



# FOR SALE

## Warehouse & Office Building in Excellent Location

225 E. Pall Mall Street, Winchester, VA • Asking \$999,000

Gillian Greenfield, CCIM | O: (877) 667-7071 | C: (540) 974-3927



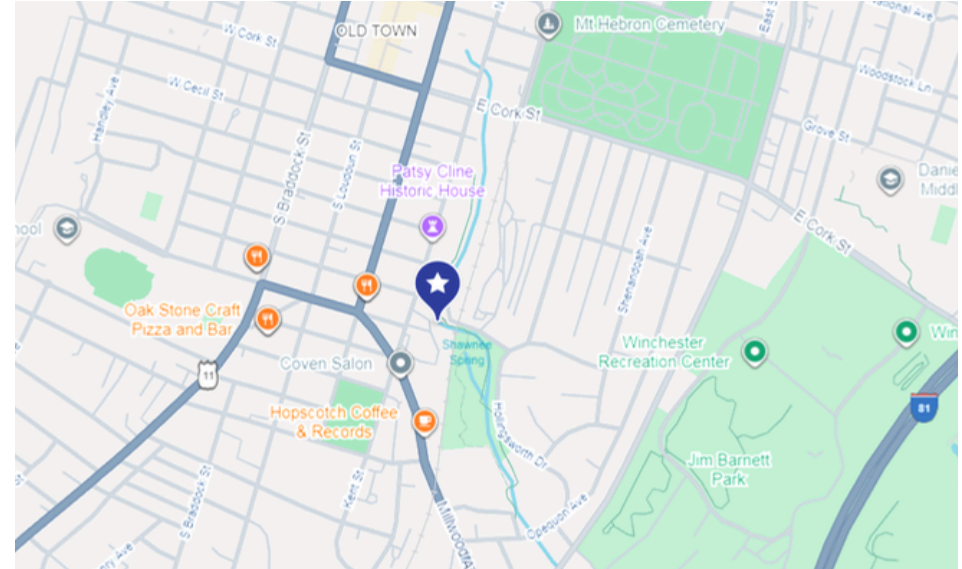
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# FOR SALE

## WAREHOUSE & OFFICE BUILDING IN TOWN

225 E. Pall Mall Street | Winchester, VA



### PROPERTY DESCRIPTION

14K SF warehouse and office building for sale in Winchester City with great parking! Turn key condition, ready for immediate occupancy. All block and masonry building, fully air conditioned (including warehouse), all mechanicals, electric, and plumbing in good condition. 1st floor consists of 5K SF warehouse, 2K SF of finished open offices with kitchenette. 2nd floor is 7K of individual offices, reception area, and 2nd kitchenette. Warehouse, 1st floor offices, and 2nd floor offices, all have separate restrooms (ADA on 1st floor). Property comes with two private parking lots offering over 30+ parking spaces! Although the property has never flooded, financing may require flood insurance. We have already secured an excellent quote for only \$3,395 per year. CM1 zoning allows for contractors offices, church, daycare, fitness facility, wholesale business, light manufacturing/warehousing. Don't miss out on this excellent deal, priced to sell!

### HIGHLIGHTS:

- 14K SF Warehouse & Offices, Under \$72 PSF!
- Excellent Condition, Move In Ready!
- Comes with Two Private Parking Lots for Over 30 Vehicles!

