

FOR SALE MARKET ST. 5.08 ACRES



OFFERED AT:

\$2,286,000

PROPERTY FEATURES

- 5.08 Acres +-
- Zoned B-2
- Rutherford Crossing Shopping Center
- Can be subdivided
- Perfect for retail, office space, restaurant, hotel, and more.

COLONY
REALTY

EST. 1963

LISTED BY:

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Owners John Schroth and John Scully are also licensed Virginia Realtors







PROPERTY OVERVIEW

PROPERTY ADDRESS

Address	Market St. Tax Map #: 43- A - 99
City	Winchester
State	Virginia
Zip Code	22603

PROPERTY INFORMATION

Acreage	5.08 +/-
Zoning	B2

DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2019 Total Population	473	23,025	58,011
2024 Total Population	568	26,367	63,505
2024 Annual Rate	3.73%	2.75%	1.86%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2019 Households	198	8,580	21,460
2019 Households	238	9,828	23,427

INCOME

	1 Mile	3 Mile	5 Mile
2019 Avg. Household Income	\$95,067	\$76,053	\$89,919

WINCHESTER, VA

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*"Top cities to start a business
in the U.S."*

- PennyGeeks November 2018



*No. 1
Best place to retire in Virginia*

- 24/7 Wall St. January 2019



*No. 13
Best small metro area in the country*

- Forbes

LOCATION OVERVIEW

The city of Winchester is located in the northern tip of Virginia in the Shenandoah Valley. Founded in 1744, it is the oldest city in Virginia, west of the Blue Ridge Mountains. The city currently occupies a land area of 9.3 square miles and has a population of 28,000. Two major interstate highways I-81 and I-66, and four major state highways, Routes 50, 7, 11, and 522 provide direct access to the East Coast, markets including Washington D.C. (72 miles away) and Baltimore (97 miles away).

Winchester is the regions commercial, industrial, and medical center serving a 75-mile radius. Because of the city's position as a regional economic hub, and its extensive highway connectivity, the city's workforce is drawn from a substantially broader area. Employers in the area offer a wide variety of private sector jobs ranging from agriculture, forestry and manufacturing, to retail, professional, educational, and medical services. The areas largest employer is Valley Health Systems, which owns and operates the Winchester Medical Center an numerous small, primary care hospitals along with other related services such as urgent care facilities, home health services, a childcare facility, and transport services. A level II trauma center, the Winchester Medical Center is a non-profit, regional referral hospital service in the tri-state region surrounding the city. The 455 bed facility offers a full range of inpatient diagnostic, medical, surgical, and rehabilitative services.



*No. 1
State for higher education*

- SmartAsset, 2019



*No. 1
State in Prosperity Cup*

- Site Selection Magazine, 2019



*No. 1
State for Workforce Development
(Atlantic)*

- Site Selection Magazine, 2019