



4,604 SF OPPORTUNITY

NEARBY RETAILERS



RETAIL CONDO FOR LEASE OR SALE

- Up to 11,210 SF retail condo available for lease or sale at the corner of E Jubal Early Drive & S Loudoun Street, Winchester, VA
- 67 Parking Spaces
- Previous kitchen & bath showroom
- 19' ceiling height
- Zoning: CM1 - Commercial Industrial
- Rear Garage Loading

AVAILABLE SPACE

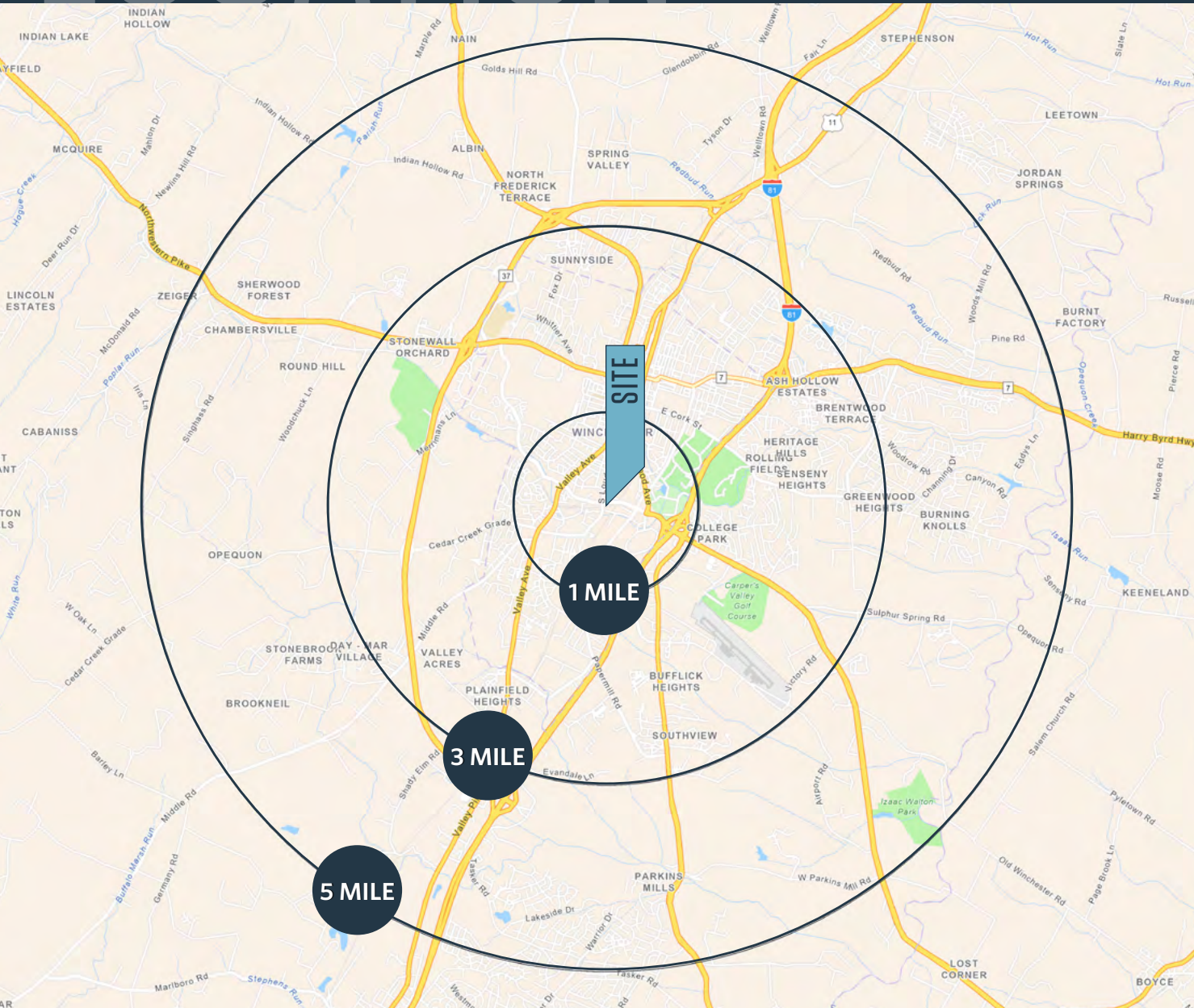
SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
4,604 SF	MARKET	"AS-IS" (BUILT-OUT KITCHEN + BATH SHOWROOM)	IMMEDIATE
UP TO 11,210 SF	MARKET	"AS-IS"	NEGOTIABLE

