



ONE | S T R E E T
COMMERCIAL PROPERTIES

Shenville Creamery

16094 Evergreen Valley Road Timberville, VA 22853

Special Purpose Property For Lease

Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



PROPERTY DESCRIPTION

ONE Street Commercial Properties is proud to present this unique leasing opportunity.

This versatile listing provides an exceptional opportunity for a variety of commercial uses. Whether you're envisioning an office space, retail store, commercial kitchen, or beyond, this property can be tailored to suit your needs. Boasting ample space and a location that guarantees visibility, the potential for this commercial property is immense. Don't let this opportunity pass by - reach out today to explore the endless potential this property has to offer.

OFFERING SUMMARY

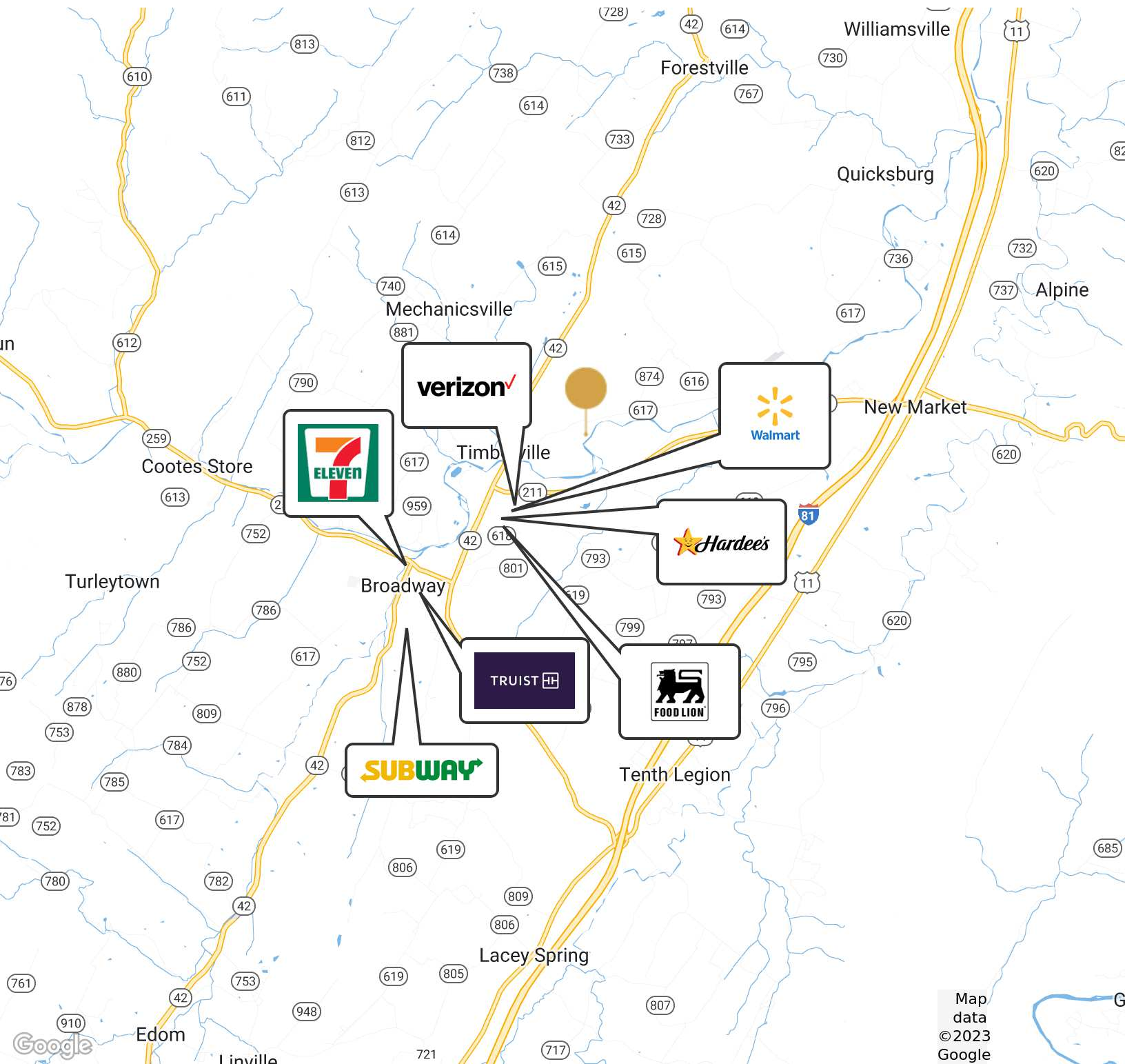
Lease Rate:	\$24.00 SF/yr (MG)
Number of Units:	1
Available SF:	5,000 SF
Lot Size:	1.85 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	184	1,877	4,537
Total Population	466	4,802	11,235
Average HH Income	\$64,923	\$62,951	\$64,178

