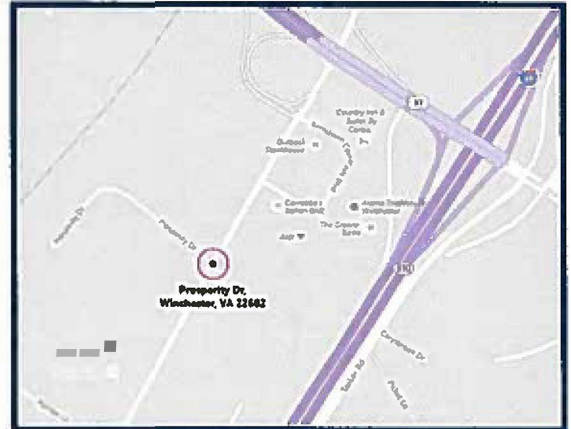
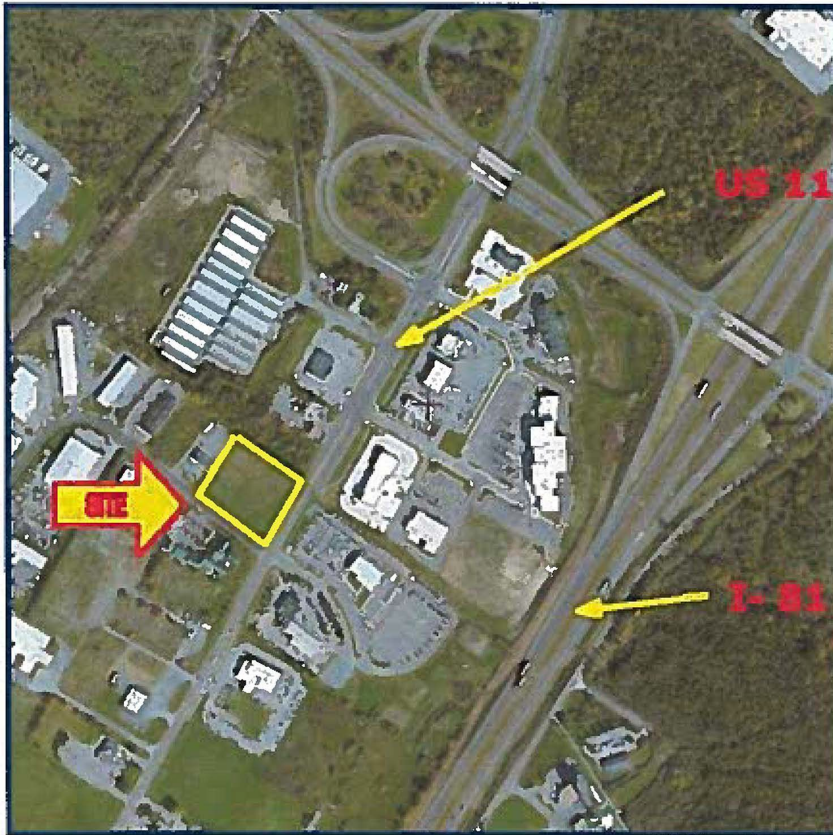




## 2.38 Acre Development Opportunity

0 Prosperity Dr. | Winchester, VA 22601



### FOR SALE-\$1,200,000

- Ideal Development Corner
- 2.38 Acres of B-2 Land
- Situated in Kernstown Business Center
- Corners of Valley Ave & Prosperity Dr.
- All Utilities to Site
- Across from Kernstown Commons Center with Alamo Drafthouse, Country Inn & Suites, Outback Steakhouse, Carrabba's, McDonald's, The Green Turtle Sports Bar & Grille, Aldie's and others
- **MLS# VAFV2021299**

### Demographic Summary

	10 mile radius	20 mile radius
Population	85,047	163,710
Projected 5 year growth	.89	1.28
Median Income	\$59,996	\$60,184
Median Age	37.4	39.5

For more information please contact:  
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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.