

FOR SALE

**2100 S LOUDOUN ST,
WINCHESTER, VA
22601**

\$500,000



KW
Flagship of MD

BUSINESS AND REAL ESTATE FOR SALE

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The Offering

The Entrusted Group presents an exciting investment opportunity in the thriving pet care industry. With seven years of successful operation and a dedicated client base, Doggie Depot of VA offers a comprehensive range of pet care services, including daycare, training, sniff spot, blood donations, and retail items.

This offering memorandum provides prospective investors with detailed information about the business, including its operations, market potential, and the opportunity to acquire both the business and the real estate.



Property Details

Built in 1955

2400 SQFT

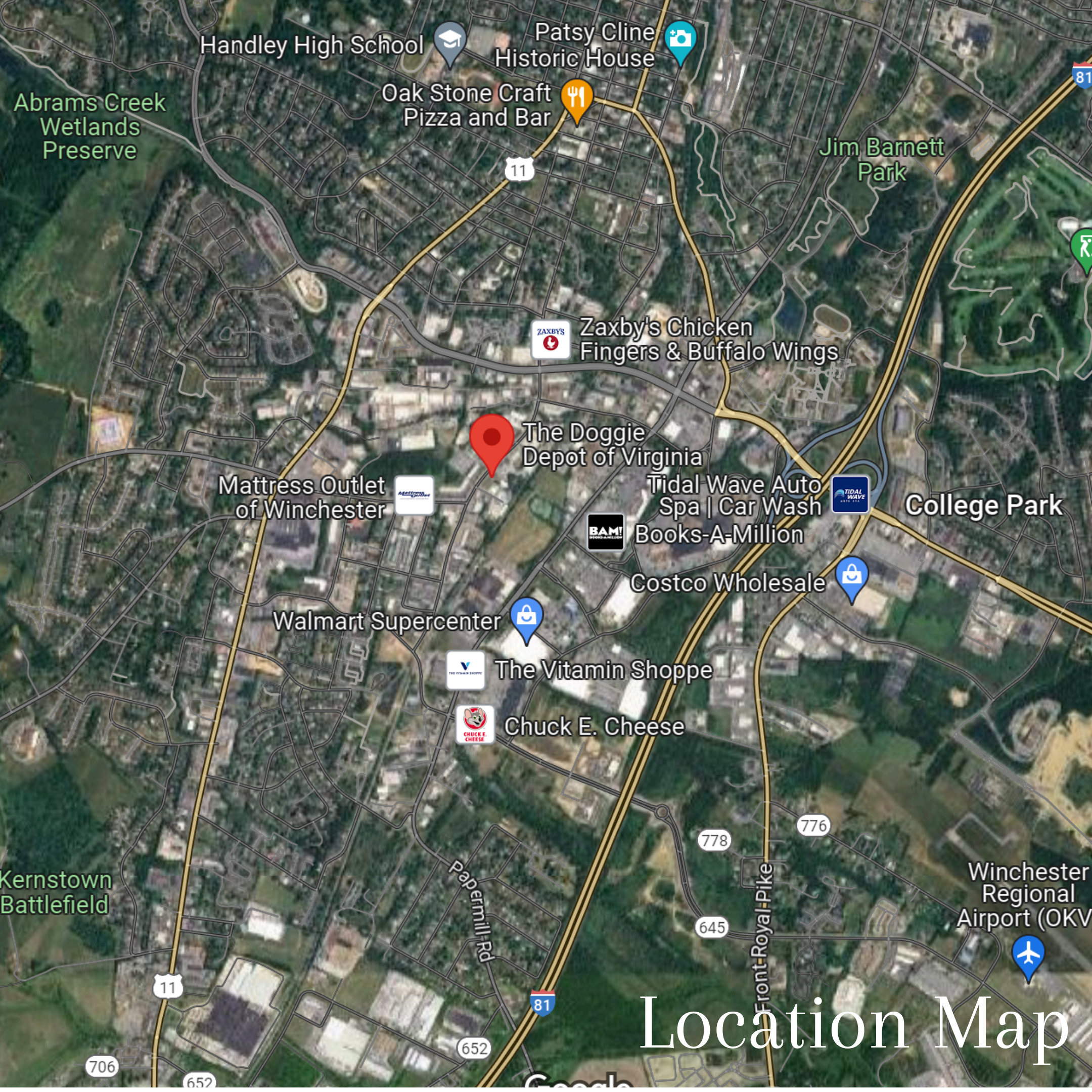
5 Parking Spaces

.42 Acres

Zoning: B2

HIGHWAY COMMERCIAL
DISTRICT





Handley High School

Patsy Cline
Historic House

Oak Stone Craft
Pizza and Bar

Abrams Creek
Wetlands
Preserve

Jim Barnett
Park

Zaxby's
Zaxby's Chicken
Fingers & Buffalo Wings

The Doggie
Depot of Virginia

Mattress Outlet
of Winchester

Tidal Wave Auto
Spa | Car Wash

College Park

Books-A-Million

Costco Wholesale

Walmart Supercenter

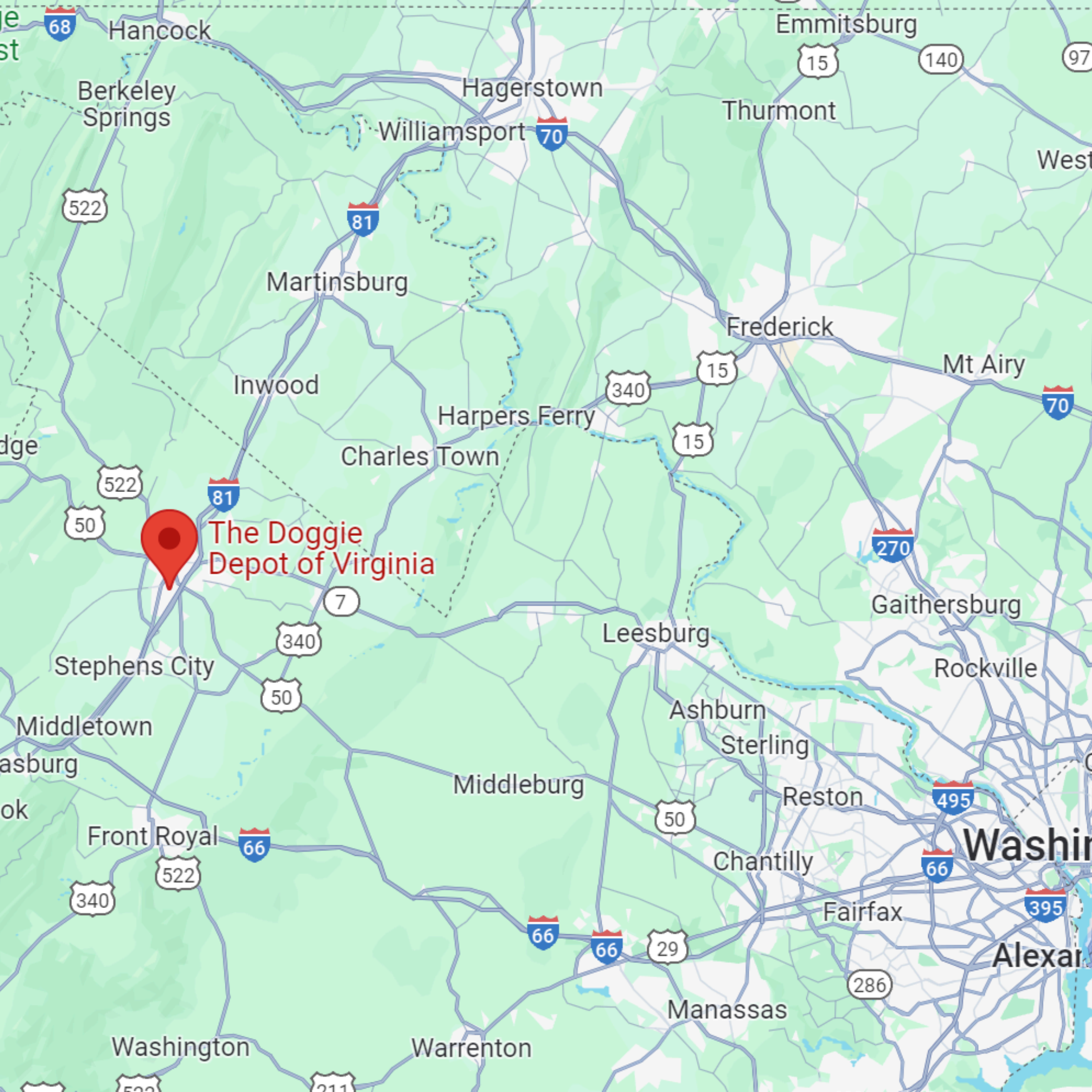
The Vitamin Shoppe

Chuck E. Cheese

Kernstown
Battlefield

Winchester
