

WINCHESTER MEDICAL CENTER

333 W Cork St, Winchester, Virginia



CBRE

Executive Summary

THE OFFERING

CBRE's National Behavioral Health Group is pleased to present the exclusive offering of 333 W Cork St, a 202,408 Sq Ft healthcare facility located in Winchester, Virginia.

This impressive eight-story building is strategically situated near the town center and minutes from the Valley Health Hospital and Shenandoah School of Nursing. It is currently 52.28% occupied with leases expiring in 2027. The tenants do not intend to renew. This facility presents an exceptional opportunity for mental and behavioral health operators, accommodating uses such as inpatient care, substance use disorder treatment, residential treatment, transitional housing, and alternative care for diverse patient populations.

Contact brokers to discuss pricing.



Property Description



PROPERTY OVERVIEW



ADDRESS

333 W Cork St, Winchester



YEAR BUILT

1956



MARKET/SUBMARKET

Winchester VA



RESIDENTIAL BED COUNT

EST: 120



SQUARE FOOTAGE

202,408 SF



FLOORS

8



LOT SIZE

3.66 AC

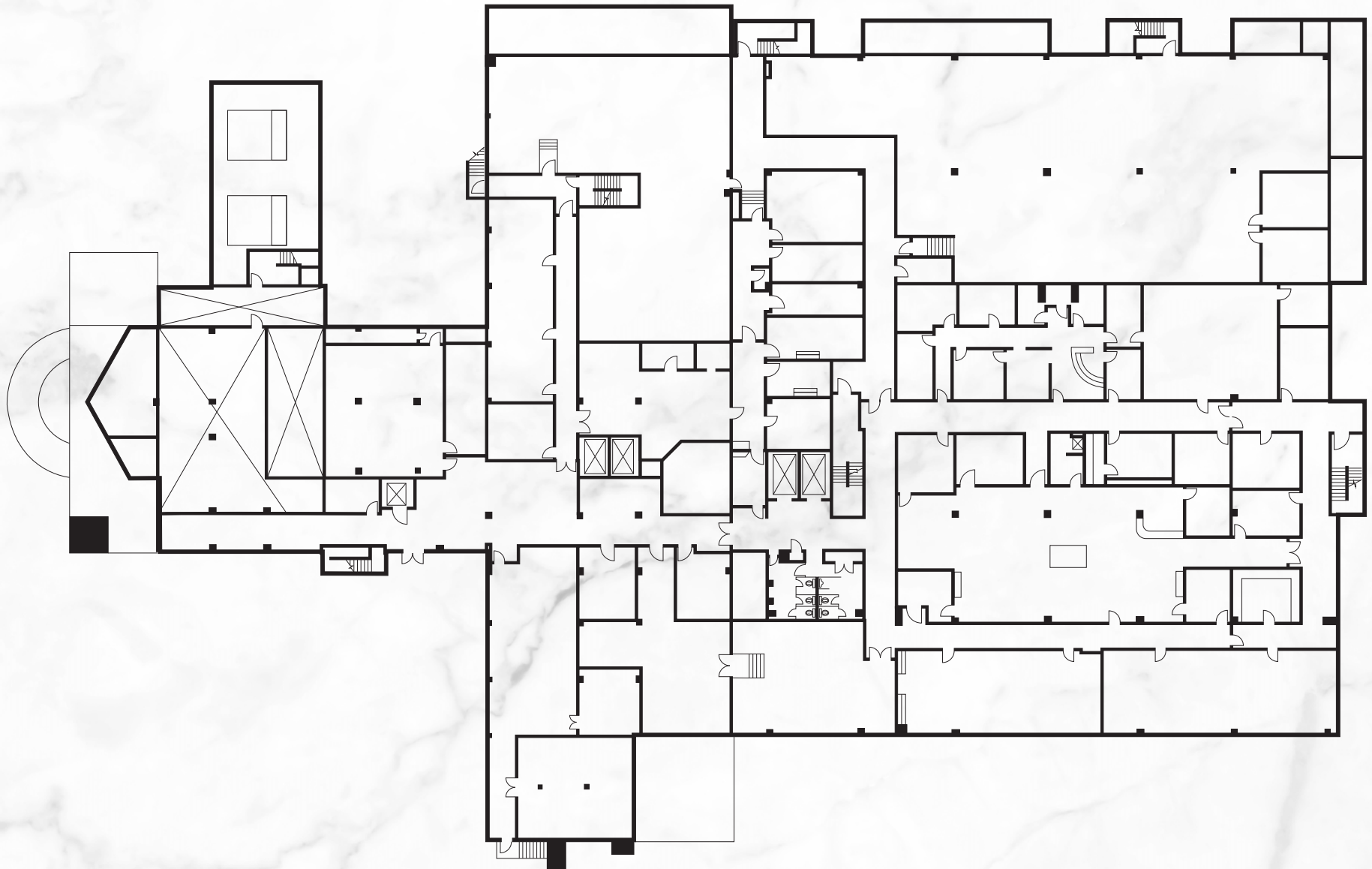


USE

Rehabilitation Center

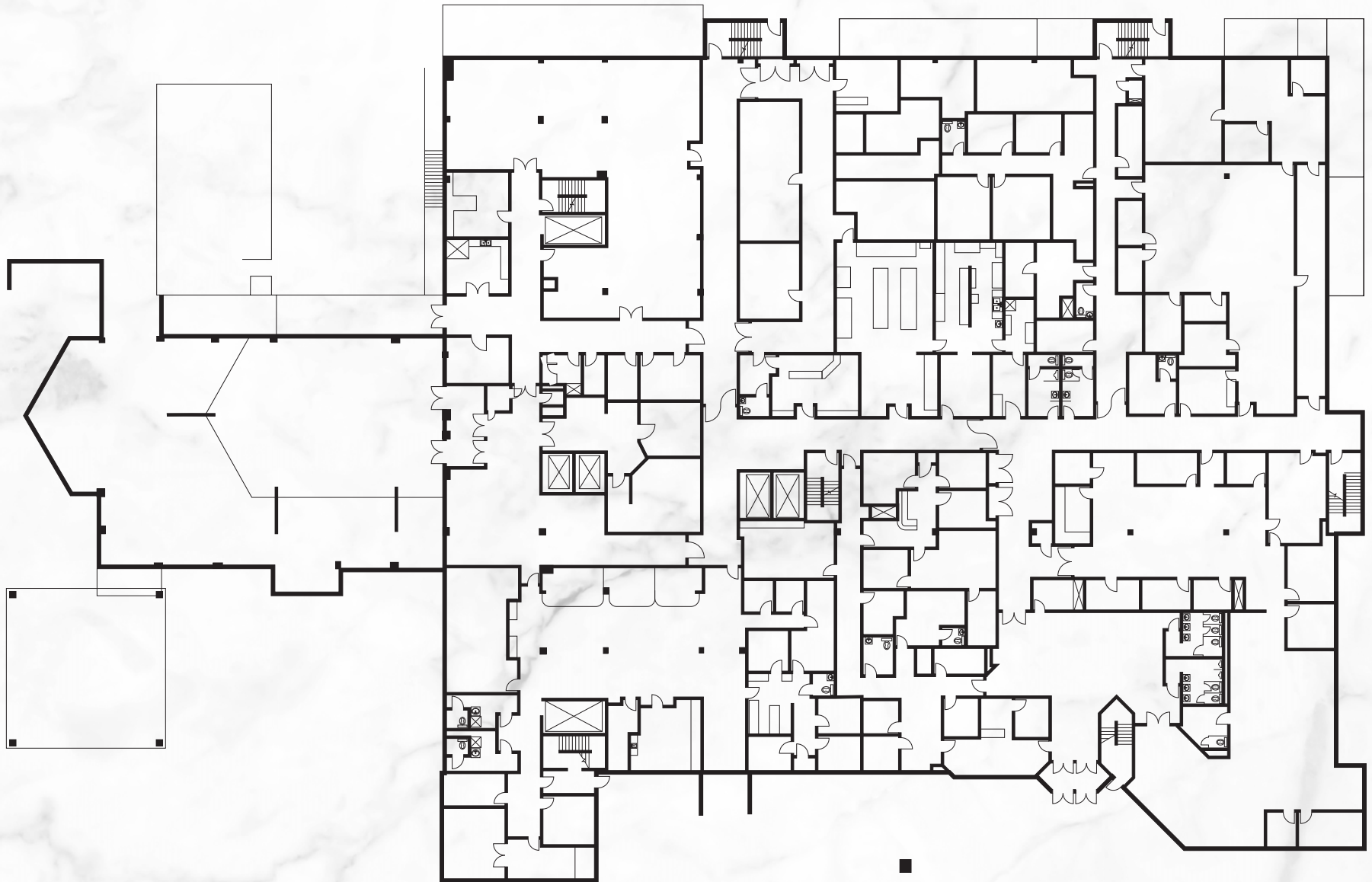
Floor Plans

GROUND FLOOR



Floor Plans

1ST FLOOR



Floor Plans

2ND FLOOR



Floor Plans

3RD FLOOR



Floor Plans

4TH FLOOR

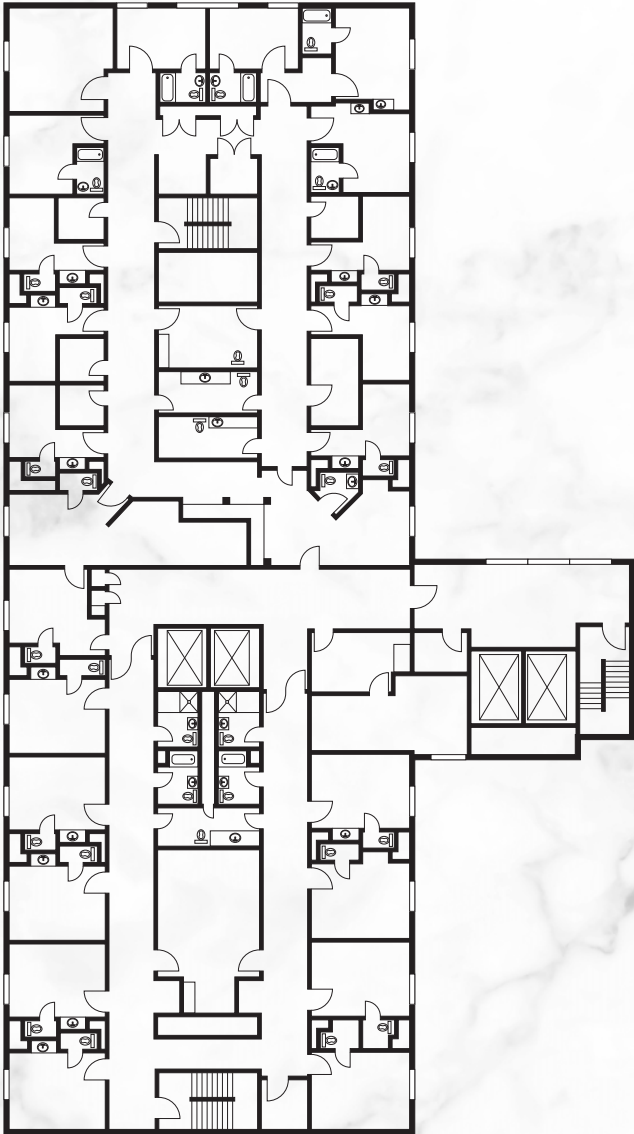


5TH FLOOR

