



Commercial Office Property
4095 Valley Pike
Winchester, VA 22602



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summary

12,645 SF Commercial Office Property
4095 Valley Pike
Winchester, VA 22602



4095 Valley Pike / Winchester, VA

OakCrest Commercial is pleased to present the opportunity to acquire a commercial office property located at 4095 Valley Pike in Winchester, Virginia. The property consists of approximately 12,645 ± square feet situated on 2.5 acres near the Winchester City/Frederick County line. The asset is offered for sale at \$3,250,000. The building was used as a corporate office for a large regional bank. This offering presents an opportunity to acquire an asset for both investors and potential owner-users.

The Economic Development Authority of the City of Winchester wants you to locate your business here. The EDA can provide personalized guidance, financial incentives, available property information, as well as, act as a liaison between you and community experts in technical development, business plan creation, accounting services, and marketing.

In 2015 Winchester was cited by Kiplinger Finance as one of “10 Great Places to Retire” and Forbes ranked Winchester as one of the “Best Small Places for Business & Careers”. Winchester was also named to the Milken Institute’s list of Best-Performing Cities for 2015. Winchester is home to one of the top 5% hospitals in the Nation, Valley Health Systems; and Shenandoah University, a private institution with over 315 acres of facilities located throughout the City. Winchester/Frederick Co, VA is located 50 minutes west of Dulles Airport and 75 miles from Washington, D.C. More than 40 percent of the U.S. population is within a day’s drive. What’s more, a skilled workforce of more than 200,000 lives within a 30-mile radius of the city’s center. Here you’ll find five business clusters, a central hub of East Coast activity, rail and Virginia Inland Port access, and most importantly, a heralded strategy of commitment to business.

Investment Highlights

- **12,645 SF situated on 2.5 Acres**
- **Zoned B-2 near the Winchester City/Frederick County Line**
 - **Previously a corporate office for a regional bank**
- **Multiple offices, conference rooms, bathrooms and space for growth**



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Summary of Terms:

- 12,645SF, Zoned B-2, on 2.5 Acres
- Asking \$3,250,000
- Well-Maintained property
- Contract Broker for financial information



description



Property Details

THE OFFERING

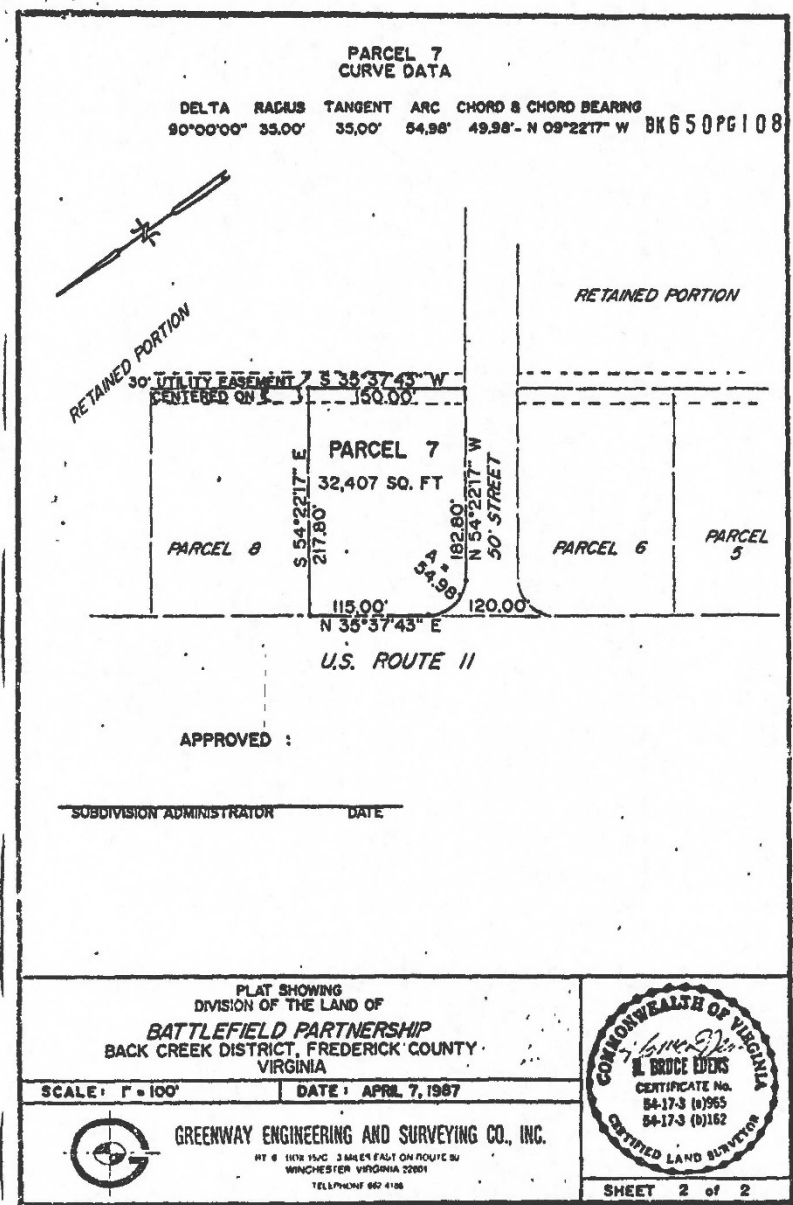
Property Commercial Office Building
Property Address 4095 Valley Pike, Winchester, VA 22602