*EST. NNN: \$3.50 PSF

LOCATION

29-31 EAST JUBAL EARLY DRIVE

29-31 EAST JUBAL EARLY DRIVE, WINCHESTER, VA 22601, CITY OF WINCHESTER



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	9,839	48,114	73,226
Daytime Population	18,900	42,448	54,616
Households	3,933	18,776	27,949
Average HH Income	\$85,732	\$99,556	\$103,754

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

East Jugal Early Drive	29,236 ADT
South Loudoun Street	15,865 ADT

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Winchester

Frederick County | Virginia

klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



MAI VO

mvo@klnb.com | 703-268-2722

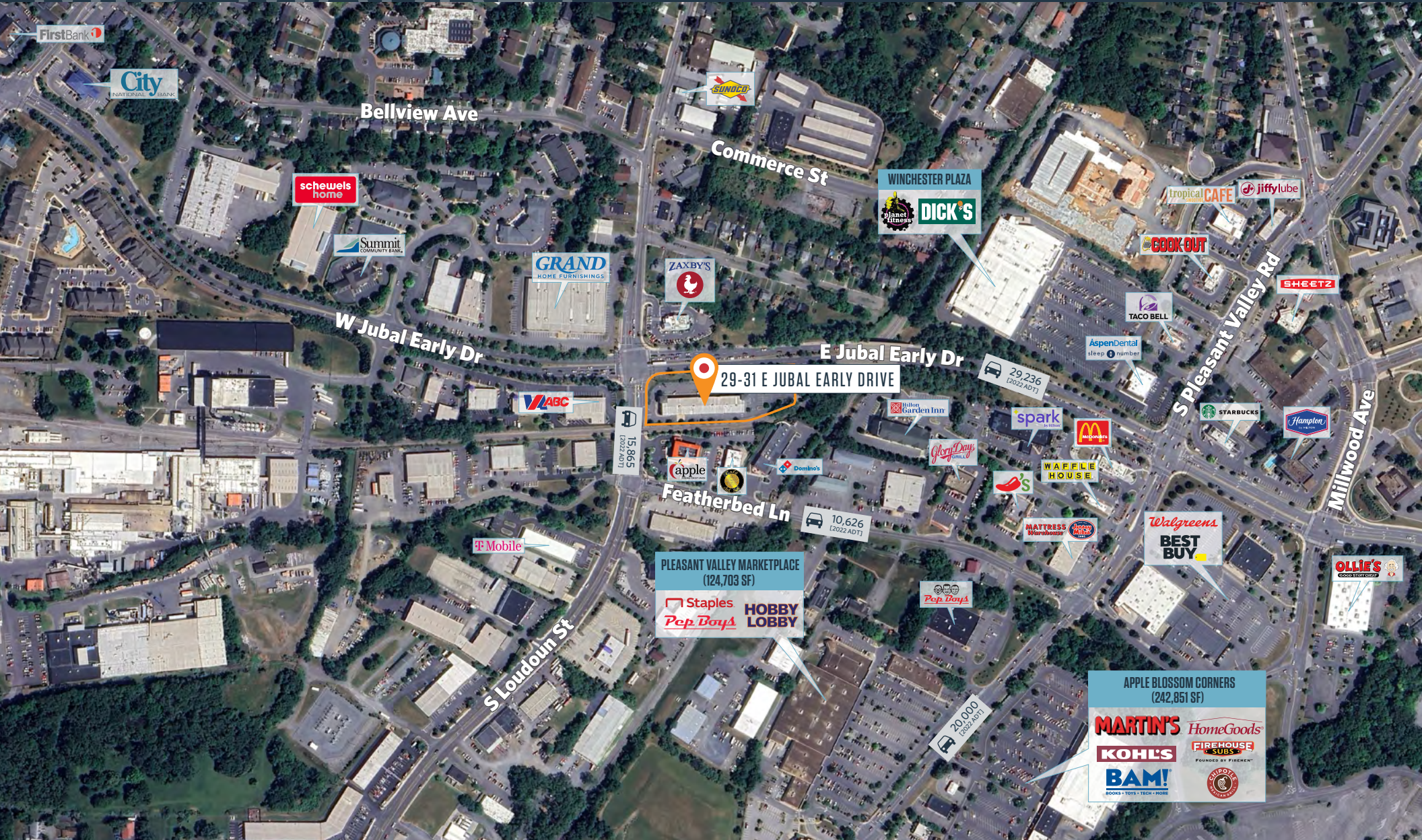
FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

