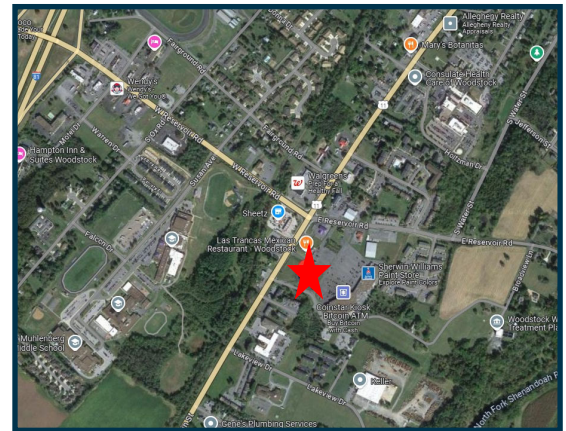




Commercial Office Building For Sale

1031 S. Main Street / Woodstock, VA 22664



FOR SALE

- 5,100 SF Brick Office Building
- 2.23 Acres
- Renovated in 2022—New Roof and Interior Renovations
- Reception Area, Private Offices, Break Room, and Training Area
- Close to I-81
- MLS# VASH2008866
- Asking \$775,000

Demographic Summary

| | 10 mile radius | 20 mile radius |
|-------------------------|----------------|----------------|
| Population | 16,871 | 44,536 |
| Projected 5 year growth | 0.12 | 0.22 |
| Median Income | \$59,060 | \$60,305 |
| Median Age | 44.6 | 44.8 |

For more information please contact:
OakCrest Commercial Real Estate
 Marie DiLorenzo, CCIM
 Marie.dilorenzo@OakCrestCommercial.Com
 Cell | 540.540.533.7064
 Main | 540.504.0789
 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.

1031 S. Main St.



1031 S. Main St.



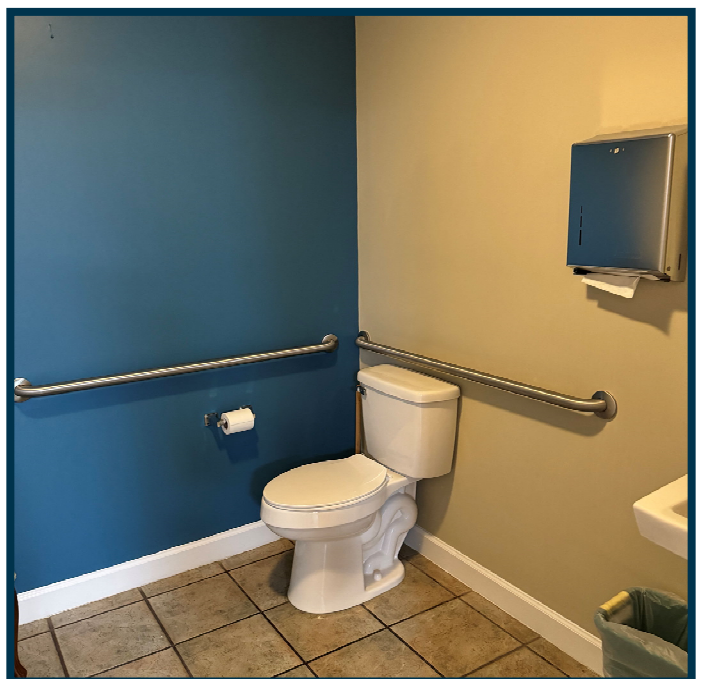
1031 S. Main St.



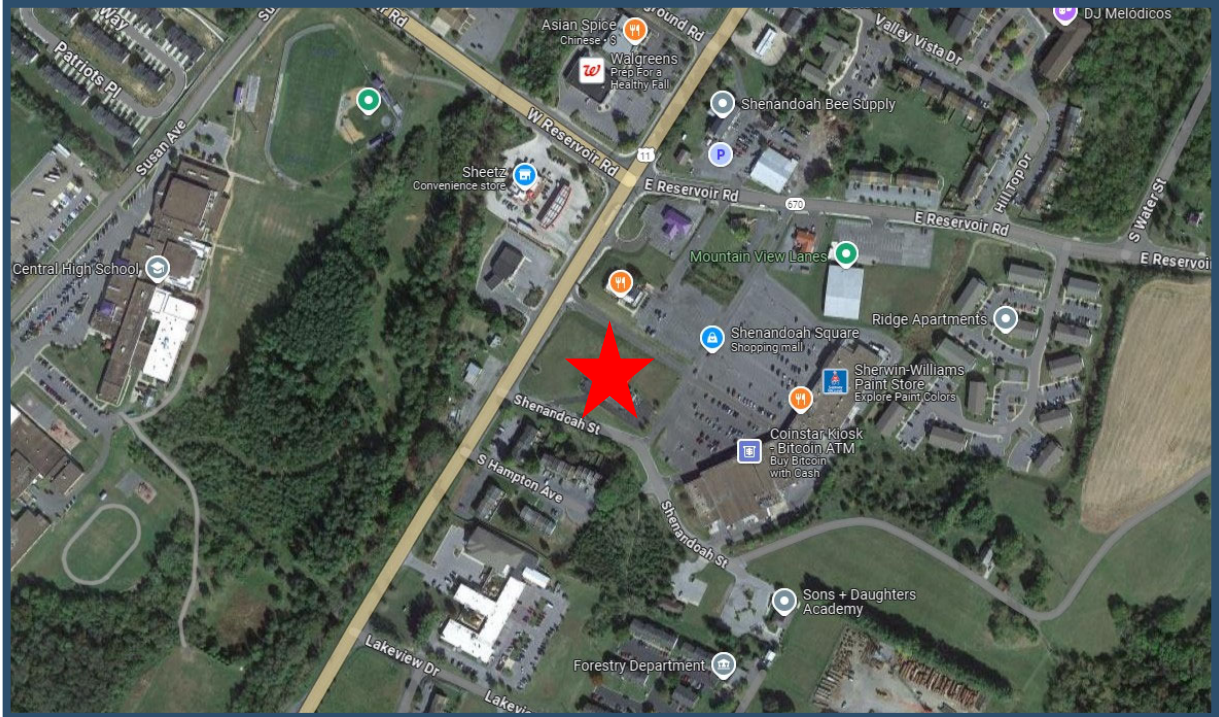
1031 S. Main St.



1031 S. Main St.



1031 S. Main St.



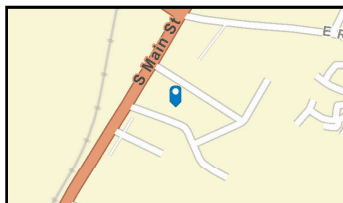
1031 S. Main St.



Traffic Count Map - Close Up

1031 S Main St, Woodstock, Virginia, 22664
 Drive distance: 10, 15, 20 mile radii

Prepared by Esri
 Latitude: 38.86519
 Longitude: -78.51809



- 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 (Q4 2023).

June 07, 2024

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