

Piccadilly Public House & Restaurant
125 E. Piccadilly Street
Winchester, VA 22601



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Summary

20,386 SF Public House & Restaurant
In The Heart of Old Town Winchester
125 E. Piccadilly Street



125 E. Piccadilly Street/ Winchester, VA

OakCrest Commercial is pleased to present Piccadilly Public House & Restaurant for sale in the heart of Winchester, VA. The property is 20,386 SF. The property started out as a furniture warehouse. In 2005 it was converted to a restaurant that is now the most popular dining and entertainment destination in the area. It is steps from the Old Town Walking Mall and adjacent to the historic Wyndham/George Washington Hotel. This is an opportunity to own a piece of history. All fixtures, equipment and real estate are included in the sale. CPA prepared financials are available to qualified buyers.

Non-disclosure Agreement required. Call Broker for financials and further details.

The Economic Development Authority of the City of Winchester wants you to locate your business here. The EDA can provide personalized guidance, financial incentives, available property information, as well as, act as a liaison between you and community experts in technical development, business plan creation, accounting services, and marketing.

Thousands converge on the area every year for The Apple Blossom Festival in May which pull celebrities and individuals from all over the United States. Historic Downtown Winchester high tourism due to the many historic sites located there.

In 2015 Winchester was cited by Kiplinger Finance as one of “10 Great Places to Retire” and Forbes ranked Winchester as one of the “Best Small Places for Business & Careers”. Winchester was also named to the Milken Institute's list of Best-Performing Cities for 2015. Winchester is home to one of the top 5% hospitals in the Nation, Valley Health Systems; and Shenandoah University, a private institution with over 315 acres of facilities located throughout the City. Winchester/Frederick Co, VA is located 50 minutes west of Dulles Airport and 75 miles from Washington, D.C. More than 40 percent of the U.S. population is within a day's drive. What's more, a skilled workforce of more than 200,000 lives within a 30-mile radius of the city's center. Here you'll find five business clusters, a central hub of East Coast activity, rail and Virginia Inland Port access, and most importantly, a heralded strategy of commitment to business.

Investment Highlights

- 20,386 SF Situated in the heart of Old Town Winchester, VA
- Sale includes all fixtures, equipment, and the real estate
- Convenient to Route #11/VA Bypass 37/I-81/US Route 50

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Summary of Terms:

- 20,386 SF in the heart of Old Town Winchester, VA
- Asking \$4,000,000
- Owner retiring, but will assist with transition
- Seasoned, well-trained managers and staff will stay on board
- CPA prepared Financials available to qualified buyers. Must sign a Non-disclosure Agreement



