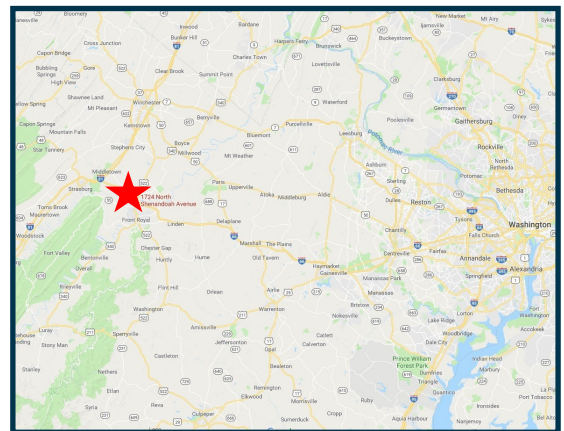


Prime Development Assemblage

1724 & 1730 N. Shenandoah Avenue / Front Royal, VA



- FOR SALE**
- 2 parcels totaling 13.37 ± acres
 - Over 1,000 ft. of road frontage
 - Excellent visibility and exposure from I 81
 - Zoned C-1 and RP
 - Public utilities available
 - MLS# VAWR2013540
 - **Asking \$2,200,000**

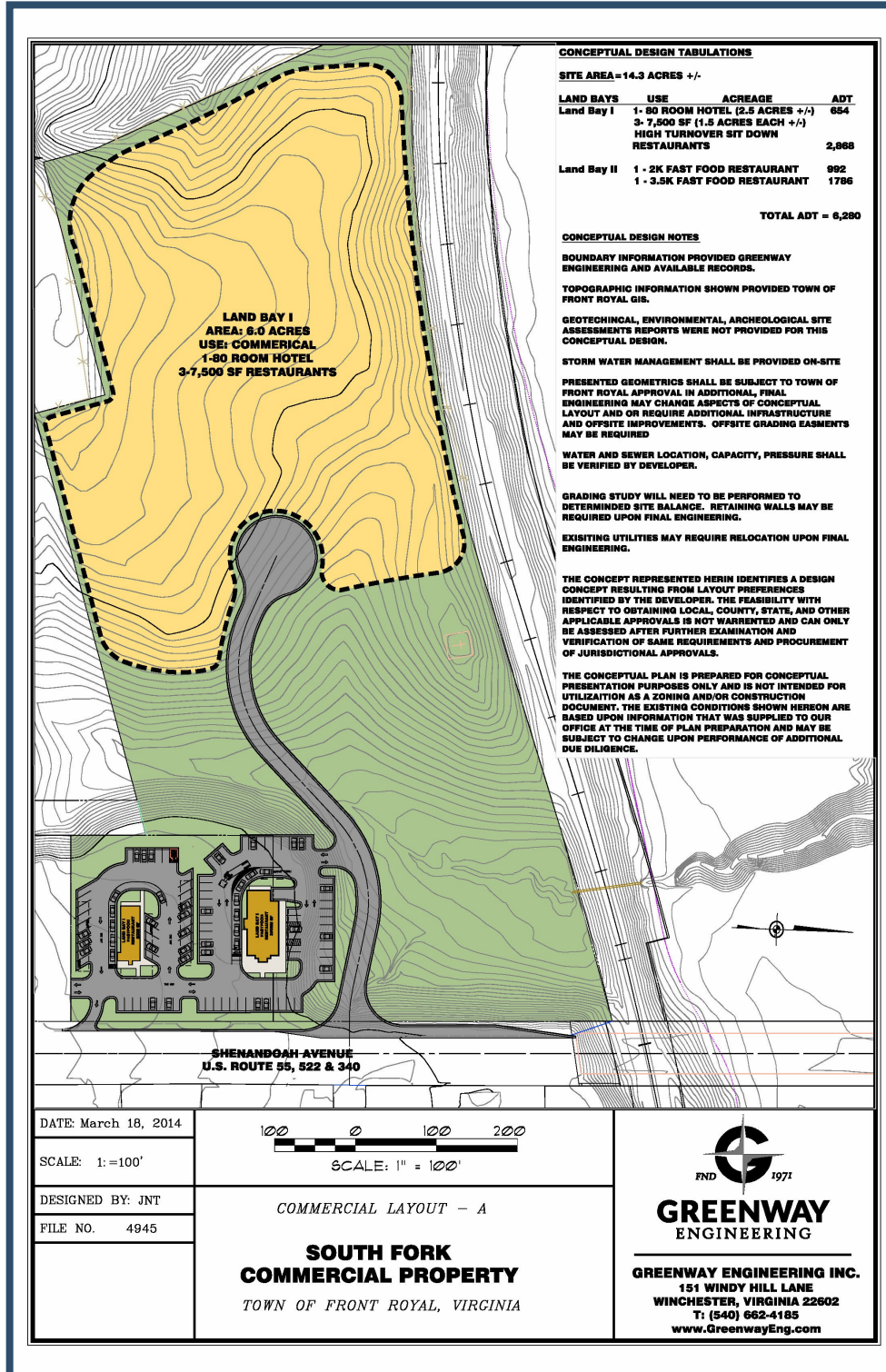
Demographic Summary

	10 mile radius	20 mile radius
Population	18,145	145,579
Projected 5 year growth	2.12	1.73
Median Income	\$49,248	\$58,167
Median Age	50	49.6

