

# Retail/Office Location For Lease

22 W. 14th Street / Front Royal, VA 22630



## FOR LEASE

**2,699+-sf retail/office/restaurant building situated on 1-acres with ample office street parking. This high visibility property is located on one of the highest traffic entrance corridors in Front Royal with over 25,000ADT. Ideal location retail, office or restaurant. Call or email for additional information or to schedule a tour.**

**Asking \$7,500/month NNN**

### Demographic Summary

	10 mile radius	20 mile radius
Population	38,763	137,504
Projected 5 year growth	0.43	0.36
Median Income	\$80,015	\$80,498
Median Age	41.5	40.4

For more information please contact:  
**OakCrest Commercial Real Estate**

Brett Haynes, **CCIM**

Brett.Haynes@OakCrestCommercial.com

Cell | 540.247.1756

Main | 540.504.0791

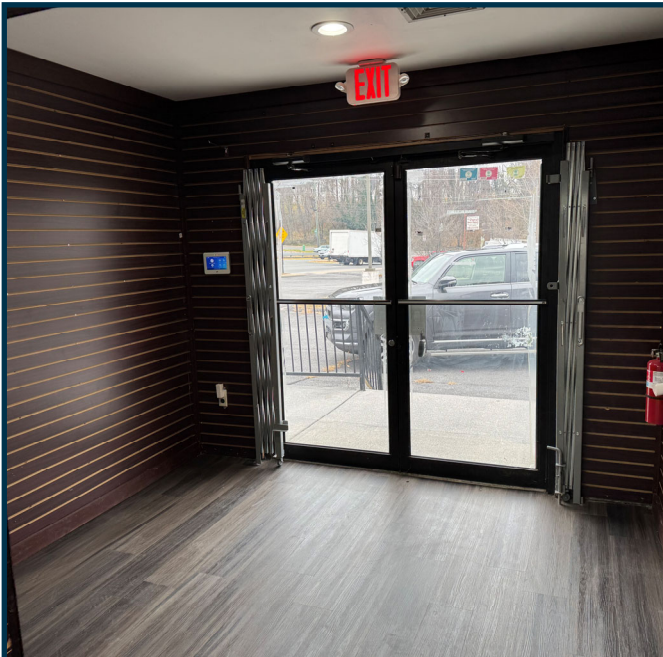
126 North Kent Street Winchester, VA 22601

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

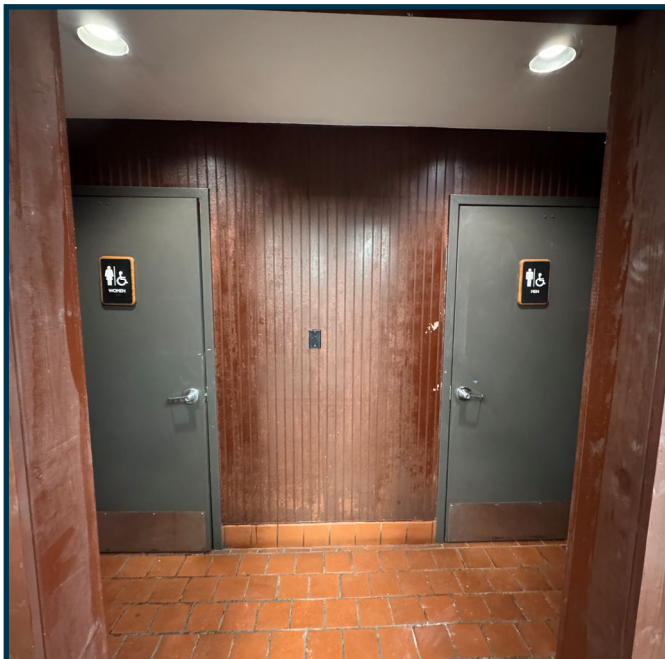
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

