



COMMERCIAL BUILDING WITH ABUNDANT PARKING FOR LEASE

2934 VALLEY AVE
WINCHESTER, VA 22601

Jim Guisewhite

540.325.0573

jim.guisewhite@svn.com

John Fox

540.336.6896

john.fox@svn.com

Property Summary



PROPERTY HIGHLIGHTS

- Highly visible location along Valley Avenue
- Covered Canopy for outdoor product presentation
- Large open showroom combined with open gathering area on the first floor
- Sales, Service, Storage and much more

OFFERING SUMMARY

Lease Rate:	\$9,500.00 per month (NNN)
Available SF:	8,455 SF
Lot Size:	1.31 Acres
Building Size:	8,455 SF

PROPERTY DESCRIPTION

I am writing to share an exciting leasing opportunity for a commercial freestanding building. CMA Hyundai has relocated, making its former facility available for lease.

This 8,455 sq ft building is situated on 1.3 acres, offering ample parking and high visibility. The space features a showroom, waiting room, multiple offices, a conference room, multiple restrooms, and mezzanine storage. Additionally, it includes a covered canopy for product display and an extra service area with three bays, storage space, and additional office space. The property boasts abundant parking in the front, rear, and along the side street.

This versatile property is ideal for a wide range of businesses, including:

- * Entertainment Venues
- * Fitness and Wellness Centers
- * Furniture and Home Design Stores
- * Equipment Rental Companies
- * Service Companies (Showroom and storage)
- * Repair Services
- * ATV Sales and Service
- * Motorcycle Shops and Service Centers
- * Auto Detailing with Custom Parts
- * Automotive Sales and Service

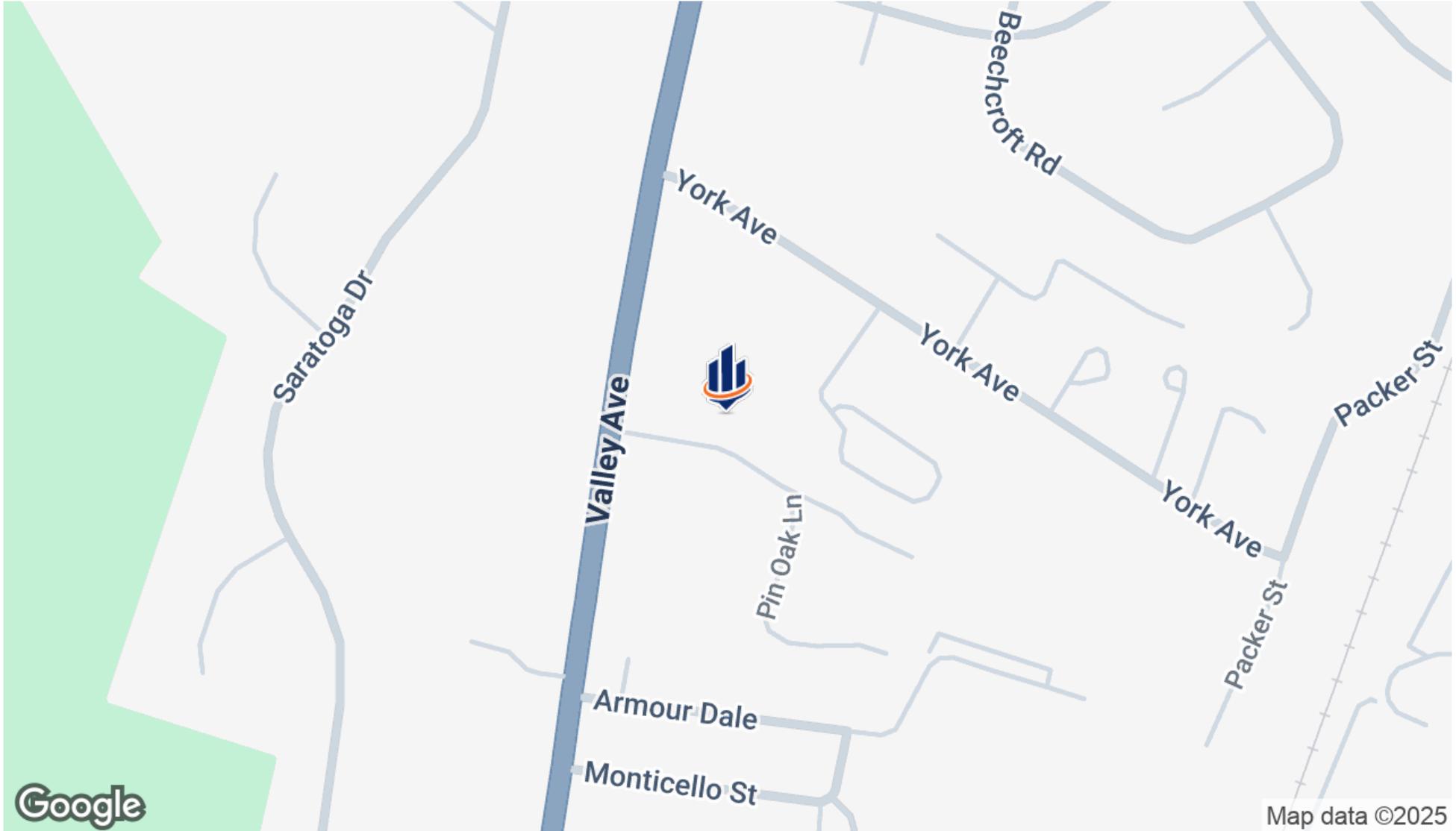
Exterior Photos



Interior Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	78,917	120,045	173,968
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	30,119	45,575	66,183
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$108,717	\$111,268	\$110,984
Average House Value	\$380,560	\$402,229	\$398,586

Demographics data derived from AlphaMap

