

1.38 ACRE LOT LOCATED IN A DIVERSE RETAIL ZONE

1105 - 1115 Millwood Pike | Winchester VA 22603

PROPERTY HIGHLIGHTS:

- » Highly visible 1.38 acre parcel (200' W x 300' D) overlooking a diverse retail area including Costco. A geotechnical report and Phase 1 environmental are available along with a full ALTA survey.
- » Strong commercial hub with a mix of retail stores, restaurants, and service-oriented businesses. This variety produces a broad customer base and generates daily traffic to the immediate area.
- » The site is located on a heavily used Millwood Pike with convenient access to Interstate 81. Daily traffic on this portion of Millwood Pike is 21,000 vehicles making it one of the top roads in the market.
- » Winchester is one of the fast growing metro areas in the Commonwealth of Virginia with population growth projected to increase 12.7% over the next decade.

PROPERTY OVERVIEW:

Acre	1.38 Acres
Zoning	B2
Access	Millwood Pike (21,000 VPD)
Trade Area Pop	236,000

COTTONWOOD COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

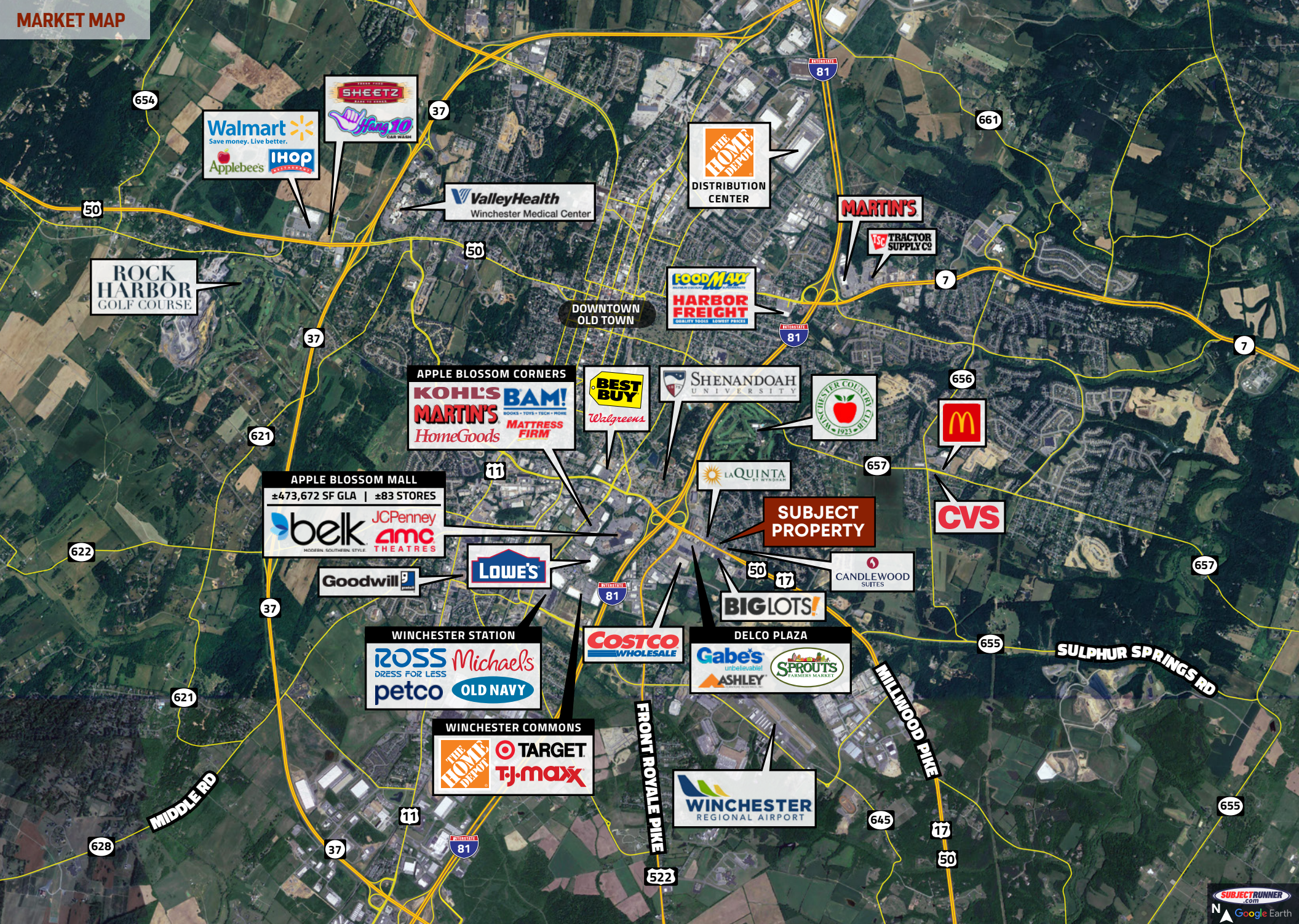
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MARKET MAP



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AREA MAP AND DEMOGRAPHICS

Radius Ring Demographics:

	1 Mile	3 Mile	5 Mile
Total Population	2,641	49,009	70,438
Total Daytime Population	1,018	24,020	34,891

Drive Time Demographics:

	5-Minutes	10-Minutes	20-Minutes
Total Population	10,802	64,134	157,423
Total Daytime Population	5,527	31,533	78,956

Traffic Counts:

21,000 Vehicles Per Day on Millwood Pike

56,000 Vehicles Per Day on Interstate 81

