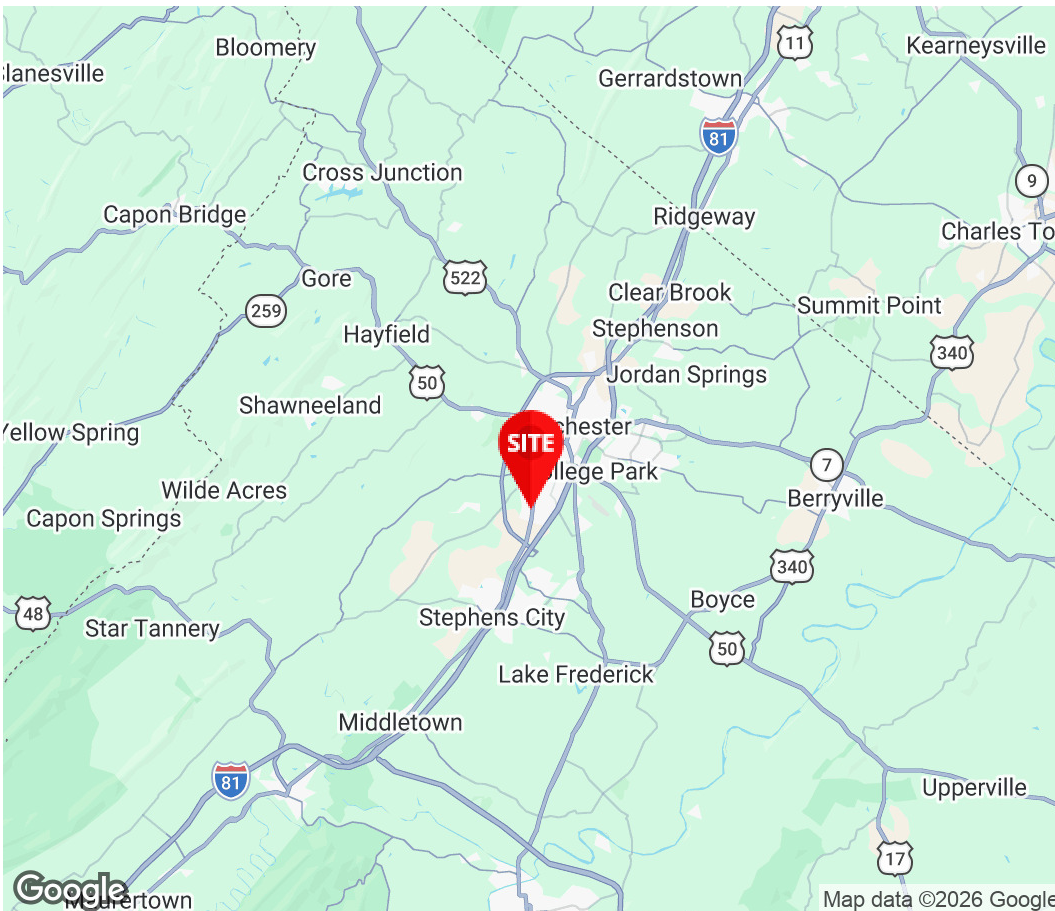


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