MID-MARKET

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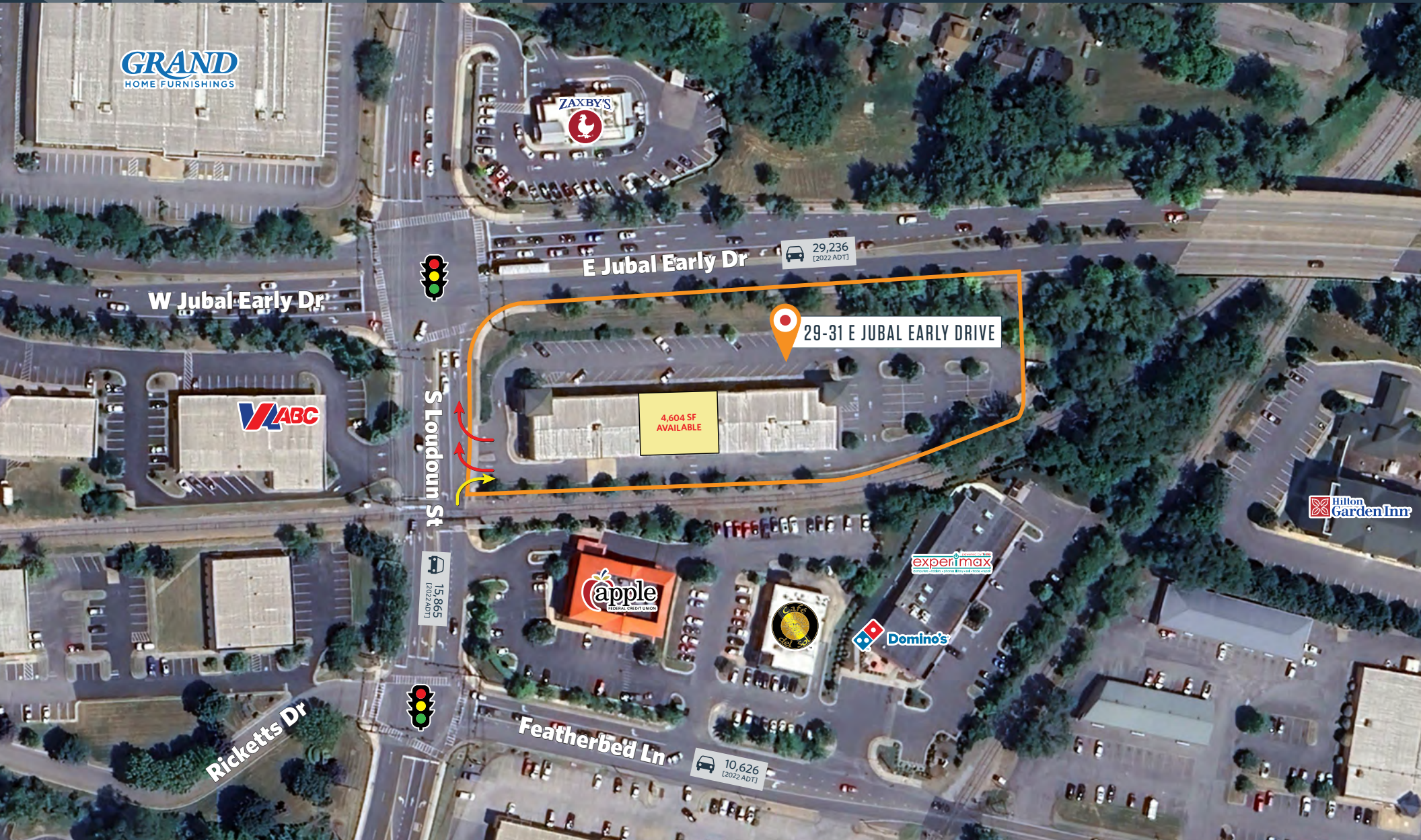
FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707



