

# Office/Retail Condo

3052Valley Avenue, Suite #200 / Winchester, VA 22601



## FOR SALE

Prime office or retail space in Winchester’s Opequon Center featuring ample parking, snow removal, and landscaping services. These are condominium units with 2 separate spaces available: Suite 200 and Suite 201. This is an ideal situation for the owner/investor who occupies one unit for their office or business and leases the second unit as an income-producing investment. Suite 200 will soon be vacant, and Suite 201 is leased by One Source, Inc. which is a company providing human resource recruitment, background investigation, and identity verification services. These spaces are on the second floor with elevator service. Each of the two spaces has a floor area of approximately 2,500 SF. These condominiums are located in a professionally managed office and business park with reputable neighbors such as medical offices, a real estate

### Demographic Summary

	10 mile radius	20 mile radius
Population	100,6744	192,403
Projected 5 year growth	.97	0.99
Median Income	\$84,108	\$84,818
Median Age	39.4	40.7

Asking \$995,000

For more information please contact:  
**OakCrest Commercial Real Estate**  
 Paige Manuel  
 Paige.manuel@OakCrestCommercial.com  
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 Main | 540.504.0786  
 126 North Kent Street Winchester, VA 22601

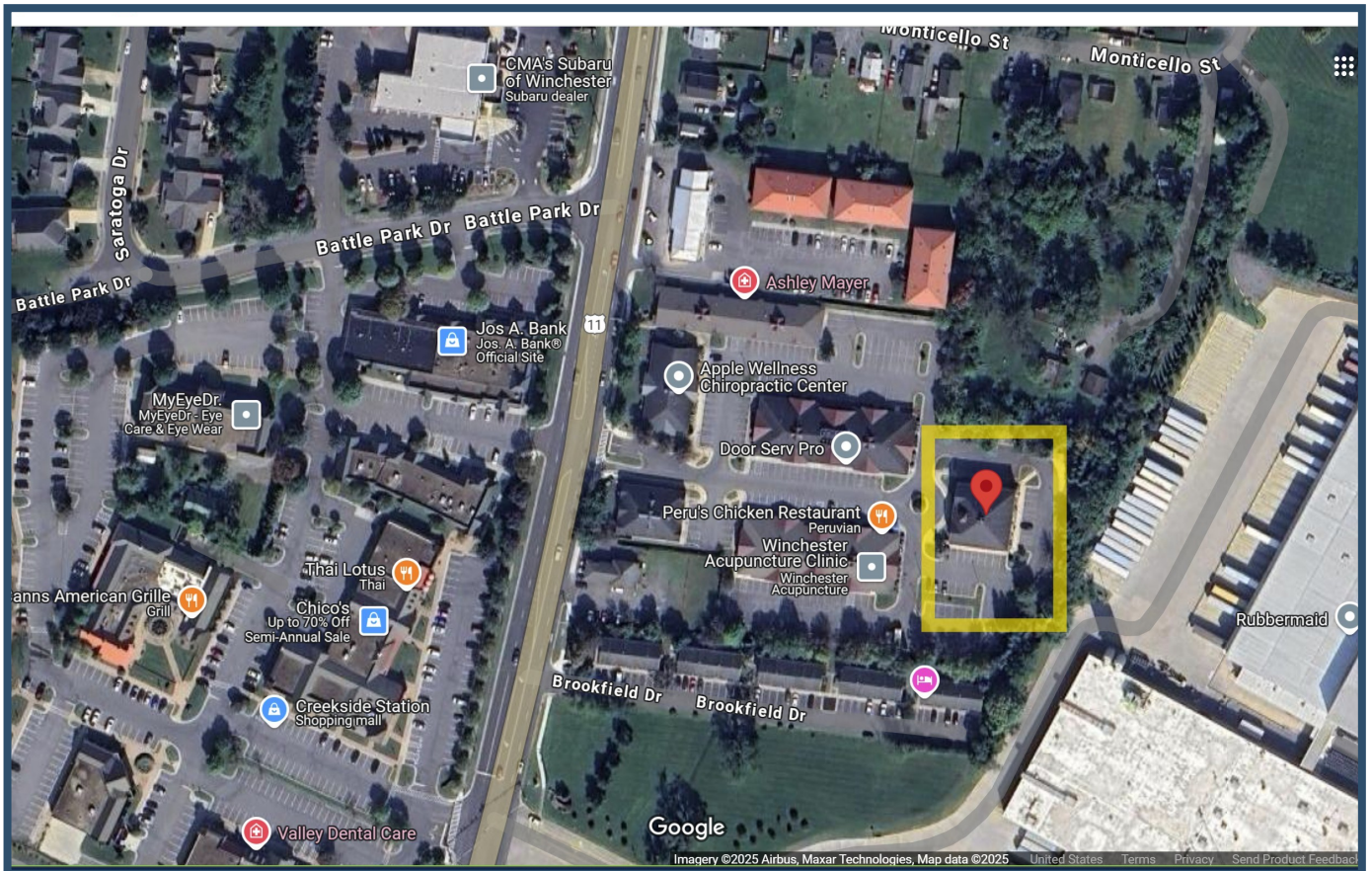
All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for 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.

## 3052 Valley Avenue, #200





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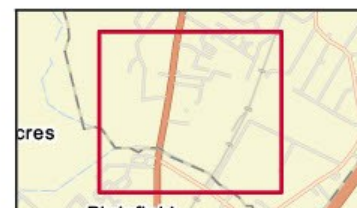
## Traffic Count Map - Close Up

3052 Valley Ave, Winchester, Virginia, 22601  
Drive distance: 10, 15, 20 mile radii

Prepared by Esri  
Latitude: 39.14326  
Longitude: -78.18794



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

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