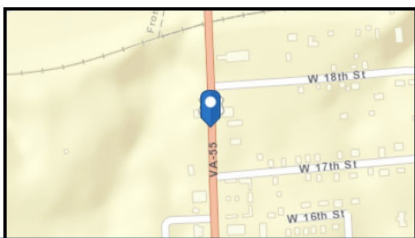
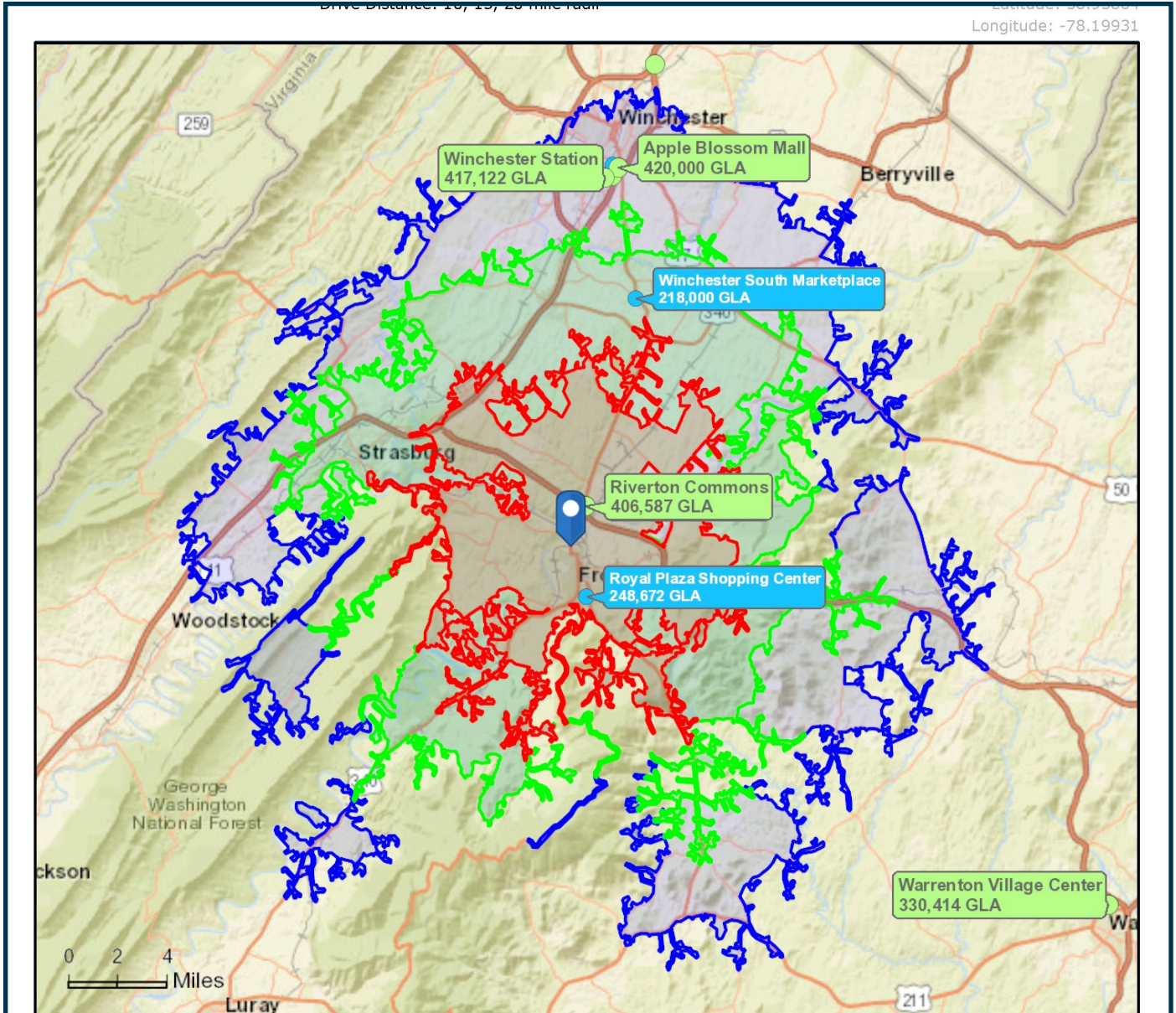
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 126 North Kent Street Winchester, VA 22601

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.

1724 & 1730 N. Shenandoah Avenue



1724 & 1730 N. Shenandoah Avenue



- Gross Leasable Area
- Less than 200,000 sq ft
 - 200,001 - 300,000
 - 300,001 - 500,000
 - 500,001 - 800,000
 - More than 800,000

