

real

9816 Winchester Road
Front Royal, VA 22630



Hannah Kim

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\$2,200,000

33,750 Square Feet

2.0011 Acre Lot Size

BUILDING INFORMATION



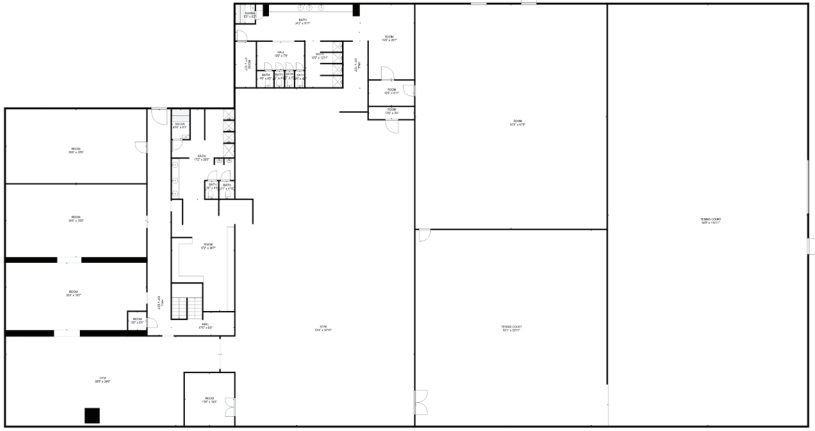
Year Built: 1981
Building Size: 33,750 SF
Lot Size: 2.0011 Acres
Property Tax: \$8,400.5
Zoning: C3
Current Use: Fitness Center, Medical Office

[VIEW PROPERTY WEBSITE](#)

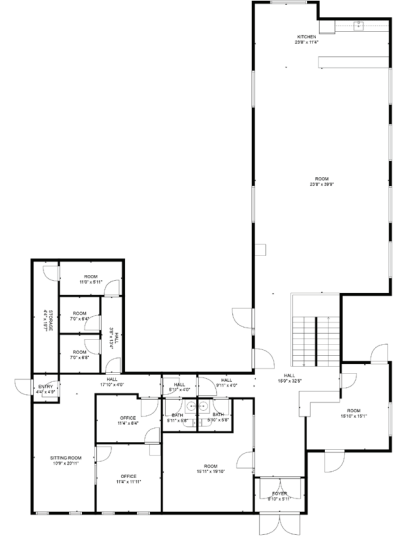
[WATCH PROPERTY VIDEO](#)

