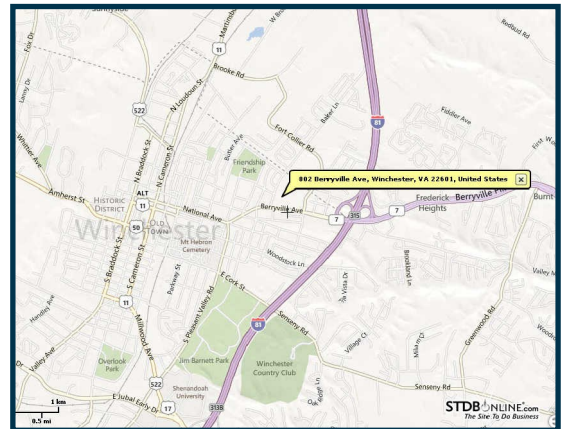


Prime Retail Space For Lease

804 Berryville Avenue / Winchester, VA 22601



FOR LEASE

- 8,450 SF Prime Retail Space
- Well-Established/Well-Maintained Retail Center
- Excellent visibility and exposure from I 81
- Zoned B2
- Abundant Parking & Covered Walkways Connect the Shops
- MLS# VAWI2010788
- Asking \$12.00/SF + \$3.49 CAM

Demographic Summary

	10 mile radius	20 mile radius
Population	11,646	91,285
Projected 5 year growth	0.69	1.05
Median Income	\$58,004	\$82,202
Median Age	34.3	38.9

For more information please contact:
OakCrest Commercial Real Estate
 Marie DiLorenzo, CCIM
 Marie.dilorenzo@OakCrestCommercial.Com
 Cell | 540.540.533.7064
 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.

804 Berryville Avenue



804 Berryville Avenue