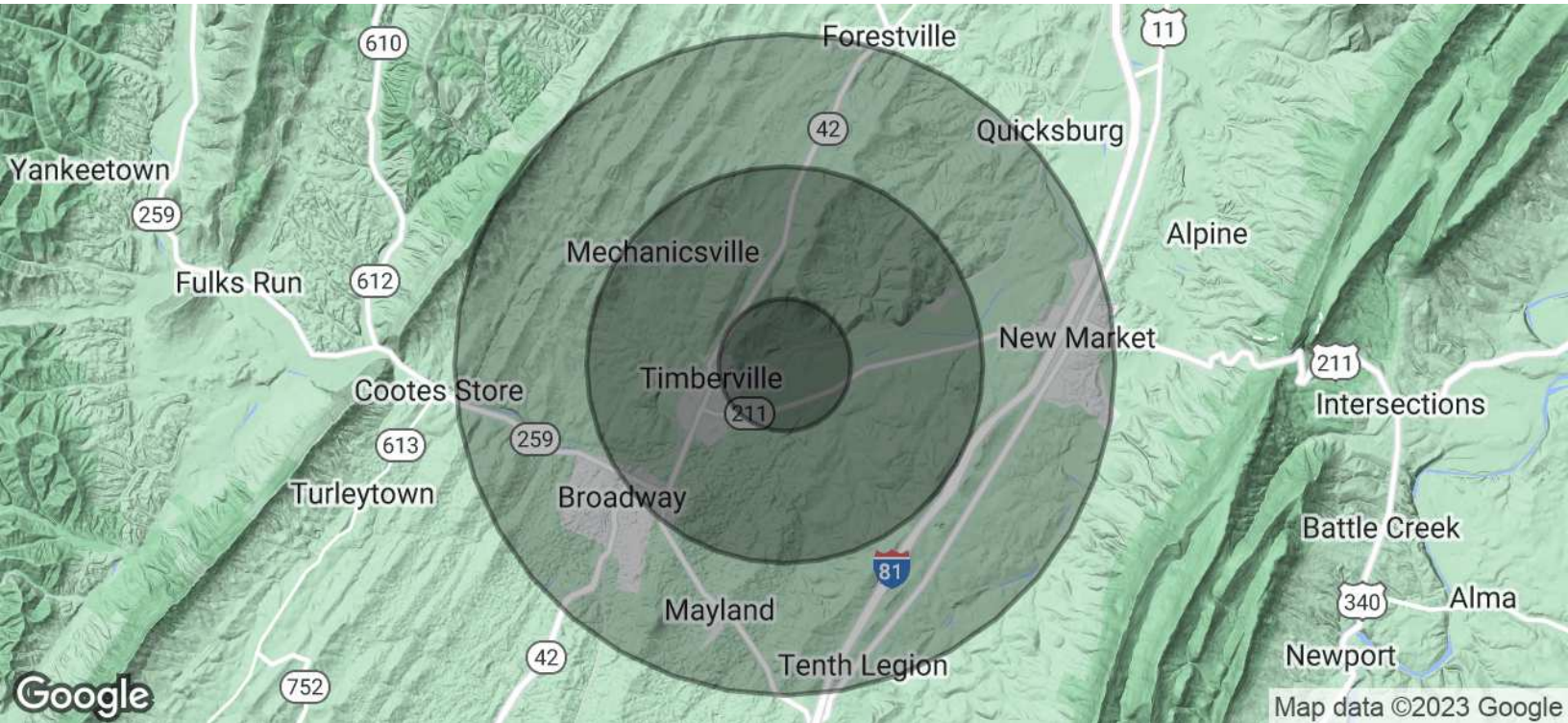
Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	466	4,802	11,235
Average Age	36.8	39.9	41.6
Average Age (Male)	33.9	38.0	39.3
Average Age (Female)	41.8	42.5	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	184	1,877	4,537
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$64,923	\$62,951	\$64,178
Average House Value	\$174,235	\$182,764	\$202,807

* Demographic data derived from 2020 ACS - US Census

Antoinette Khatib //
antoinette@onestreet.one
703.303.5000