

# Office/Retail Space For Lease

127 S. Braddock Street / Winchester, VA 22601



### **PRIME LOCATION!!**

**This 1,013 square foot space is located in the bustling Old Town Winchester Business District. Conveniently located a block from the walking mall, with an eclectic mix of antiques, fine furnishings, gift items, local and regional works of art and fine clothing. Move your business close to a variety of restaurants featuring outdoor cafe dining, and enjoy the ambiance of this historic setting. This space is in a newly renovated building, and your business will be the first to occupy the space. It can be turned over as a conditioned vanilla space, with an ADA compatible bathroom or can be built out to your specifications. The location has great curb appeal and on street parking right outside the front door. Immediately available for your finishing touches!!**

### Demographic Summary

	10 mile radius	20 mile radius
Population	46,017	113,256
Projected 5 year growth	0.80	1.44
Median Income	\$63,609	\$77,601
Median Age	37.3	39.7

For more information please contact:  
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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.

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