



FOR LEASE

Warehouse + Office Space in Ideal Location

2705 South Pleasant Valley Road, Winchester, VA • Asking \$9/sf

Gillian Greenfield, CCIM, Associate Broker | O: (877) 667-7071 | C: (540) 974-3927



**COLDWELL BANKER
COMMERCIAL
PREMIER**

FOR LEASE

IDEALLY LOCATED WAREHOUSE + OFFICES

2705 South Pleasant Valley Road | Winchester, VA



PROPERTY DESCRIPTION

Flex, warehouse, distribution space for lease on high-traffic South Pleasant Valley Road. Great access, some outdoor storage available. HUGE 15' drive in door, plus limited use of a dock door available. 8400 sf of warehouse space, dimensions are 80'x105', eaves are 15', center height is 20'. PLUS 1200 sf 2nd floor offices move-in condition with kitchenette and breakroom! Available May 1st. Ideal for light distribution, contractor offices, wholesale, etc. No automotive repair permitted. \$9 per square foot + NNN. Zoned CM-1.

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AERIAL VIEW

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PHOTO TOUR

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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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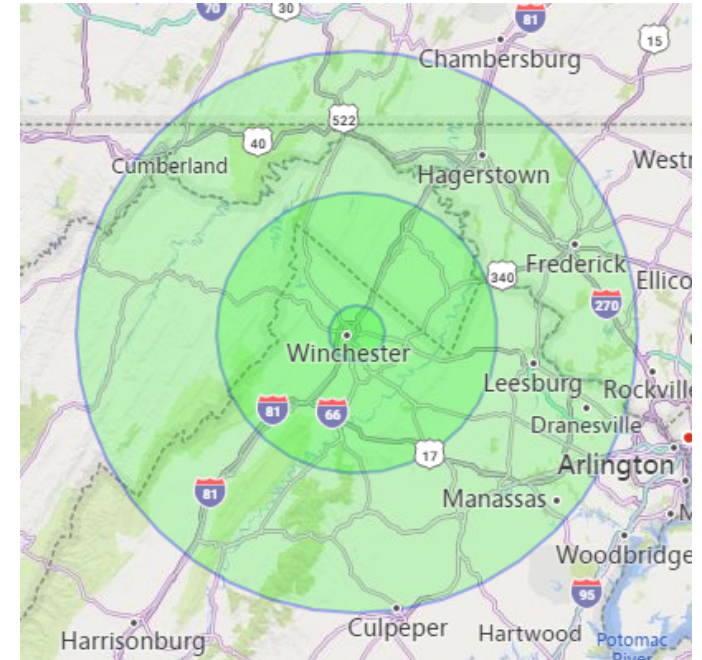


DEMOGRAPHICS

IDEALLY LOCATED WAREHOUSE + OFFICES

2705 South Pleasant Valley Road | Winchester, VA

	5 Miles		25 Miles		50 Miles	
Population						
2024 Population	71,395	---	406,815	---	2,522,587	---
2029 Projected Population	76,155	---	429,157	---	2,665,962	---
2029 Projected Population (High Estimate)	82,426	---	461,630	---	2,861,033	---
2029 Projected Population (Low Estimate)	73,479	---	416,925	---	2,548,500	---
% Projected Annual Change (2024 - 2029)	1.3%	---	1.1%	---	1.1%	---
% Projected Annual Change (High Estimate)	3.1%	---	2.7%	---	2.7%	---
% Projected Annual Change (Low Estimate)	0.6%	---	0.5%	---	0.2%	---
2000 Census Population						
2000 Census Population	47,777	---	263,482	---	1,636,464	---
2010 Census Population						
2010 Census Population	67,306	---	381,467	---	2,406,841	---
% Annual Change (2010 - 2024)	0.4%	---	0.5%	---	0.3%	---
Population Density						
Population Density	942	---	210	---	325	---
Land Area (Square Miles)						
Land Area (Square Miles)	75.78	---	1,937.77	---	7,773.32	---
Households						
2024 Households	27,243	---	154,968	---	905,875	---
2029 Projected Households	29,049	---	163,410	---	957,047	---
% Projected Annual Change (2024 - 2029)	1.3%	---	1.1%	---	1.1%	---
2000 Households						
2000 Households	19,109	---	102,181	---	602,781	---
2010 Households						
2010 Households	25,644	---	145,170	---	863,680	---
% Annual Change (2010 - 2024)	2.4%	---	3.0%	---	3.1%	---
Growth Stability Indicator (-1 to +1)						
Growth Stability Indicator (-1 to +1)	0.4924	---	0.4777	---	0.4797	---
Income (2024)						
Per Capita Income	\$40,247	---	\$42,988	---	\$54,320	---
Average Household Income	\$105,475	---	\$112,849	---	\$151,265	---
Median Household Income	\$84,762	---	\$93,276	---	\$121,629	---
Income (2029 Projected)						
Per Capita Income	\$49,478	---	\$53,264	---	\$68,075	---
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	\$5,856,315	---	\$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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