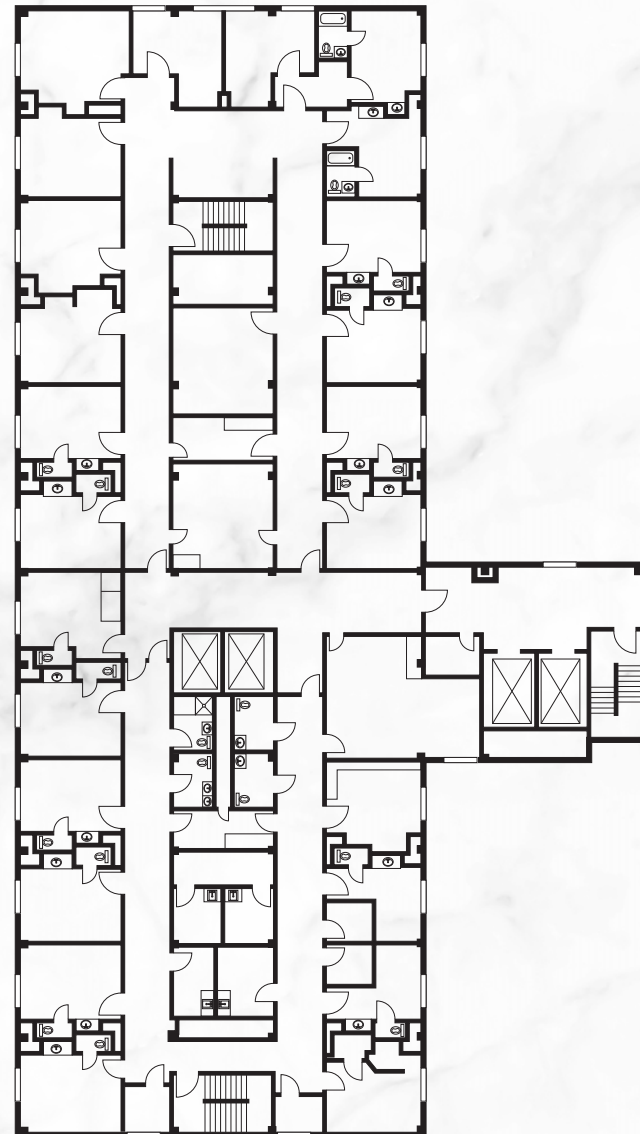


Floor Plans

6TH FLOOR



7TH FLOOR



Location Overview

Located just off US-50 and minutes from I-81, 333 W Cork St is nestled in the historic and vibrant heart of Winchester, VA. This prime location is located only minutes from Valley Health Hospital and the highly-regarded Shenandoah School of Nursing which well known for producing qualified healthcare talent throughout the region. Its proximity offers unparalleled opportunities for potential staffing, clinical partnerships, and academic collaboration in the healthcare field – but also boasts exceptional walkability to Winchester’s Old Town pedestrian mall, offering immediate access to independent boutiques, acclaimed restaurants, cafes, and entertainment venues. Everyday conveniences, including grocery stores and larger retail centers, are also within a short drive. The site is about an hour from Washington Dulles International Airport and 1 hour and 45 minutes from D.C. Other substantial nearby communities include Martinsburg, WV and Front Royal, VA.



Population Demographics

COMMUNITY SUMMARY

333 W Cork St, Winchester, Virginia, 22601 - 15 minutes

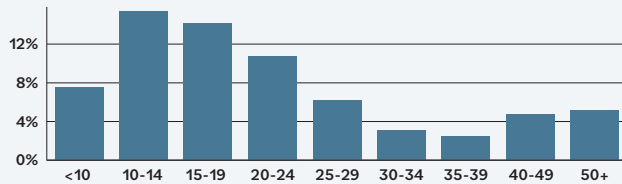
72,508 Population Total	2.50 Average HH Size	39.5 Median Age	\$400,961 Median Home Value
0.91% Population Growth	65.9 Diversity Index	\$77,760 Median HH Income	\$233,927 Median Net Worth

