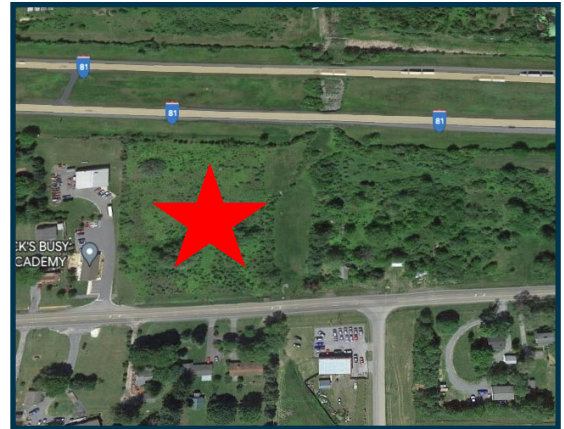




Development Land For Sale

4493 Martinsburg Pike / Clear Brook, VA 22624



FOR SALE \$379,000

- 3.79 Acres on Rt. 11, backing up to I-81
- 500 Meters from Exit 323 of I-81
- Currently Zoned RA
- Adjoins Parcels Zoned M-2, B-2 & B-3
- Access to Public Utilities
- Across from Amazon Distribution Center
- MLS# VAFV2013398

Demographic Summary

	10 mile radius	20 mile radius
Population	74,037	251,652
Projected 5 year growth	1.85	1.40
Median Income	\$76,565	\$79,416
Median Age	39.3	39.8

For more information please contact:
OakCrest Commercial Real Estate

Scott Dawson

Scott.Dawson@OakCrestCommercial.Com

Cell | 540.974.0206

Main | 540.504.0790

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.

4493 Martinsburg Pike



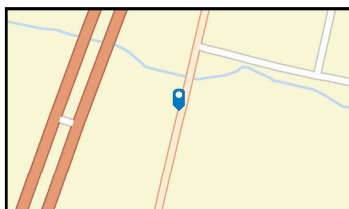
4493 Martinsburg Pike



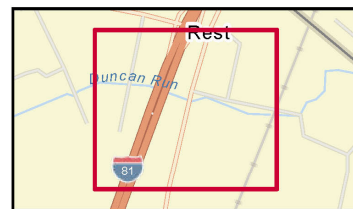
Traffic Count Map - Close Up

4493 Martinsburg Pike, Clear Brook, Virginia, 22624
 Drive distance: 10, 15, 20 mile radii

Prepared by Esri
 Latitude: 39.28540
 Longitude: -78.08478



- 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: ©2023 Kalibrate Technologies (Q2 2023).

June 19, 2023

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