



FOR SALE

High Traffic Retail Location Off I-81 & Commuter Route 7

1694 Berryville Pike, Winchester, VA • Asking \$1,199,000

Gillian Greenfield, CCIM 540.974.3927 | Richard Butcher 540.336.8270

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COLDWELL BANKER
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FOR SALE

HIGH TRAFFIC RETAIL LOCATION

1694 Berryville Pike | Winchester, VA



PROPERTY DESCRIPTION

Opportunities like this are hard to find! Prime high-visibility retail property with outstanding exposure and accessibility on one of Winchester's busiest corridors! Nearly 10,000 SF all-masonry building on 0.82 acre lot, zoned B-2. Property sits directly across from Sheetz on the eastbound side of commuter Route 7, just off I-81 (Exit 315). Excellent flexibility with access from Cole Lane as well. Ample parking, 2 overhead/garage doors. This space is perfect for retail, contractor offices, a granite or flooring showroom, flex space conversion, or climate-controlled mini storage. Current tenant is month-to-month.

HIGHLIGHTS:

- Located on busiest Northern VA commuter corridor in Frederick County, fastest growing City in VA, only \$127/SF
- Rare opportunity to purchase a retail building in a prime location
- Convenient to shopping, schools, neighborhoods, and more

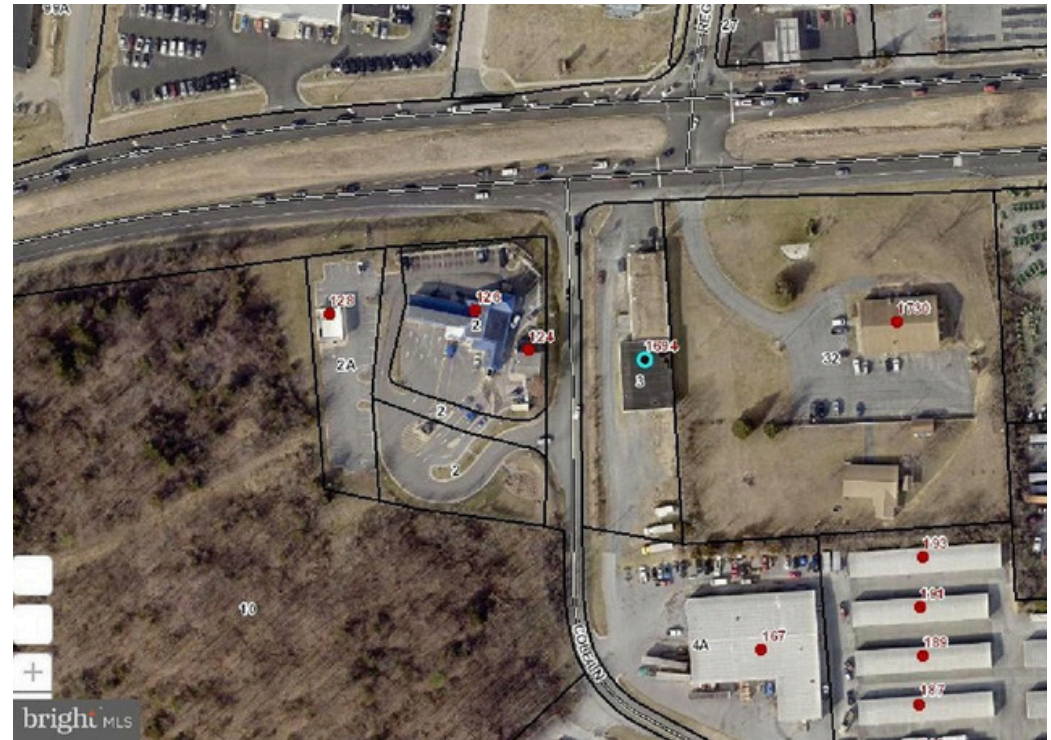
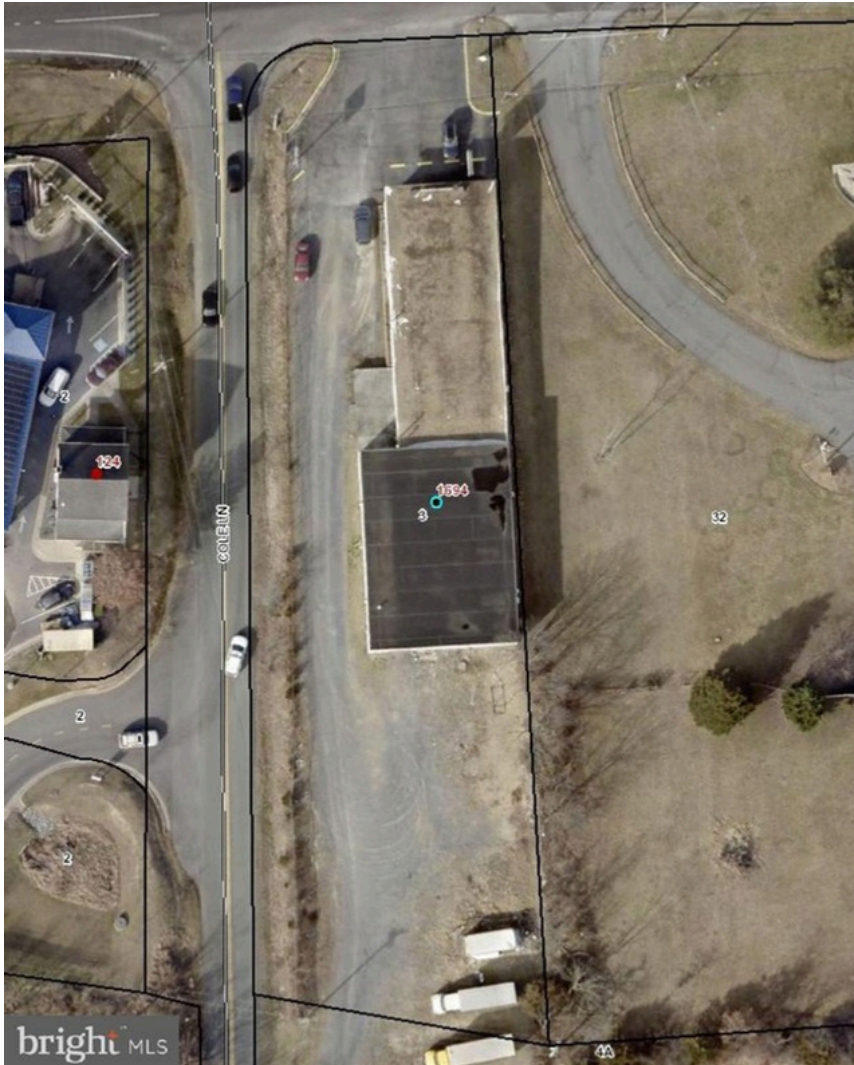
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GIS IMAGES

