



Development Opportunity For Sale

3266 Valley Pike / Winchester, VA 22602



FOR SALE—\$1,200,000

- Sale Includes 3 Parcels—4.2 Acres
- 3266, 3268 & 3270 Valley Pike
- Income from 3 Dwellings—Approx. \$45,000/Year
- Zoned RP
- Utilities at Site
- Ideal land for a Multi-Family Project and other Mixed Use Opportunities
- Great Visibility and Traffic Exposure
- Just down from VA Bypass 37 & I-81

Demographic Summary

	10 mile radius	20 mile radius
Population	93,889	185,025
Projected 5 year growth	1.18	1.46
Median Income	\$77,343	\$74,961
Median Age	38.4	40.1

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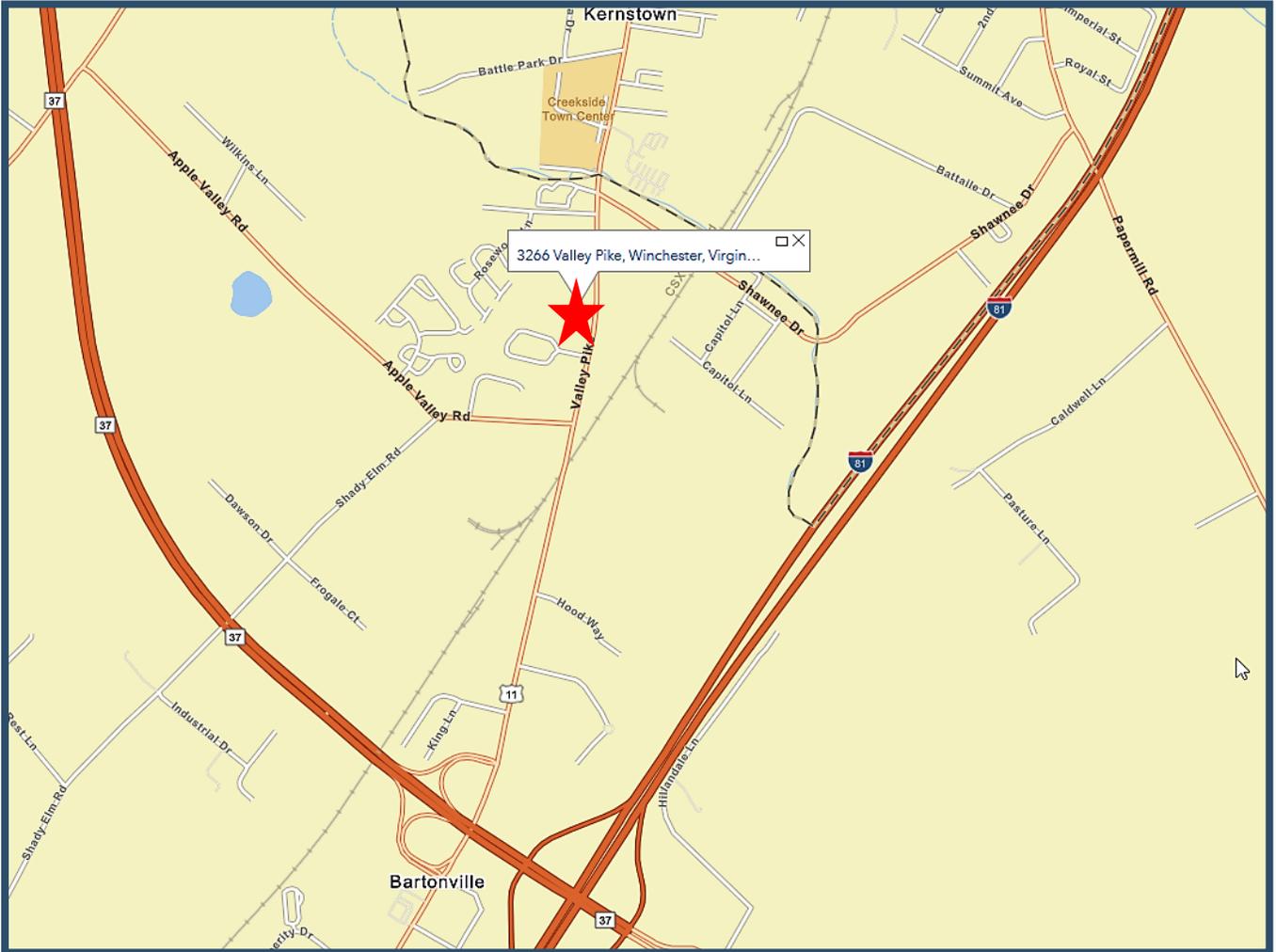
126 North Kent Street Winchester, VA 22601

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.

3266 Valley Pike



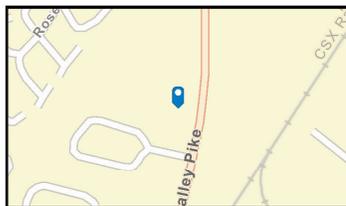
3266 Valley Pike



Traffic Count Map - Close Up

3266 Valley Pike, Winchester, Virginia, 22602
 Drive Distance: 10, 15, 20 mile radii

Prepared by Esri
 Latitude: 39.13666
 Longitude: -78.19129



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

May 26, 2022