20.8% - Age <18

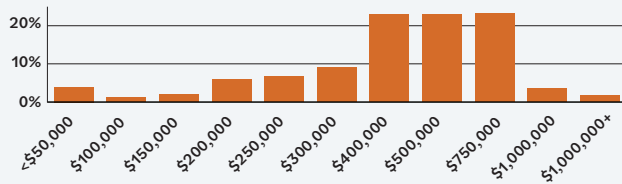
60.0% - Age 18-64

19.3% - Age 65+

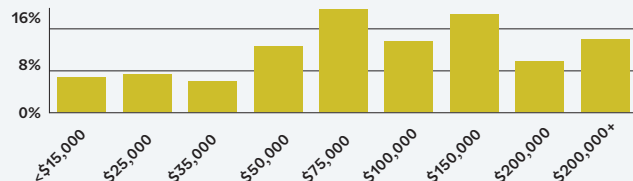
MORTGAGE AS PERCENT OF SALARY



HOME VALUE



HOUSEHOLD INCOME



AGE PROFILE: 5 YEAR INCREMENTS



17.1%
Services

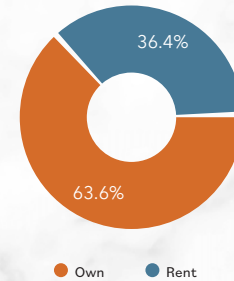


23.8%
Blue Collar

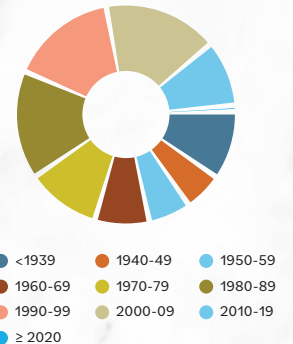


59.1%
White Collar

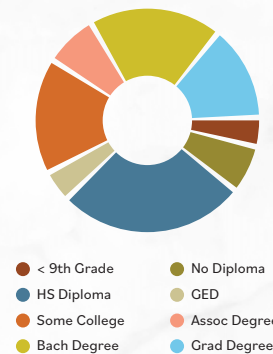
HOME OWNERSHIP



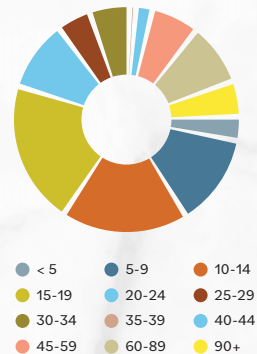
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



Population Demographics

COMMUNITY SUMMARY

333 W Cork St, Winchester, Virginia, 22601 - 45 minutes

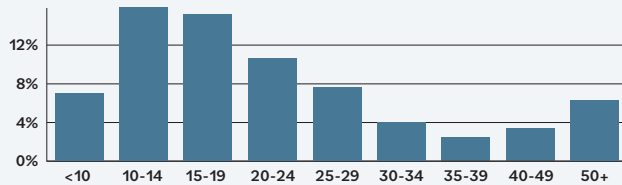
438,968 Population Total	2.54 Average HH Size	40.9 Median Age	\$362,241 Median Home Value
1.21% Population Growth	48.8 Diversity Index	\$86,800 Median HH Income	\$307,143 Median Net Worth