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AERIAL VIEW

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LOCATION

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For over a decade, Winchester has consistently ranked in the top 20% of Virginia localities for new capital investment and job growth. The area has been recognized nationally by Forbes as one of the "Best Small Places for Business & Careers" and named one of Site Selection magazine's "Top 10 Tier-3 Metro Areas." These accolades reflect the region's thriving, diversified economy, which is powered by industries ranging from manufacturing, logistics, and finance to technology, healthcare, and startups. Winchester's consistent rise in new housing developments, medical facilities, and educational institutions further bolsters the consumer base that retailers depend on.

Recent years have brought major corporate investments and expansions, particularly in distribution and manufacturing, with companies attracted by the region's skilled workforce and logistical advantages. This economic vitality fuels consumer spending, population growth, and demand for retail services.

Location is everything in real estate, and Winchester delivers. Situated just 80 miles west of Washington, D.C., the area sits at the crossroads of I-81 and I-66, with access to CSX rail, Winchester & Western rail lines, and three major international airports — making it a logistical sweet spot for retail distribution and supply chains.

Winchester's strong labor force extends across a ten-county region in Virginia, Maryland, and West Virginia, encompassing over 360,000 workers. With 91% holding a high school diploma and 41% having an associate's degree or higher, the area boasts an educated and versatile talent pool.