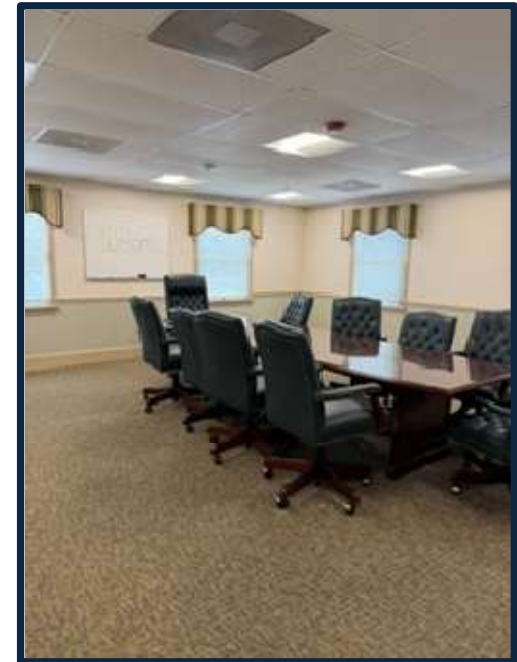
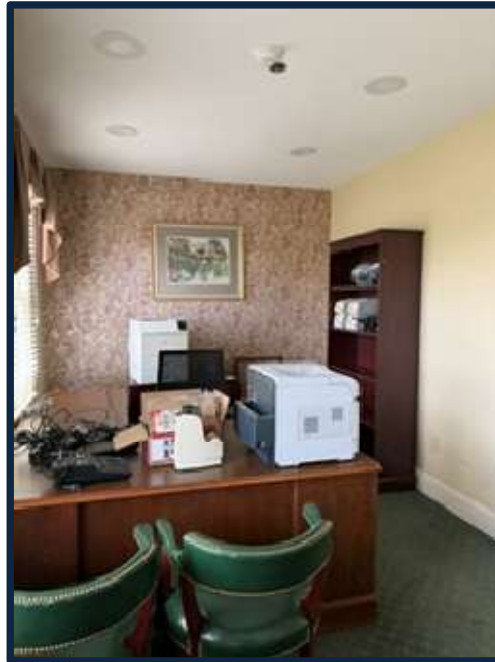
SITE DESCRIPTION