21.7% - Age <18

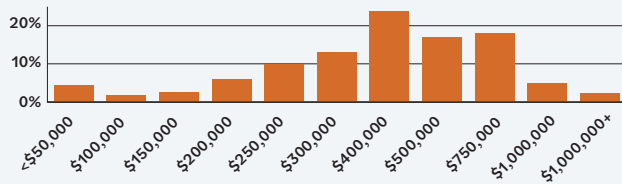
59.2% - Age 18-64

19.1% - Age 65+

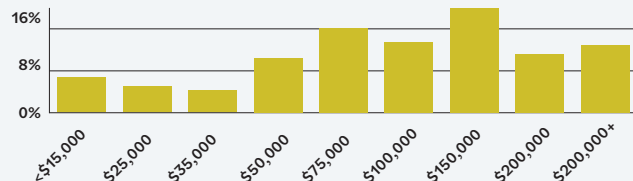
MORTGAGE AS PERCENT OF SALARY



HOME VALUE



HOUSEHOLD INCOME



AGE PROFILE: 5 YEAR INCREMENTS



16.5%
Services

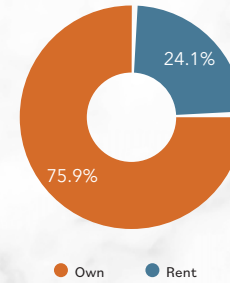


25.7%
Blue Collar

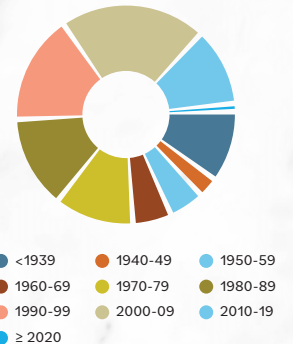


57.7%
White Collar

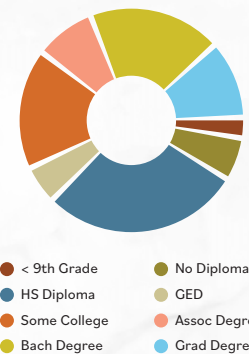
HOME OWNERSHIP



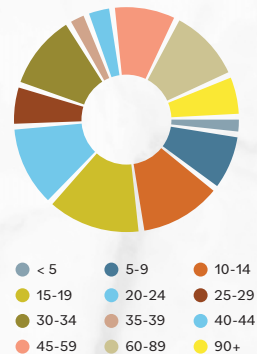
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



Population Demographics

COMMUNITY SUMMARY

333 W Cork St, Winchester, Virginia, 22601 - 60 minutes

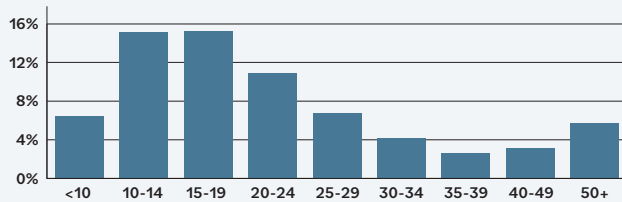
924,467 Population Total	2.62 Average HH Size	40.7 Median Age	\$423,557 Median Home Value
1.03% Population Growth	55.2 Diversity Index	\$99,311 Median HH Income	\$370,188 Median Net Worth