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

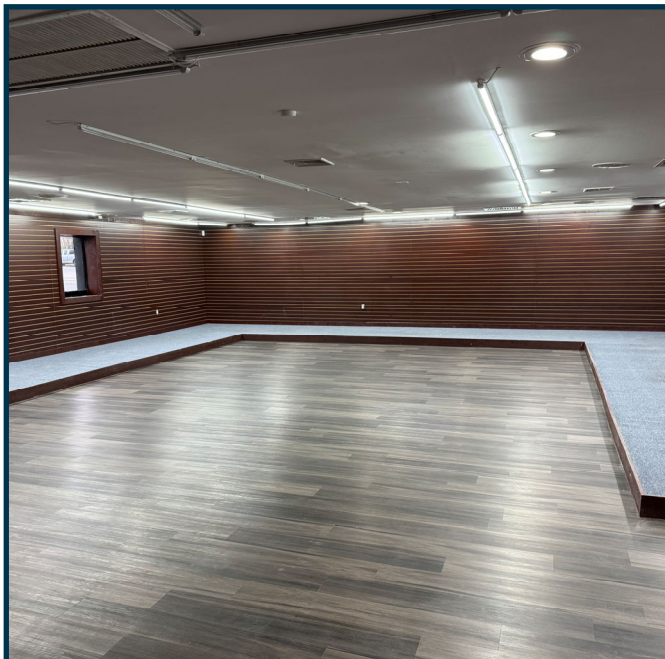
# 22 W. 14th Street



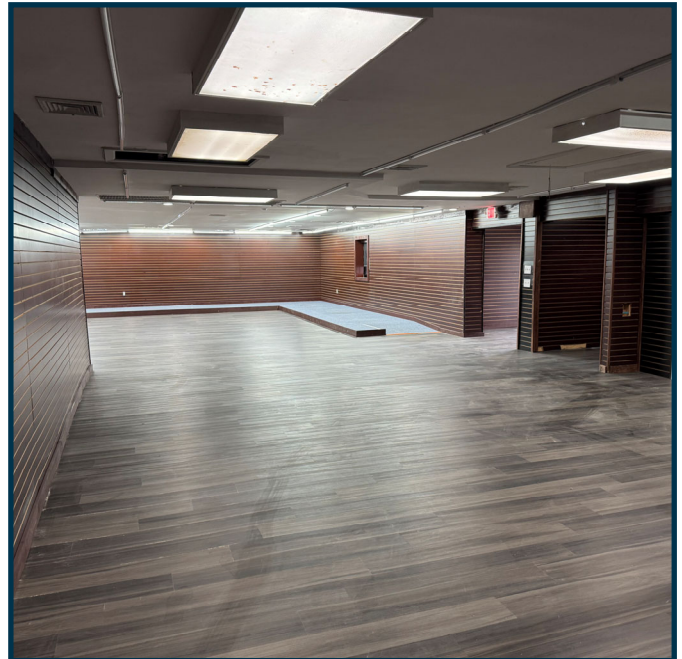
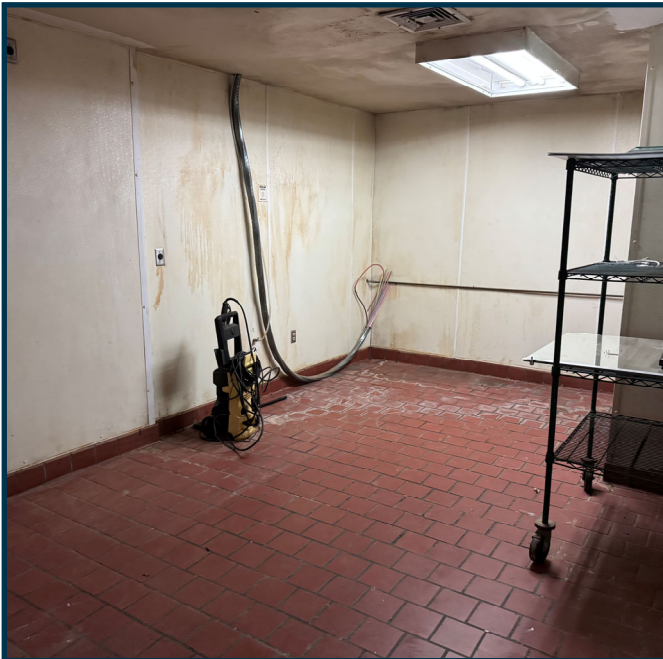
## 22 W. 14th Street