### MORE DETAILS

- **Building Size:** 14,000 Square Feet
- **Year Built:** 1950, Renovated 2020
- **Lot Size:** 0.71 Acre
- **Zoning:** CM-1 (Commercial/Mixed Use)

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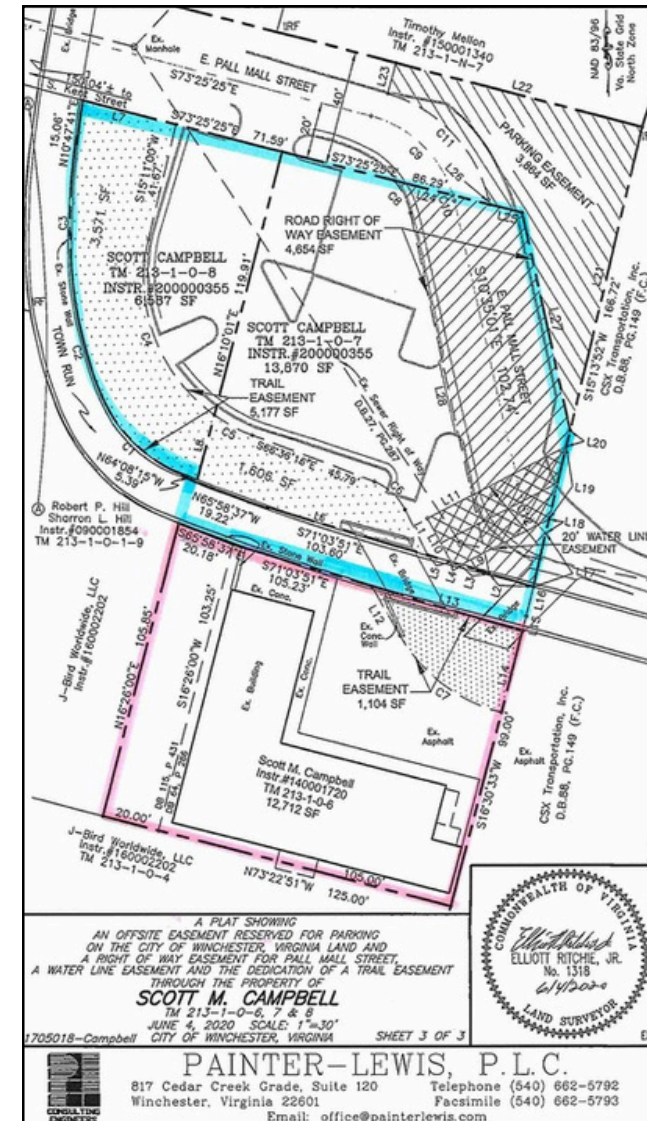




# GIS & SURVEY

## WAREHOUSE & OFFICE BUILDING IN TOWN

225 E. Pall Mall Street | Winchester, VA



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Illustration is for marketing purposes only. Dimensions are approximate.





# PHOTO TOUR

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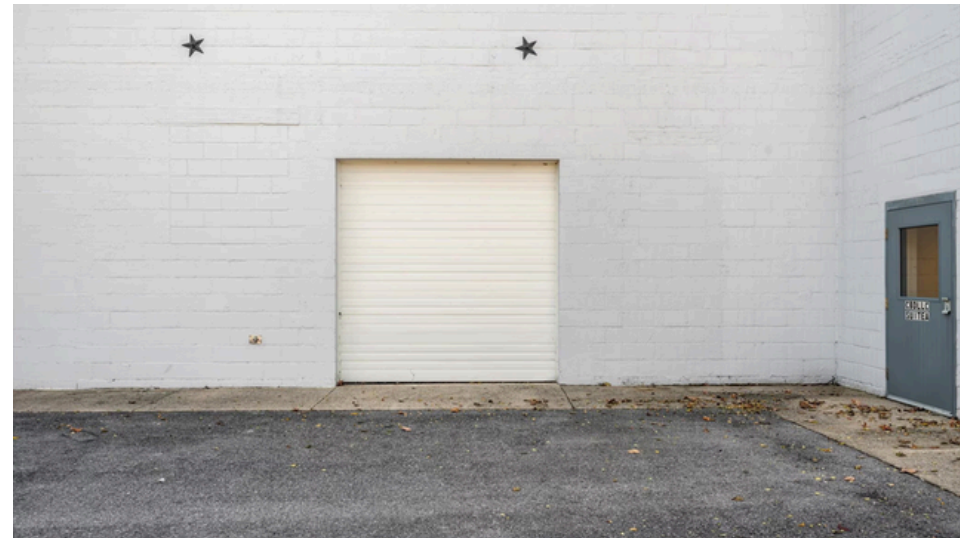