description



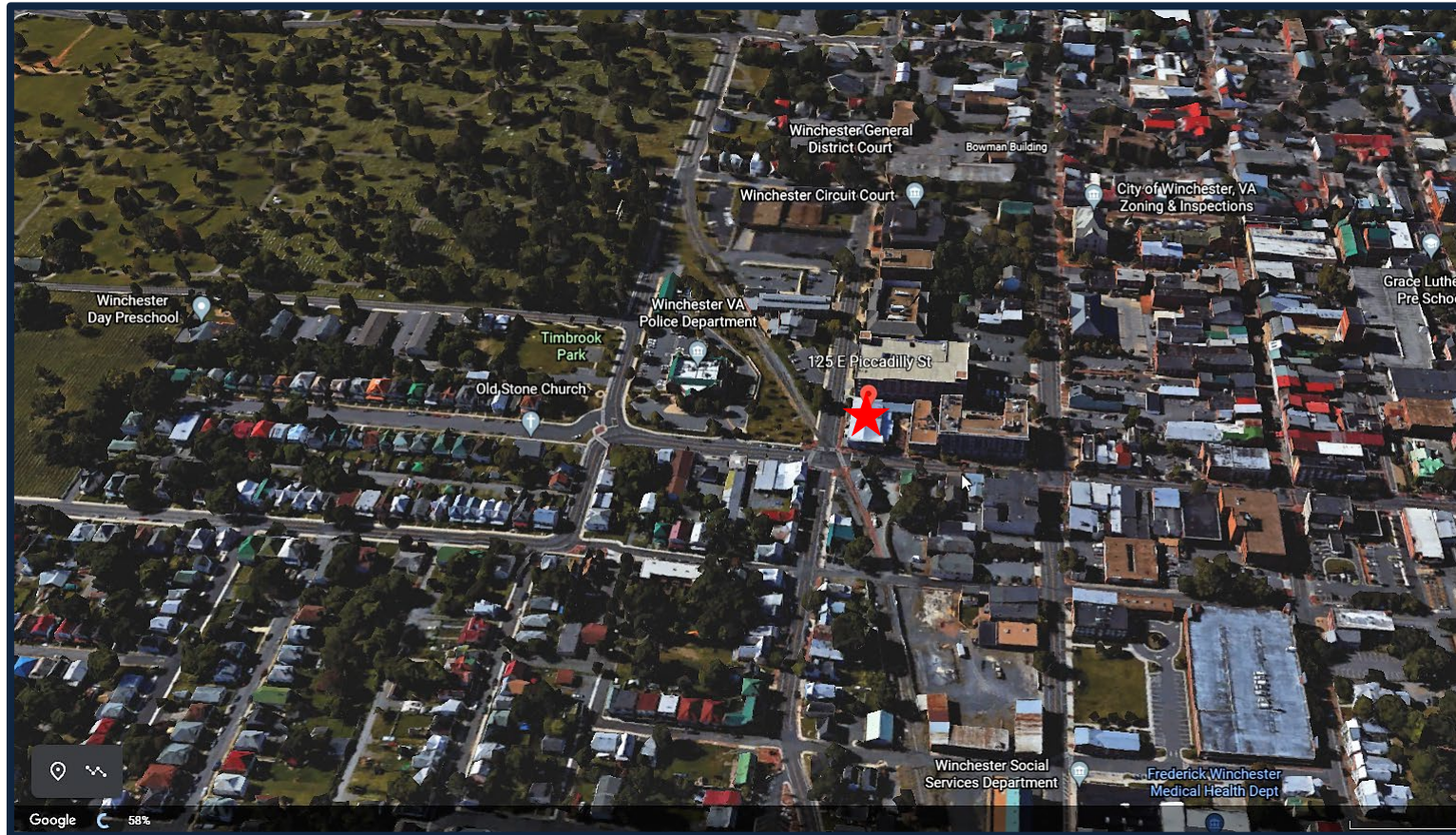
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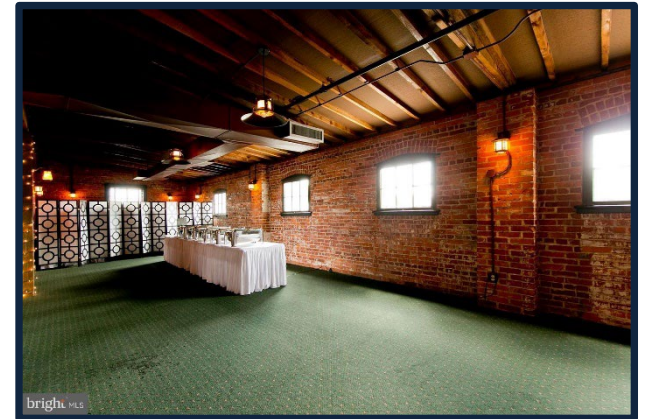