Regional
Airport (OKV)

Location Map



The Doggie
Depot of Virginia

Opportunity

Investors have the unique opportunity to acquire Doggie Depot of VA, including its established brand, loyal customer base, and prime real estate location. With multiple revenue streams from daycare, training, sniff spot rentals, and retail sales, the business is well-positioned for continued growth and success. There is also the opportunity to offer overnight boarding and grooming.



Market Summary

The pet care industry continues to experience steady growth, driven by increasing pet ownership rates and growing demand for premium pet services.

Doggie Depot of VA benefits from its strategic location in a B2 zoning area, which allows for the operation of pet care facilities and retail establishments.



Demographics >>

	1 mile	3 miles
Population	8,236	44,351
Households	3,456	17,348
Median Age	36.70	38.40
Median HH Income	\$58,046	\$65,677
Daytime Employees	33,737	58,627
Population Growth '23 - '28	↑ 1.14%	↑ 2.07%
Household Growth '23 - '28	↑ 1.04%	↑ 2.07%

	2 mile	5 mile	10 mile
2010 Population	24,300	66,114	97,945
2023 Population	25,859	74,248	114,615
2028 Population Projection	26,167	76,693	119,424
Annual Growth 2010-2023	0.5%	0.9%	1.3%
Annual Growth 2023-2028	0.2%	0.7%	0.8%
Median Age	37.6	39	40.6