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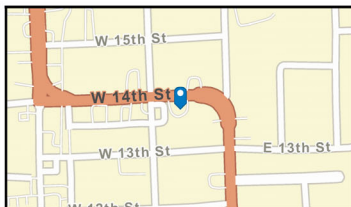
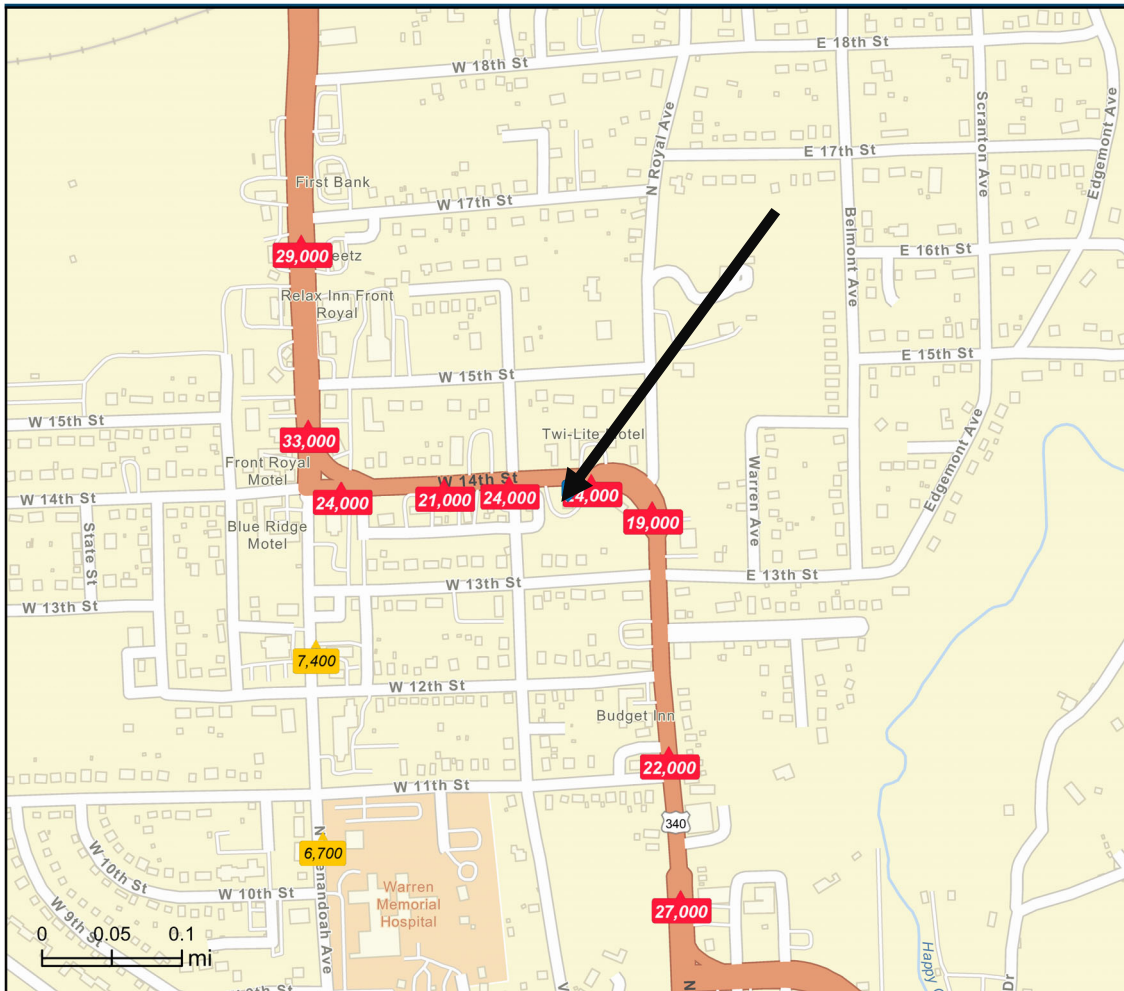
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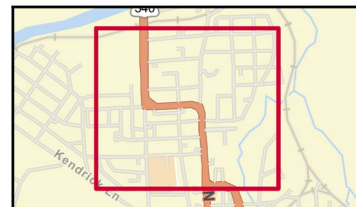
## Traffic Count Map - Close Up

22 W 14th St, Front Royal, Virginia, 22630  
Drive distance: 10, 15, 20 mile radii

Prepared by Esri  
Latitude: 38.93498  
Longitude: -78.19570



- 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: ©2024 Kalibrate Technologies (Q3 2024).

December 17, 2024