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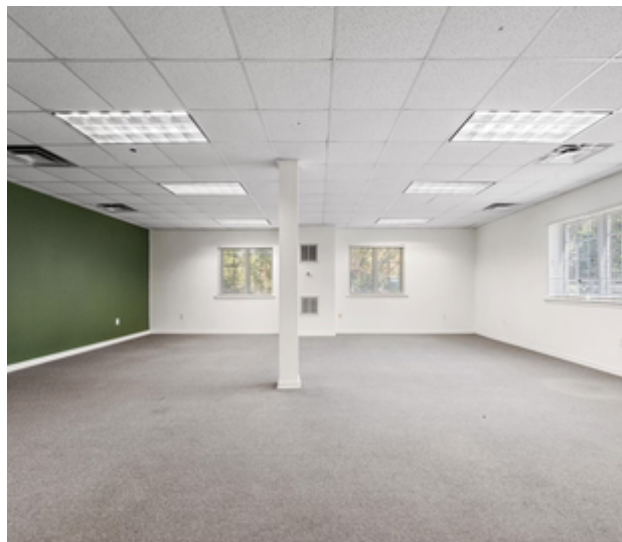




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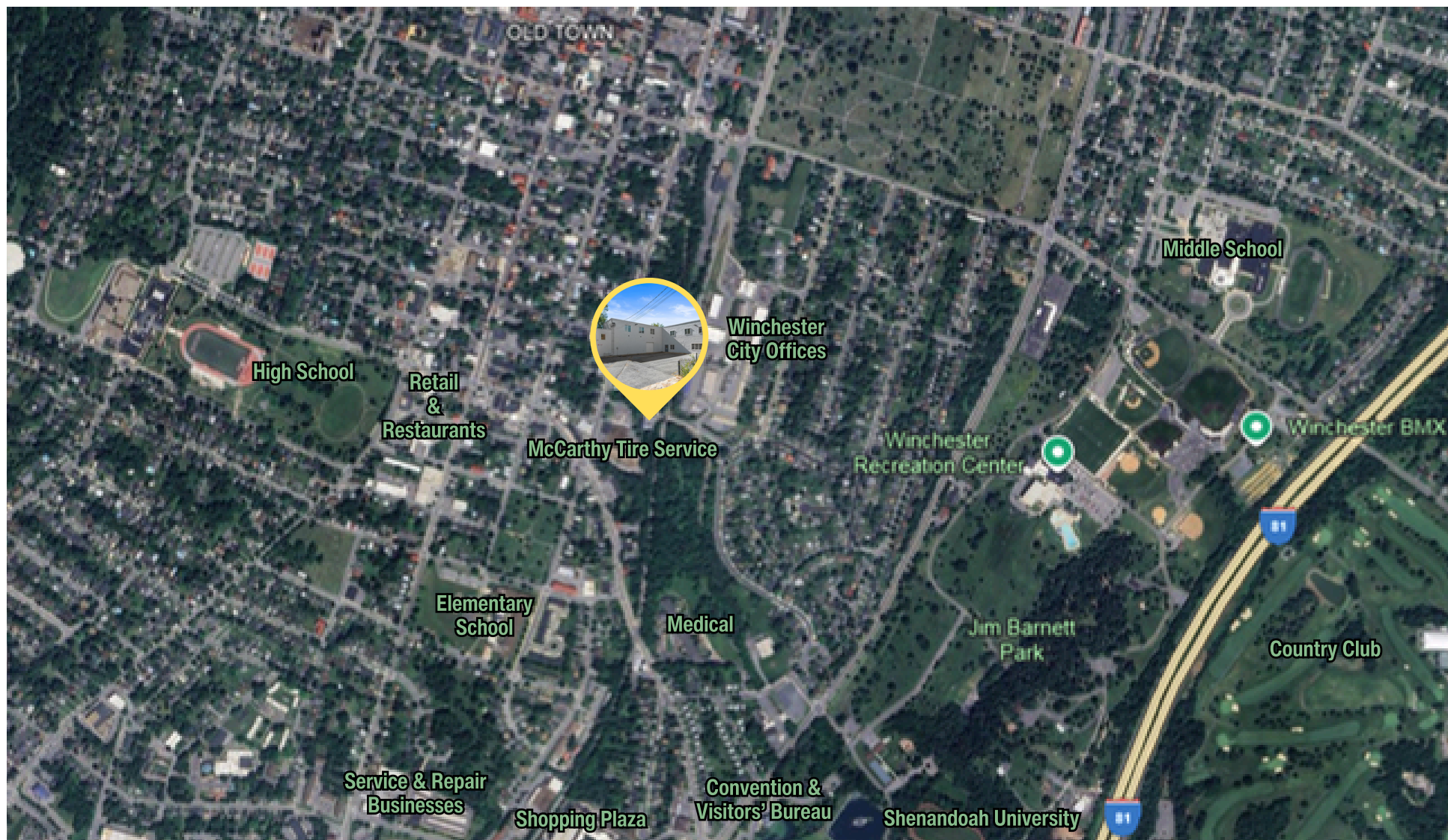
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# AERIAL VIEW