Winchester presents an exceptional opportunity for investing in commercial real estate. This picturesque region isn't just a magnet for tourists and residents — it's a growing economic hub that offers strategic advantages for both immediate value and long-term potential.

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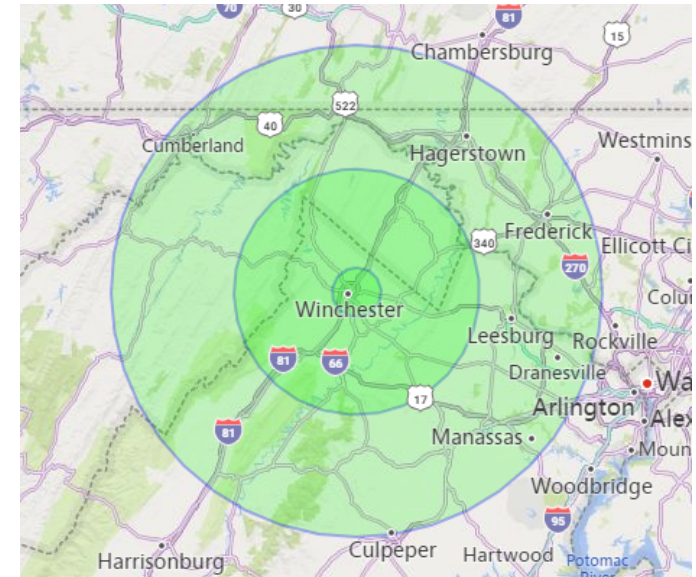


DEMOGRAPHICS

HIGH TRAFFIC RETAIL LOCATION

1694 Berryville Pike | Winchester, VA

	5 Miles		25 Miles		50 Miles	
Population						
2024 Population	71,395	---	406,835	---	2,522,587	---
2029 Projected Population	76,155	---	429,157	---	2,665,963	---
2029 Projected Population (High Estimate)	82,456	---	462,439	---	2,862,033	---
2029 Projected Population (Low Estimate)	71,479	---	406,925	---	2,548,500	---
% Projected Annual Change (2024 - 2029)	1.3%	---	1.3%	---	1.3%	---
% Projected Annual Change (High Estimate)	3.3%	---	2.7%	---	2.7%	---
% Projected Annual Change (Low Estimate)	0.6%	---	0.5%	---	0.2%	---
2000 Census Population	47,777	---	263,482	---	1,636,464	---
2010 Census Population	47,306	---	381,467	---	2,406,843	---
% Annual Change (2010 - 2024)	0.4%	---	0.5%	---	0.3%	---
Population Density	942	---	250	---	325	---
Land Area (Square Miles)	75.78	---	1,937.77	---	7,779.32	---
Households						
2024 Households	37,243	---	154,968	---	905,875	---
2029 Projected Households	39,049	---	163,400	---	957,047	---
% Projected Annual Change (2024 - 2029)	1.3%	---	1.3%	---	1.3%	---
2000 Households	19,109	---	90,189	---	602,789	---
2010 Households	23,644	---	145,179	---	863,680	---
% Annual Change (2010 - 2024)	2.4%	---	3.0%	---	3.3%	---
Growth Stability Indicator (-1 to +5)	0.4924	---	0.4777	---	0.4797	---
Income (2024)						
Per Capita Income	\$40,347	---	\$42,988	---	\$54,329	---
Average Household Income	\$105,475	---	\$112,849	---	\$151,245	---
Median Household Income	\$84,762	---	\$98,276	---	\$123,429	---
Income (2029 Projected)						
Per Capita Income	\$49,478	---	\$53,264	---	\$68,875	---
Average Household Income	\$129,715	---	\$139,886	---	\$189,632	---
Median Household Income	\$105,922	---	\$115,007	---	\$144,358	---
Economic Indicators (2024)						
Gross Domestic Product (GDP) - in 1,000s	\$5,816,315	---	\$30,497,602	---	\$240,658,155	---
Economic Viability	285	---	291	---	318	---
Economic Viability, Indexed	100	---	102	---	112	---
Average Salary	\$46,665	---	\$51,793	---	\$61,393	---
Average Mortgage-Risk	3.54	---	3.46	---	3.59	---



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