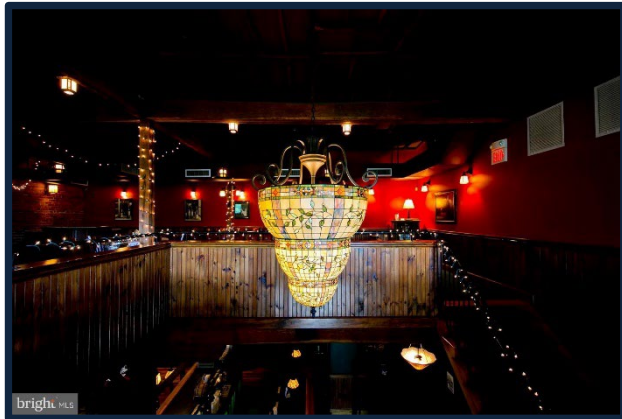
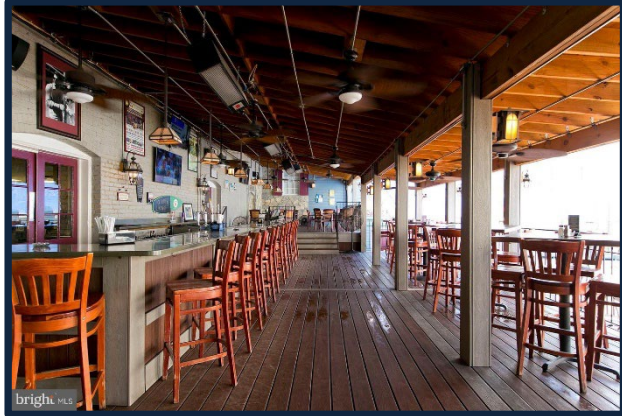
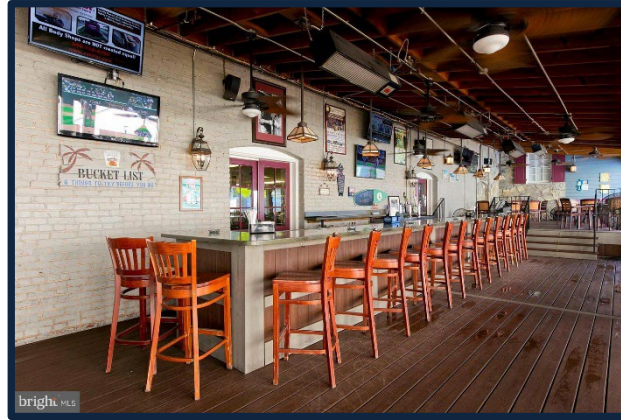
THE OFFERING