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# LOCATION

## WAREHOUSE & OFFICE BUILDING IN TOWN

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For over a decade, Winchester has consistently ranked in the top 20% of Virginia localities for new capital investment and job growth. The area has been recognized nationally by Forbes as one of the "Best Small Places for Business & Careers" and named one of Site Selection magazine's "Top 10 Tier-3 Metro Areas." These accolades reflect the region's thriving, diversified economy, which is powered by industries ranging from manufacturing, logistics, and finance to technology, healthcare, and startups. Winchester's consistent rise in new housing developments, medical facilities, and educational institutions further bolsters the consumer base that retailers depend on.

Recent years have brought major corporate investments and expansions, particularly in distribution and manufacturing, with companies attracted by the region's skilled workforce and logistical advantages. This economic vitality fuels consumer spending, population growth, and demand for retail services.

Location is everything in real estate, and Winchester delivers. Situated just 80 miles west of Washington, D.C., the area sits at the crossroads of I-81 and I-66, with access to CSX rail, Winchester & Western rail lines, and three major international airports — making it a logistical sweet spot for retail distribution and supply chains.

Winchester's strong labor force extends across a ten-county region in Virginia, Maryland, and West Virginia, encompassing over 360,000 workers. With 91% holding a high school diploma and 41% having an associate's degree or higher, the area boasts an educated and versatile talent pool.

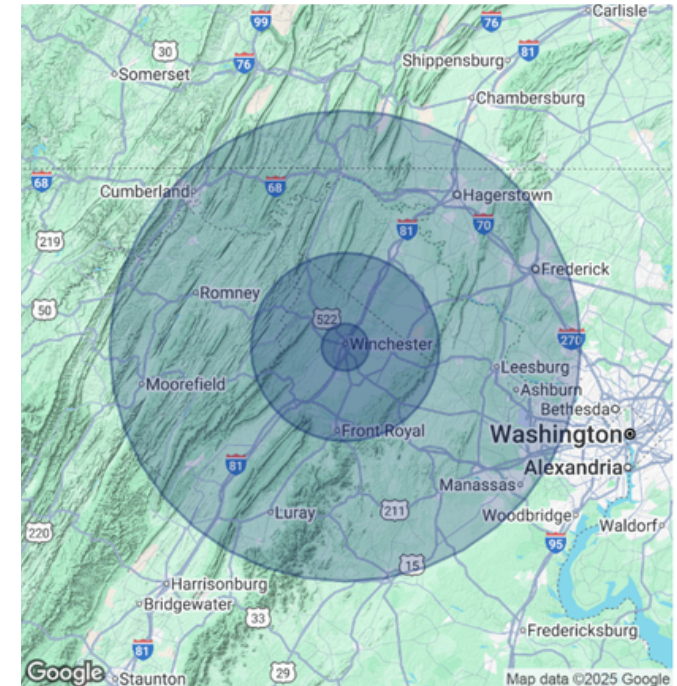
Winchester presents an exceptional opportunity for investing in commercial real estate. This picturesque region isn't just a magnet for tourists and residents — it's a growing economic hub that offers strategic advantages for both immediate value and long-term potential.

