

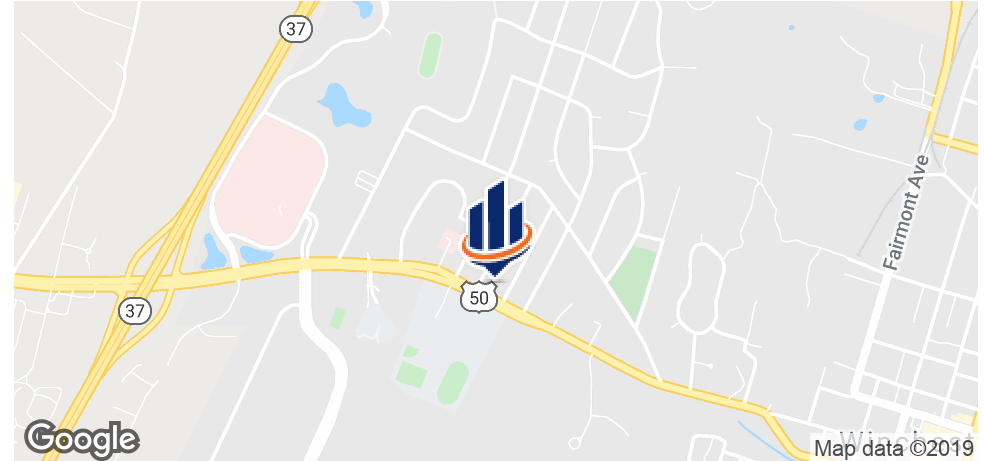


1330 AMHERST STREET

WINCHESTER, VA 22601

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Property Summary



OFFERING SUMMARY

Available SF:	17,276 SF
Lease Rate:	\$18.00 SF/yr (Gross)
Lot Size:	1 Acres
Building Size:	17,276 SF
Zoning:	R01
Market:	Northern Virginia
Submarket:	Winchester

PROPERTY OVERVIEW

Check it out! 1,900sf of medical space for only \$2,850 per month, includes all utilities! Newly renovated space with close proximity to Winchester Medical Center. This space is set up for medical and or dental use, compressor and air lines in place to connect your system for immediate occupancy. Enclosed reception with large waiting room area, lab area, break room, Doctor office, three exam rooms, two storage areas with two restrooms. Elevator access to lower level. Great street presence with ease of access and off street parking. Bus stop is close to Amherst Street location. Variable rate commission.

PROPERTY HIGHLIGHTS

- Close proximity to the Winchester Medical Center
- Amherst Street is the location of choice for many medical professionals
- Four pillar architecture, all brick professional complex with elevator access
- Newly renovated 1,900sf space for \$2,850 per month, inclusive of utilities
- Plenty of off street parking and close to a Bus stop

Additional Photos

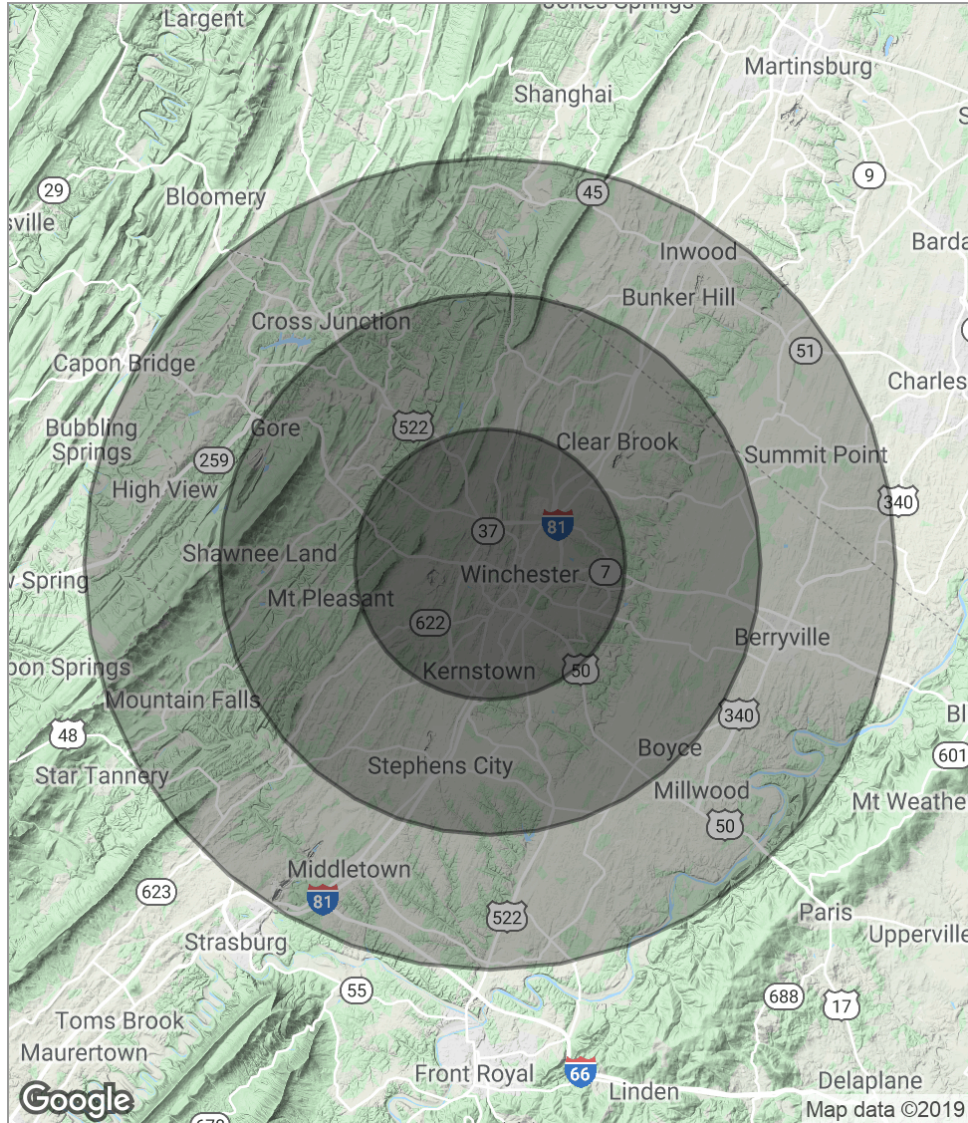


Location Maps



1330 AMHERST STREET WINCHESTER, VA 22601

Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	59,131	114,200	152,601
Median age	37.1	37.8	38.7
Median age [Male]	35.6	36.5	37.8
Median age [Female]	38.1	38.8	39.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	22,777	43,225	58,280
# of persons per HH	2.6	2.6	2.6
Average HH income	\$65,650	\$71,720	\$72,500
Average house value	\$334,714	\$300,520	\$293,555

** Demographic data derived from 2010 US Census*