



FOR SALE

Free-Standing Bank on Corner Lot

3143 Valley Pike | Winchester, VA 22602

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**COLDWELL BANKER
COMMERCIAL**
PREMIER

FOR SALE

FREE-STANDING BANK ON CORNER LOT

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PROPERTY DESCRIPTION

Free Standing Corner Bank Branch on Sale! No Restrictions on Use! Like new! Turn-key condition with drive-through. Approximately 1500 sf with HVAC, all mechanicals, and plumbing in excellent condition. Zoned B2. Ideal for professional office, bank branch, retail storefront, auto sales, or possibly repurpose for restaurant with drive through. Showings M-F, 9a-5p, with 24 hours' notice. DO NOT DISTURB EMPLOYEES.

LOCATION DESCRIPTION

Located in Winchester, VA at signalized intersection on US Route 11/Valley Pike in thriving area surrounded by lots of new homes and businesses. Plenty of parking, great circulation and outstanding ingress/egress on both Valley Pike and Shawnee Drive. Easy access to I-81 and Route 37/Winchester beltway just 1.5 miles away.

OFFERING SUMMARY

Sale Price:	\$519,000
Lot Size:	1.2 Acres
Building Size:	1,500 SF
Condition:	Class A, Excellent Condition
Zoning:	B2 Highway Commercial
Year Built:	1966
Year Renovated:	2020
Handicap Accessible:	Y

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PHOTO TOUR

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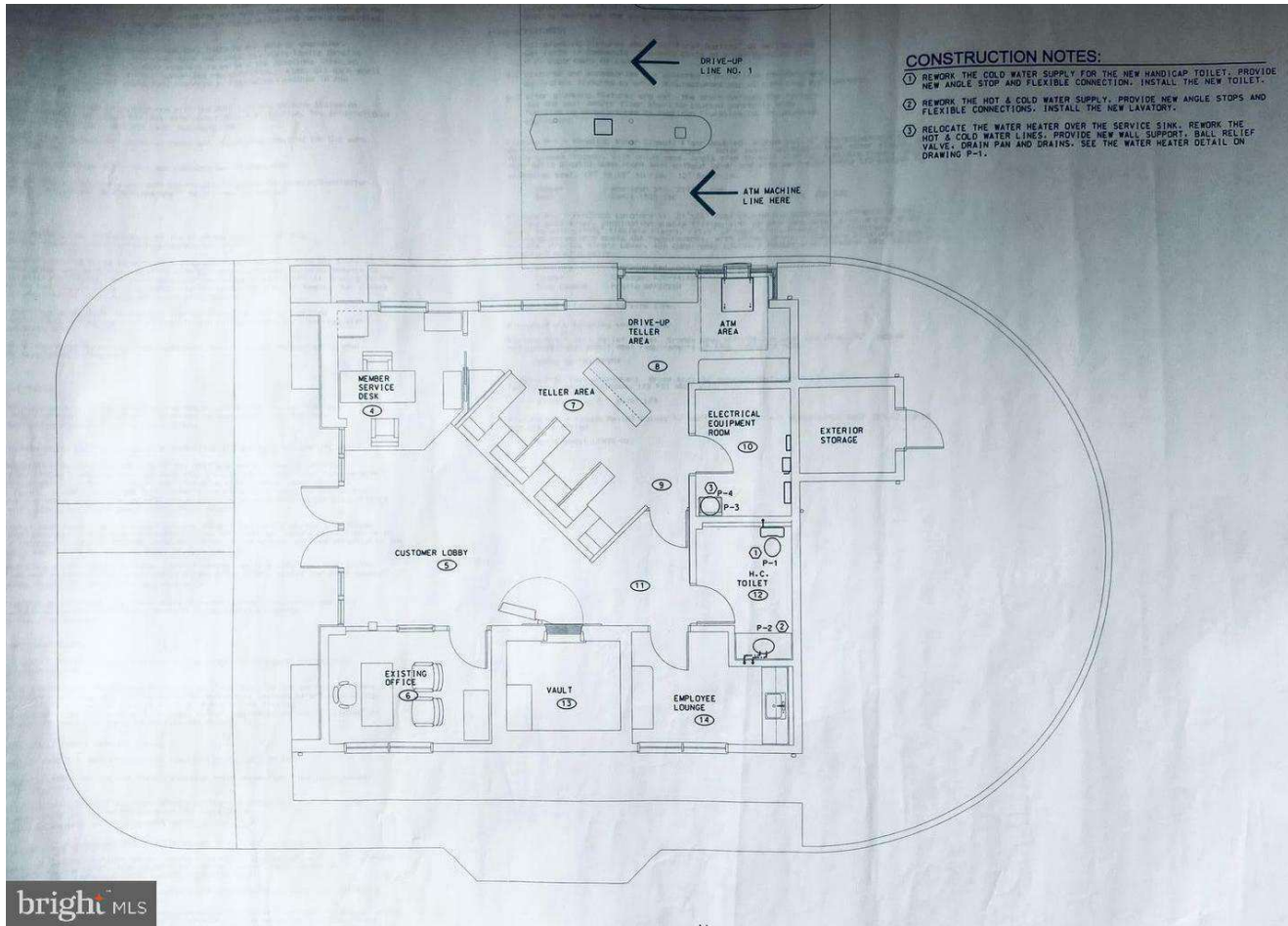


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FLOOR PLAN

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LOCATION

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AREA OVERVIEW

Winchester/Frederick County has earned a long-standing reputation as a top economy in the Commonwealth of Virginia and the Shenandoah Valley region. Proximity, workforce, business diversity, and recognized economic performance are a few of the reasons people and businesses choose to locate in this dynamic area.