# DEMOGRAPHICS

## WAREHOUSE & OFFICE BUILDING IN TOWN

225 E. Pall Mall Street | Winchester, VA

	5 Miles		20 Miles		50 Miles	
<b>Population</b>						
2025 Population	74,203	---	281,172	---	2,409,255	---
2030 Projected Population	79,299	---	300,134	---	2,553,406	---
2030 Projected Population (High Estimate)	84,475	---	320,979	---	2,715,583	---
2030 Projected Population (Low Estimate)	74,461	---	281,148	---	2,394,138	---
% Projected Annual Change (2025 - 2030)	1.4%	---	1.3%	---	1.2%	---
% Projected Annual Change (High Estimate)	2.8%	---	2.8%	---	2.5%	---
% Projected Annual Change (Low Estimate)	0.1%	---	0.0%	---	-0.1%	---
<b>2010 Census Population</b>	49,098	---	182,418	---	1,522,329	---
<b>2020 Census Population</b>	69,597	---	259,725	---	2,274,233	---
% Annual Change (2020 - 2025)	1.3%	---	1.7%	---	1.2%	---
Population Density	967	---	228	---	311	---
Land Area (Square Miles)	76.77	---	1,231.78	---	7,743.91	---
<b>Households</b>						
2025 Households	28,367	---	107,634	---	865,844	---
2030 Projected Households	30,312	---	114,906	---	917,354	---
% Projected Annual Change (2025 - 2030)	1.4%	---	1.4%	---	1.2%	---
<b>2010 Households</b>	19,676	---	70,593	---	561,501	---
<b>2020 Households</b>	26,586	---	99,356	---	816,635	---
% Annual Change (2020 - 2025)	7.0%	---	8.1%	---	9.1%	---
Growth Stability Indicator (-1 to +1)	0.0342	---	0.0388	---	0.0472	---
<b>Income (2025)</b>						
Per Capita Income	\$43,301	---	\$44,935	---	\$58,766	---
Average Household Income	\$113,265	---	\$117,384	---	\$163,519	---
Median Household Income	\$91,618	---	\$97,895	---	\$130,033	---
<b>Income (2030 Projected)</b>						
Per Capita Income	\$53,318	---	\$55,383	---	\$73,679	---
Average Household Income	\$139,486	---	\$144,659	---	\$205,080	---
Median Household Income	\$114,300	---	\$121,484	---	\$151,505	---
<b>Economic Indicators (2025)</b>						
Gross Domestic Product (GDP) - in 1,000s	\$6,135,792	---	\$21,171,465	---	\$233,437,147	---
Economic Viability	274	---	279	---	312	---
Economic Viability, Indexed	99	---	101	---	113	---
Average Salary	\$46,457	---	\$50,822	---	\$61,391	---
Average Mortgage-Risk	3.54	---	3.50	---	3.60	---
<b>Businesses (2025)</b>						
Establishments	2,772	---	6,674	---	66,175	---
Employees (FTEs)	47,910	---	87,810	---	871,958	---



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