12,645 SF Zoned B-2

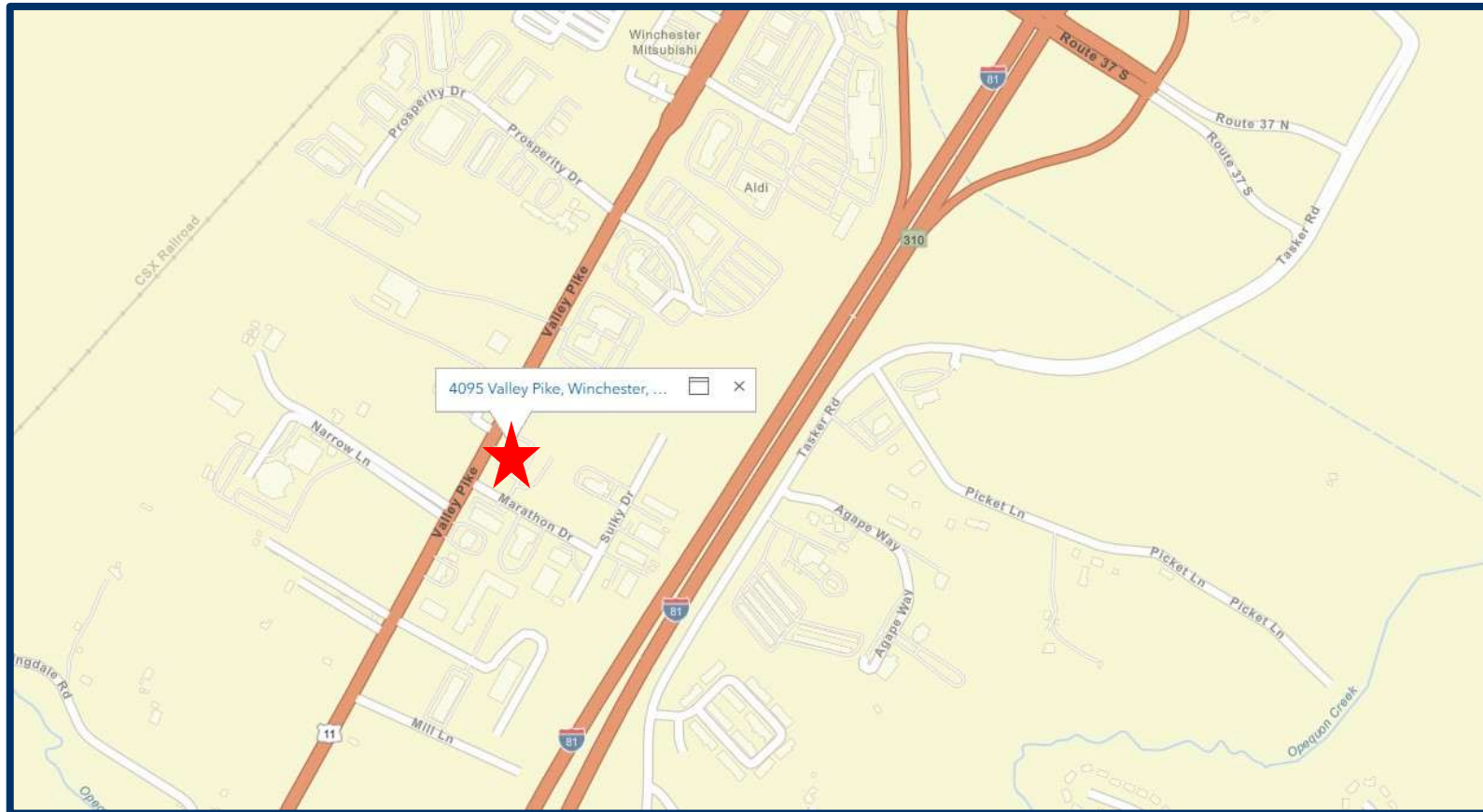


Property Plats

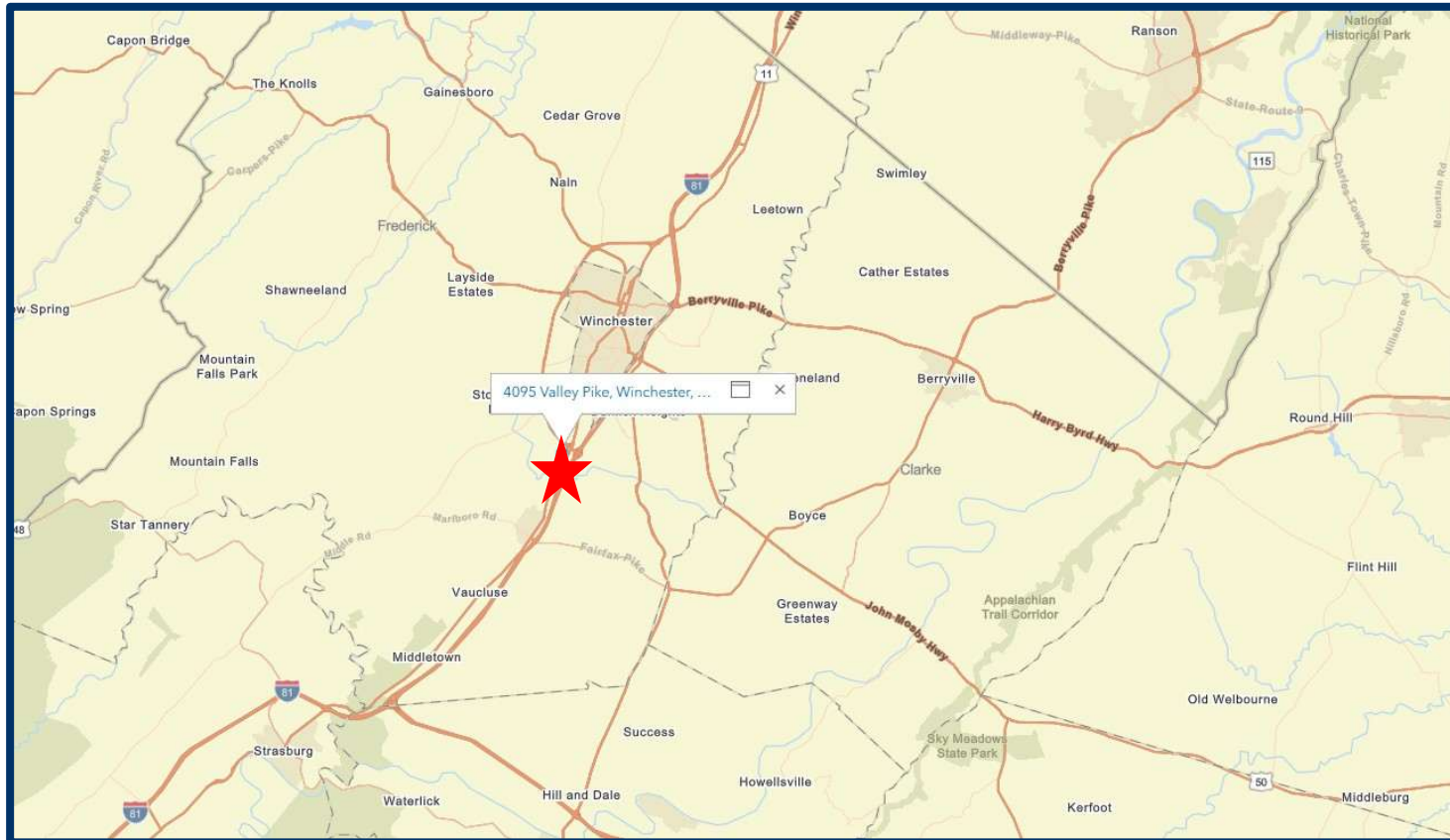




Local Map



Regional Map



overview

12,645 SF Commercial Office Building
4095 Valley Pike
Winchester, VA 22602

OakCrest Commercial

4095 Valley Pike

Demographic Summary

POPULATION	10-MILE	15-MILES	20-MILES
2020 Population	89,812	125,883	175,866
2026 Population	96,232	135,951	189,947
2031 Population	99,771	142,650	198,786
INCOME	10-MILE	15-MILES	20-MILES
2026 Per Capita Income	44,352	44,482	44,342
2031 Average HH Income	49,916	49,879	49,687
HOUSEHOLDS	10-MILE	15-MILES	20-MILES
2020 Households	34,039	47,762	66,791
2026 Households	36,971	52,224	73,048
2031 Households	38,159	57,246	79,426

Population

In this area the current year population is 186,658. In 2010, the Census count in the area was 182,248. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 194,773 representing a change of 0.85% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Households

The household count in this area has changed from 68,994 in 2020 to 70,708 in the current year, a change of 1.10% annually. The five-year projection of households is 73,757, a change of 0.85% annually from the current year total. Average household size is currently 2.60, compared to 2.60 in the year 2000. The number of families in the current year is 49,025 in the area.

Income

Current median household income is \$81,724 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,667 in five years, compared to \$84,445 for all U.S. households.

Current average household income is \$104,292 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$119,826 in five years, compared to \$122,155 for all U.S. households.

Current per capita income is \$39,686 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,574 in five years, compared to \$47,064 for all U.S. households.

Race and Ethnicity

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two persons from the same area will be from different race/ethnic groups is 47.9 in the identified area, compared to 71.6 for the U.S. as a whole.

For Details or to Schedule a Tour Contact

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