Frederick County serves a range of industries – from manufacturers and financial institutions, to IT companies and startups – that benefit from our strategic geographic advantages in the heart of the East Coast.

Located only 80 miles from Washington, D.C., Frederick County is a central part of the Winchester, VA-WV Metropolitan Statistical Area (MSA). Our county's advantageous location places businesses and residents near Washington D.C.'s established business market, both in the public and private sectors.

The region's efficient transportation network – with easy access to major highways, including Interstates 81 and 66, CSX and Winchester & Western railways, three international airports (IAD, DCA, BWI), one general aviation airport (OKV), and the Virginia Inland Port – allows companies to reach customers anywhere in the world. Two-thirds of the U.S. and Canadian population can be reached within a day's drive.

Labor supply for Frederick County is drawn from a 45-minute drive-time across 10 counties in Virginia, Maryland and West Virginia. The total labor supply is more than 360,000 professionals, 91% of which are high school graduates (or higher); 41% hold an associate's degree or higher.

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DEMOGRAPHICS

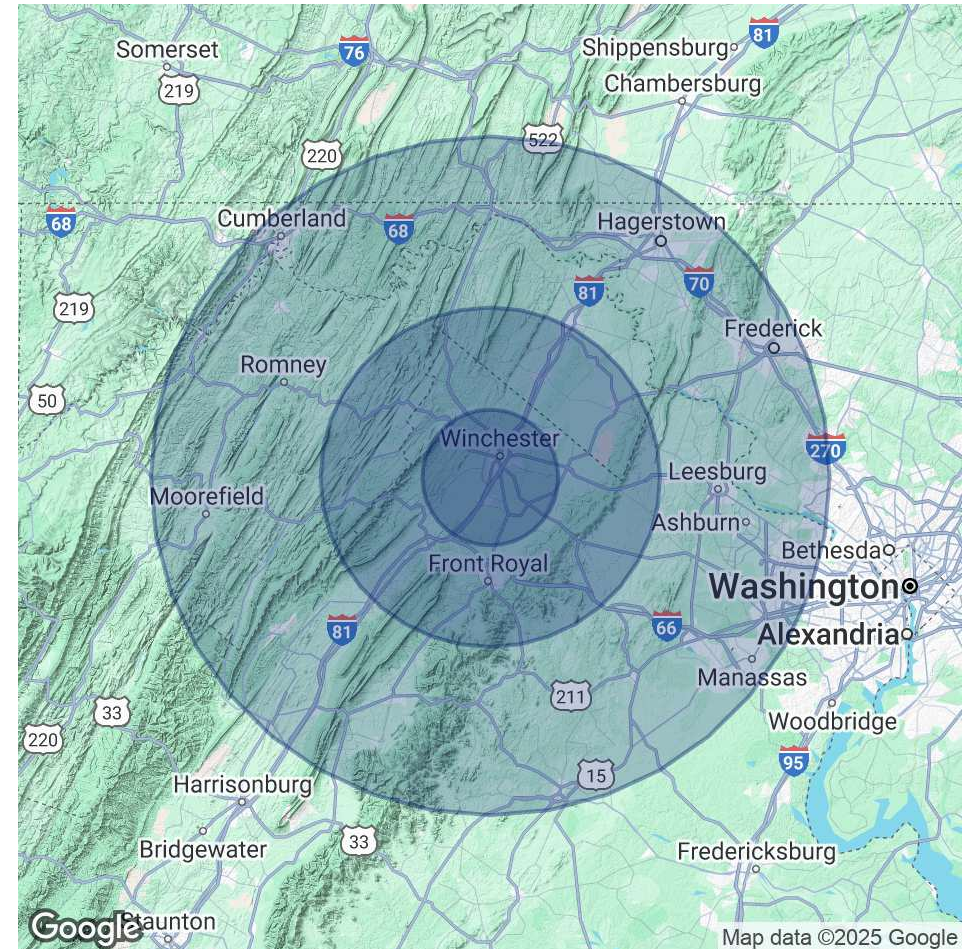
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POPULATION	10 MILES	25 MILES	50 MILES
Total Population	117,413	331,710	2,417,990
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	44,564	125,895	864,037
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$110,771	\$119,626	\$166,689
Average House Value	\$398,985	\$418,320	\$596,113

Demographics data derived from AlphaMap



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LISTING BROKER



GILLIAN GREENFIELD

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PROFESSIONAL BACKGROUND

Licensed in Virginia, West Virginia, and Maryland, Gillian offers over 18 years of industry knowledge with a core focus in commercial real estate. Prior to starting The Greenfield Companies and then aligning her firm with Coldwell Banker Commercial Premier, Gillian was the founding broker of Oakcrest Commercial and earned her CCIM certification in 2009, only held by 6% of the commercial real estate professionals in the United States.

Gillian specializes in landlord/tenant rep for industrial, retail and office leasing, commercial and multifamily land development, portfolio disposition, and triple-net income property acquisition. Her depth of industry knowledge, data-driven analytics, and focus on client relationships has established her as a local industry leader with a respected reputation for being a dynamic, fast-paced real estate professional.

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