22.0% - Age <18

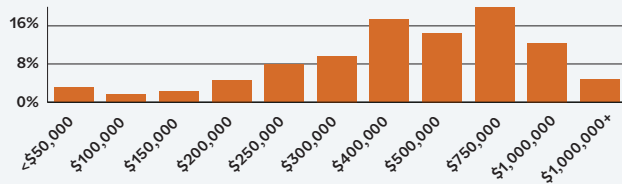
60.1% - Age 18-64

18.0% - Age 65+

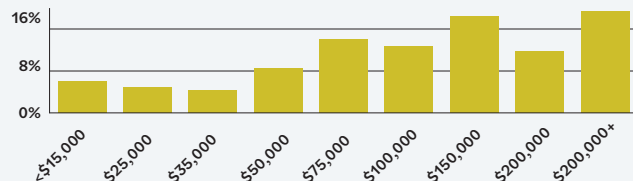
MORTGAGE AS PERCENT OF SALARY



HOME VALUE



HOUSEHOLD INCOME



AGE PROFILE: 5 YEAR INCREMENTS



15.4%
Services

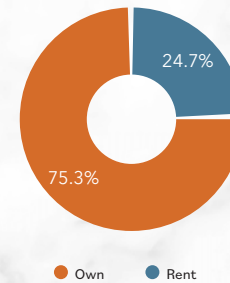


20.4%
Blue Collar

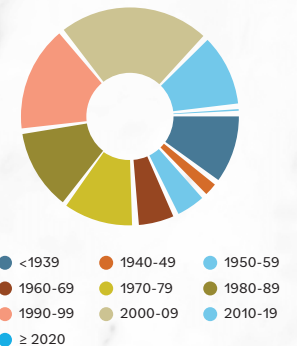


64.2%
White Collar

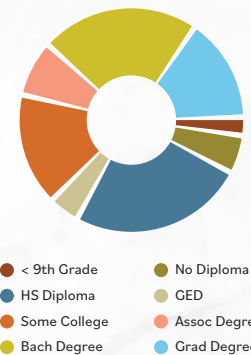
