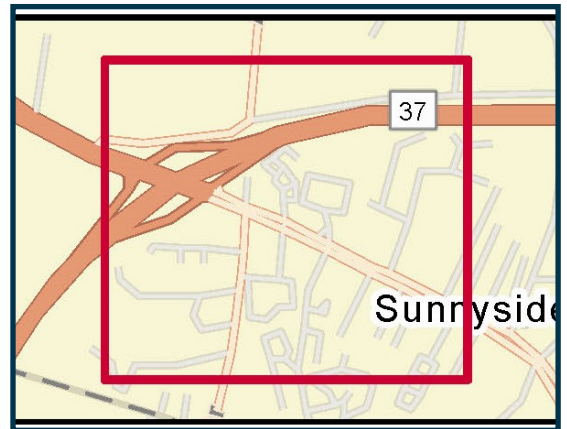




2.09 Acre Development Lot

0 Exeter Drive / Winchester, VA 22603



FOR SALE—\$950,000

- 2.09 Acres in Trex Business Center
- Zoned B-2
- Utilities to Site plus Curb Cut
- Great High Visibility Location
- Next to Stonewall Plaza Shopping Center and the Trex Building
- Wonderful Development Opportunity
- Owner will consider build-to-suit
- MLS# VAFV2000812

Demographic Summary

	10 mile radius	20 mile radius
Population	85,163	189,803
Projected 5 year growth	1.47	1.72
Median Income	\$76,700	\$76,625
Median Age	39.0	40.3

For more information please contact:
OakCrest Commercial Real Estate

Marie DiLorenzo, **CCIM**

Marie.DiLorenzo@OakCrestCommercial.Com

Cell | 540.533.7064

Main | 540.504.0789

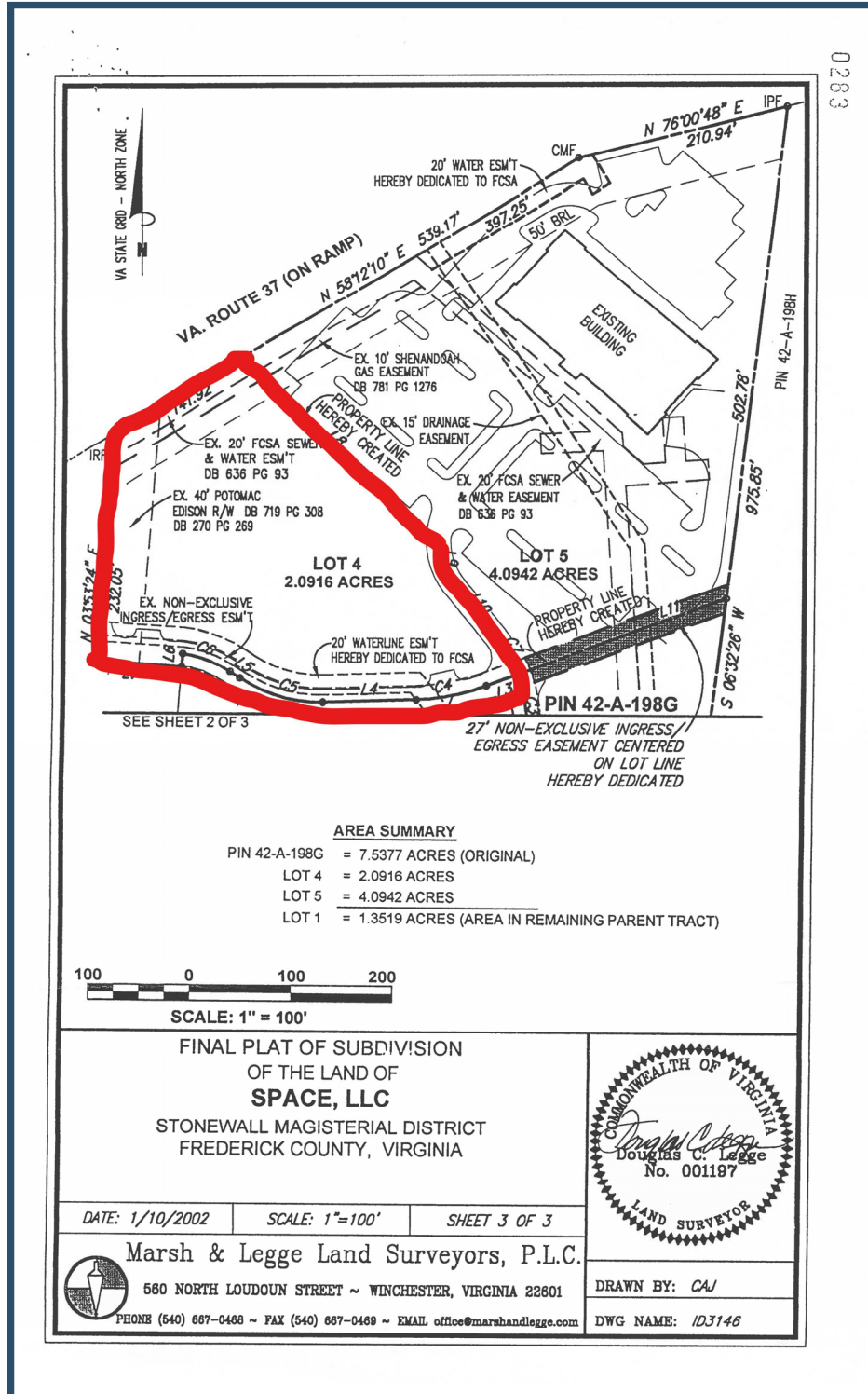
126 North Kent Street Winchester, VA 22601

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.

0 Exeter Drive



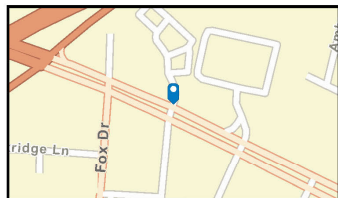
0 Exeter Drive



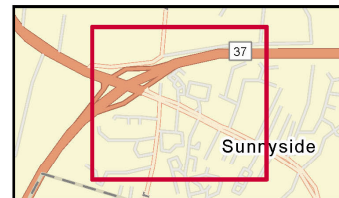
Traffic Count Map - Close Up

Exeter Dr, Winchester, Virginia, 22603
Drive Distance: 10, 15, 20 mile radii

Prepared by Esri
Latitude: 39.20955
Longitude: -78.17678



- 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: ©2021 Kalibrate Technologies (Q2 2021).

July 23, 2021

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