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Loudoun St	Battery Dr NE	14,465	2022	0.10 mi
South Loudoun Street	Battery Dr NE	12,962	2022	0.10 mi
South Pleasant Valley Road	Patsy Cline Blvd NE	20,938	2022	0.25 mi
S Pleasant Valley Rd	Patsy Cline Blvd NE	20,900	2022	0.25 mi
East Jubal Early Drive	W Jubal Early Dr W	20,938	2022	0.30 mi
E Jubal Early Dr	W Jubal Early Dr W	20,436	2022	0.30 mi
W Jubal Early Dr	Plz Dr E	20,308	2022	0.31 mi

Households

	2 mile	5 mile	10 mile	
2010 Households	9,690	25,068	37,054	
2023 Households	10,276	28,035	43,263	
2028 Household Projection	10,393	28,935	45,063	
Annual Growth 2010-2023	0.3%	0.8%	1.1%	
Annual Growth 2023-2028	0.2%	0.6%	0.8%	
Owner Occupied Households	5,080	18,511	31,701	
Renter Occupied Households	5,313	10,425	13,362	
Avg Household Size	2.4	2.6	2.6	
Avg Household Vehicles	2	2	2	
Total Specified Consumer Spe...	\$307.8M	\$931.6M	\$1.5B	

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$89,621	\$94,818	\$97,067
Median Household Income	\$64,053	\$75,841	\$81,555
< \$25,000	1,614	3,472	4,867
\$25,000 - 50,000	2,404	5,318	7,607
\$50,000 - 75,000	2,004	5,099	7,470
\$75,000 - 100,000	1,281	3,805	6,438
\$100,000 - 125,000	1,030	3,696	6,164
\$125,000 - 150,000	383	2,124	3,601
\$150,000 - 200,000	629	2,600	4,292
\$200,000+	933	1,920	2,825

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