Property Piccadilly Public House & Restaurant
Property Address 125 E. Piccadilly Street, Winchester, VA 22601

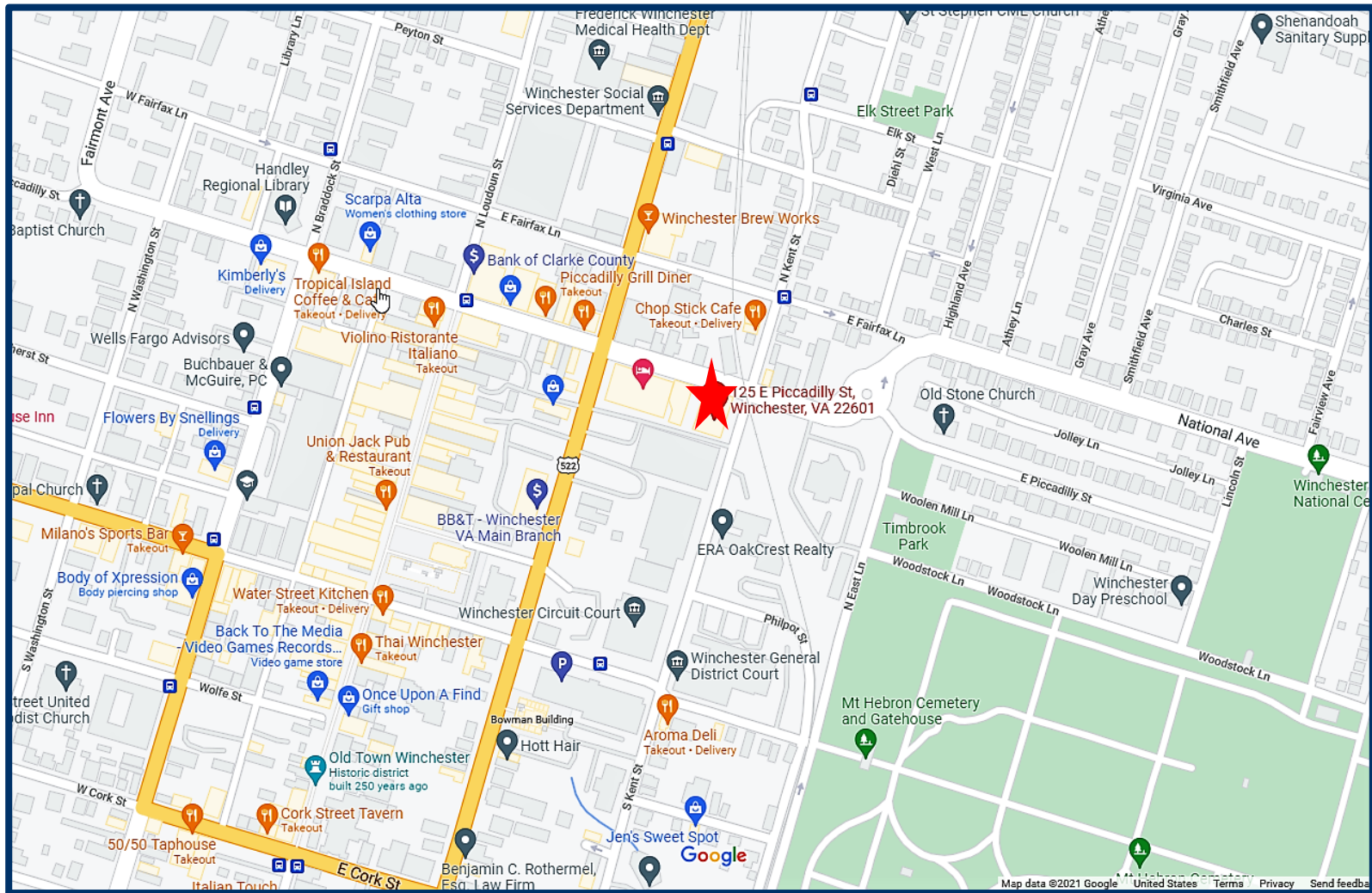
SITE DESCRIPTION

20,386 SF Zoned B-1

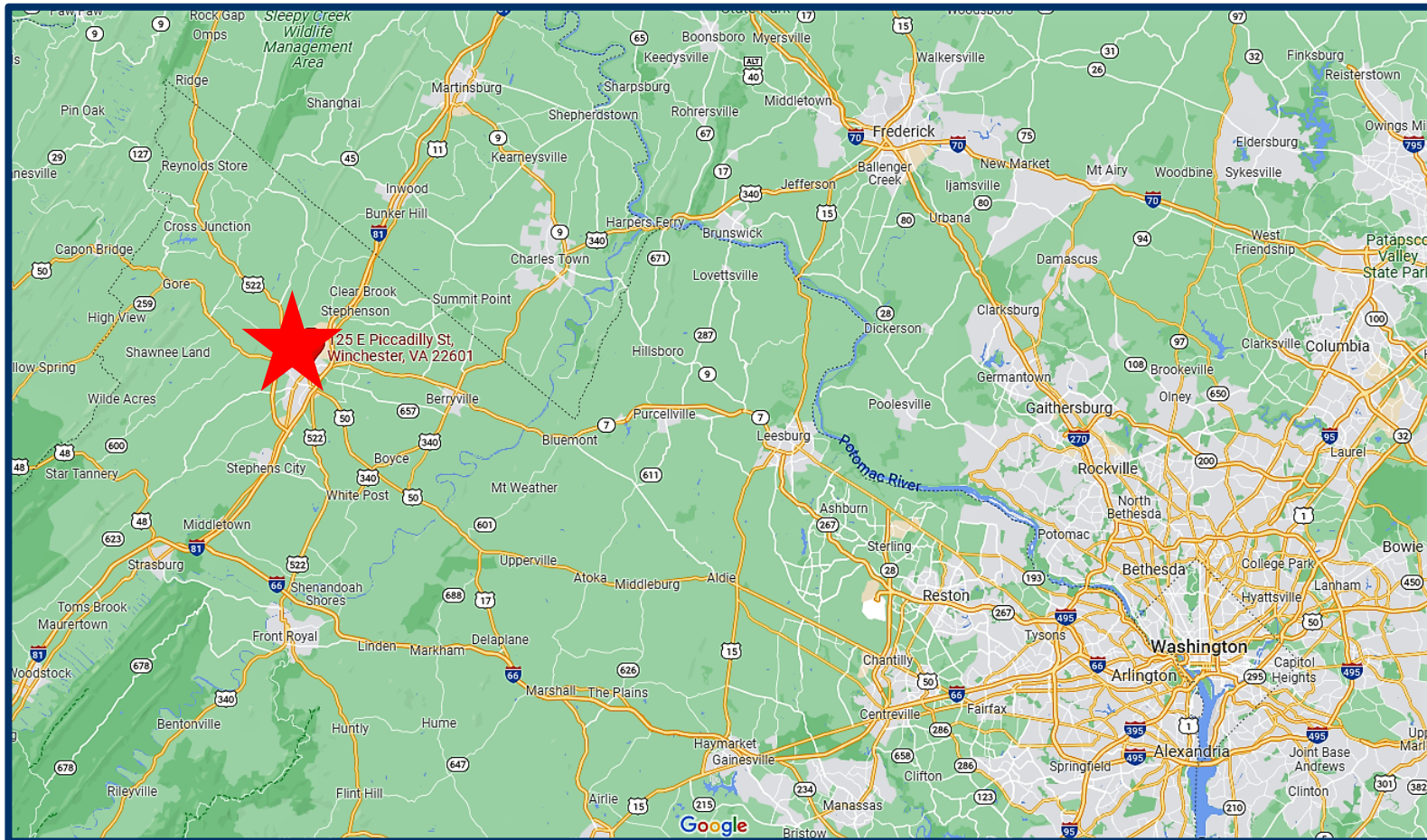




Local Map



Regional Map



Overview

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In The Heart of Old Town Winchester
125 E. Piccadilly Street

OakCrest Commercial

125 E. Piccadilly Street

Demographic Summary

POPULATION	10-MILE	15-MILES	20-MILES
2010 Population	85,277	115,360	170,677
2021 Population	98,497	136,074	199,205
2026 Population	105,847	147,392	216,192
INCOME	10-MILE	15-MILES	20-MILES
2021 Per Capita Income	35,345	35,356	34,564
2026 Average HH Income	103,539	103,622	101,540
HOUSEHOLDS	10-MILE	15-MILES	20-MILES
2010 Households	32,241	43,700	65,532
2021 Households	36,896	51,215	74,901
2026 Households	39,569	55,380	81,115

Population

In this area the current year population is 176,932. In 2010, the Census count in the area was 161,574. The rate of change since 2010 was 1.11% annually. The five-year projection for the population in the area is 190,081 representing a change of 1.44% annually from 2018 to 2023. Currently, the population is 49.5% male and 50.5% female.

Households

The household count in this area has changed from 61,360 in 2010 to 66,505 in the current year, a change of 0.98% annually. The five-year projection of households is 71,161, a change of 1.36% annually from the current year total. Average household size is currently 2.62, compared to 2.59 in the year 2010. The number of families in the current year is 45,635 in the area.

Income

Current median household income is \$61,937 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$71,096 in five years, compared to \$65,727 for all U.S. households.

Current average household income is \$80,550 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$94,642 in five years, compared to \$96,109 for all U.S. households.

Current per capita income is \$30,691 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$35,813 in five years, compared to \$36,530 for all U.S. households.

Race and Ethnicity

Persons of Hispanic origin represent 8.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two persons from the same area will be from different race/ethnic groups is 38.8 in the identified area, compared to 64.3 for the U.S. as a whole.



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For Details or to Schedule a Tour Contact

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