FLOOR PLANS

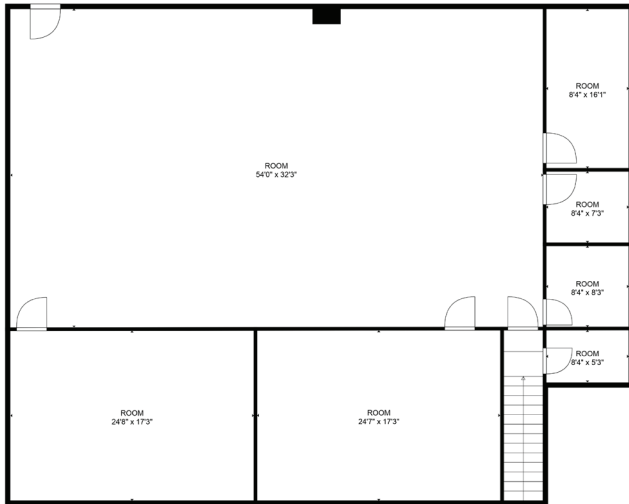
TOTAL SQFT: 33,750



FLOORPLAN 1



FLOORPLAN 2



FLOORPLAN 3



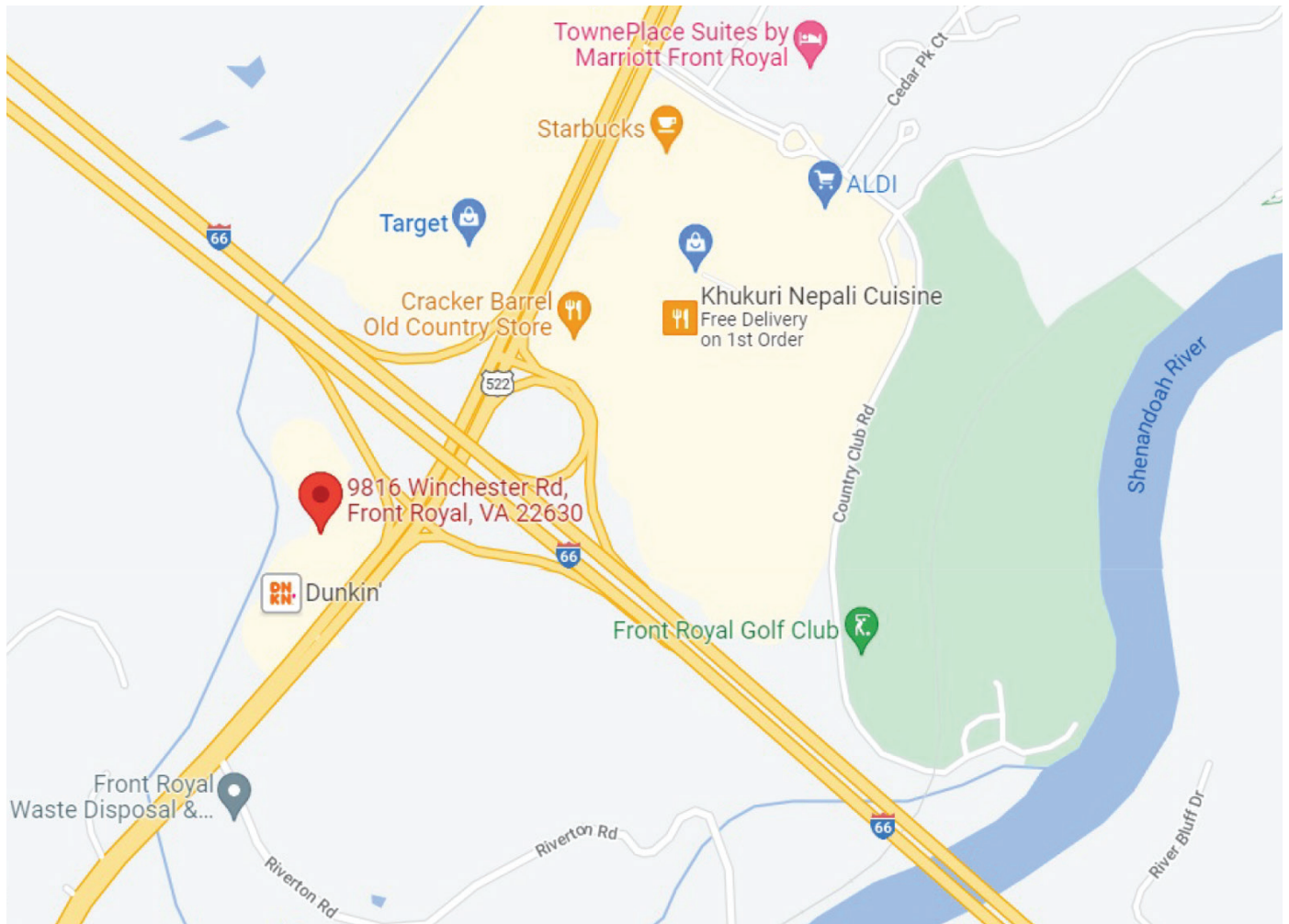
FLOORPLAN 4

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1765 Greensboro Station Place, Suite 999

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LOCATION MAP | DEMOGRAPHICS



Year	Warren County	% Change	Virginia	% Change
2000	31,584		7,079,030	
2010	37,575	18.97%	8,001,024	13.02%
2020	39,925	6.25%	8,744,273	9.29%
2030	44,444	11.32%	9,546,958	9.18%
2040	48,256	8.58%	10,201,530	6.86%

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DEMOGRAPHICS

Census 2010 Summary	1 MILE	3 MILES	5 MILES
Population	550	11,793	23,705
Households	216	4,352	8,851
Families	159	2,945	6,066
Average Household Size	2.49	2.60	2.60
Owner Occupied Housing Units	175	2,908	6,125
Renter Occupied Housing Units	41	1,444	2,726
Median Age	41.4	38.4	39.3
2021 Summary	1 MILE	3 MILES	5 MILES
Population	613	12,870	25,816
Households	241	4,748	9,617
Families	175	3,163	6,487
Average Household Size	2.50	2.61	2.62
Owner Occupied Housing Units	203	3,442	7,137
Renter Occupied Housing Units	38	1,307	2,480
Median Age	44.6	39.7	40.7
Median Household Income	\$81,115	\$61,925	\$65,153
Average Household Income	\$95,815	\$78,757	\$84,034
2026 Summary	1 MILE	3 MILES	5 MILES
Population	639	13,280	26,775
Households	251	4,896	9,957
Families	182	3,244	6,684
Average Household Size	2.50	2.62	2.62
Owner Occupied Housing Units	214	3,609	7,506
Renter Occupied Housing Units	37	1,287	2,451
Median Age	44.7	39.6	40.5
Median Household Income	\$85,587	\$65,997	\$70,579
Average Household Income	\$104,670	\$85,758	\$92,451
Trends: 2021-2026 Annual Rate	1 MILE	3 MILES	5 MILES
Population	0.83%	0.63%	0.73%
Households	0.82%	0.62%	0.70%
Families	0.79%	0.51%	0.60%
Owner Households	1.06%	0.95%	1.01%
Median Household Income	1.08%	1.28%	1.61%

FITNESS CENTER



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MEDICAL OFFICE



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Equal Housing Opportunity