HOME OWNERSHIP



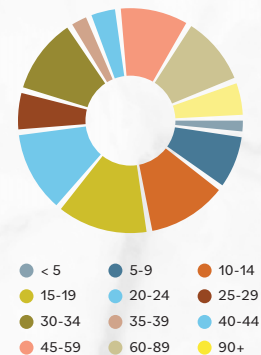
HOUSING: YEAR BUILT



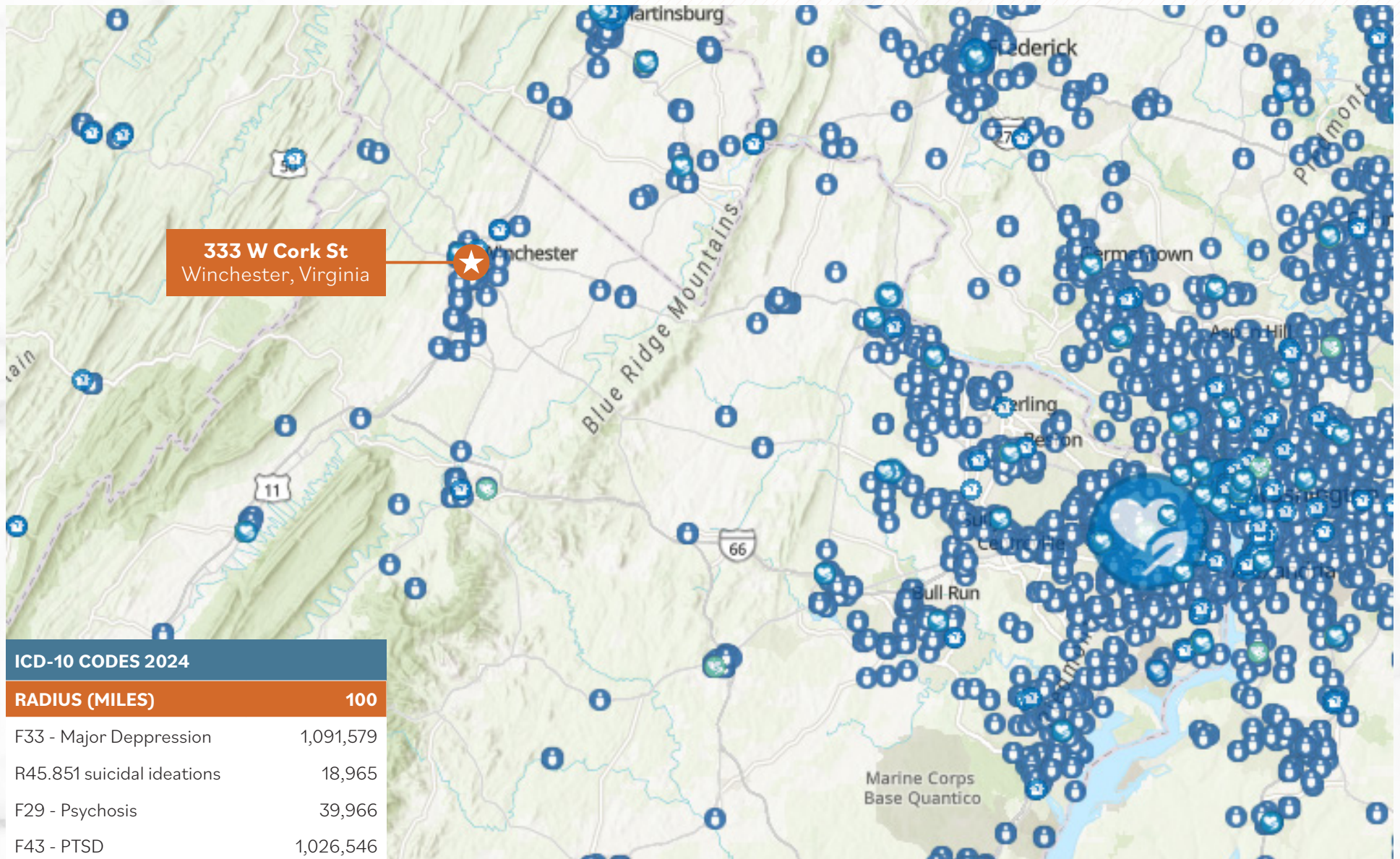
EDUCATIONAL ATTAINMENT



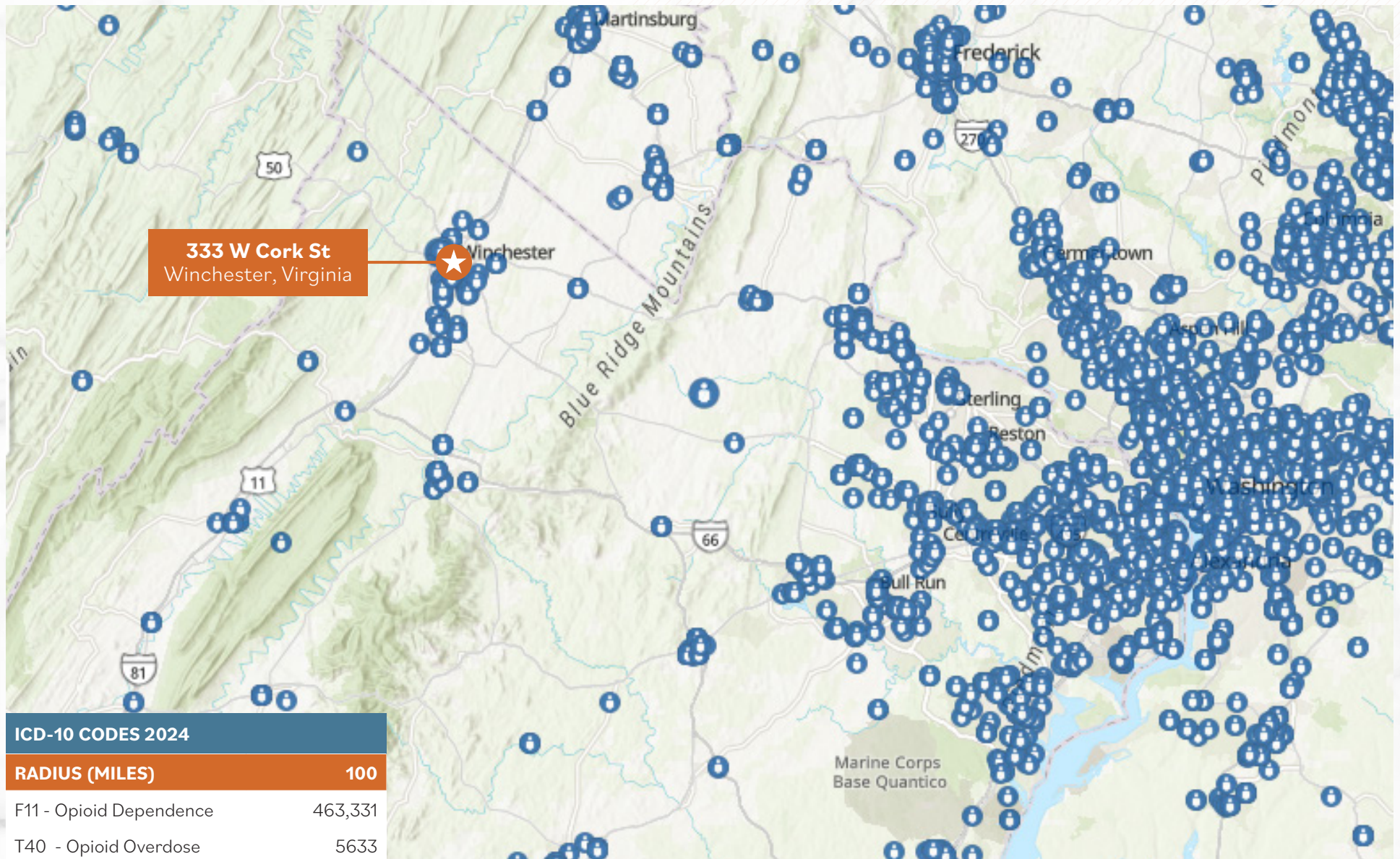
COMMUTE TIME: MINUTES



Diagnoses Claims - Psychiatric and Mental Health Disorders



Diagnosis Claims - Substance Abuse Disorders



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