CLOSE-UP

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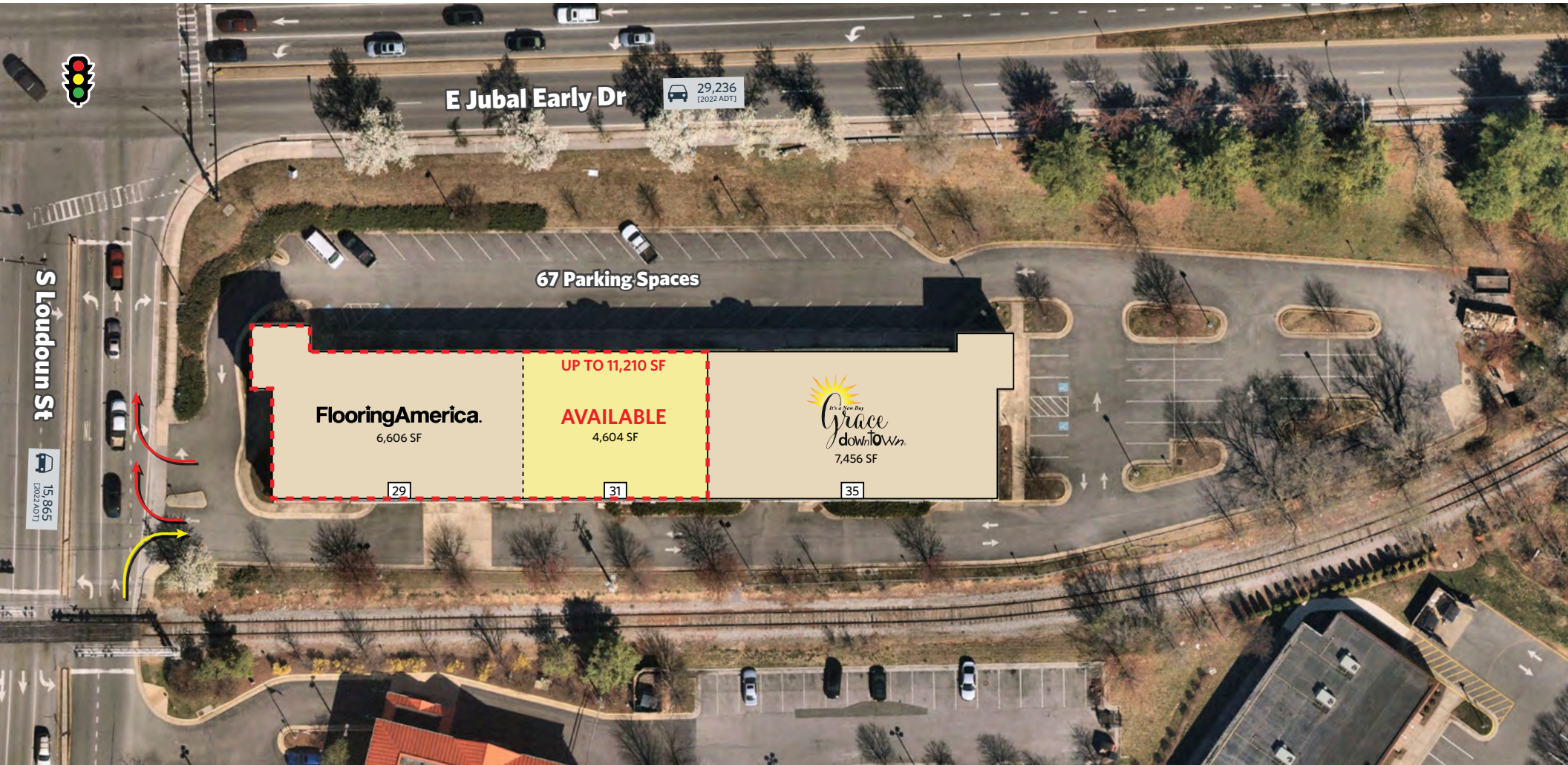
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FLOOR PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com

703-268-2722

FORREST H. MORRILL

fmorrill@klnb.com

703-268-2707

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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