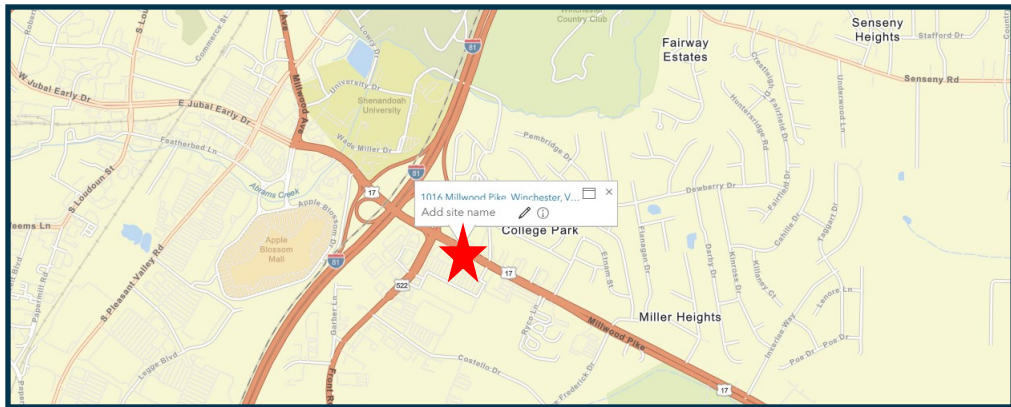
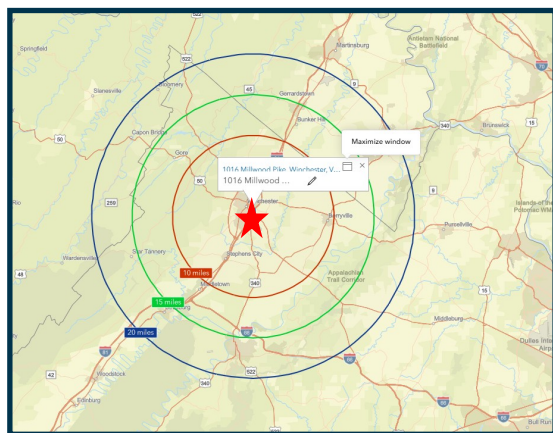




Commercial Office Space for Lease

1016 Millwood Avenue / Winchester, VA 22602



FOR LEASE

- Approximately 1,800 SF
- Second Floor Space, No Elevator
- Lease Rate Includes All Utilities & NNN
- 6 Private Offices, Private Bath and Break Area
- Space is Above Gas Station Convenience Store
- MLS# VAFV2039512
- **Asking \$1,800/Month**

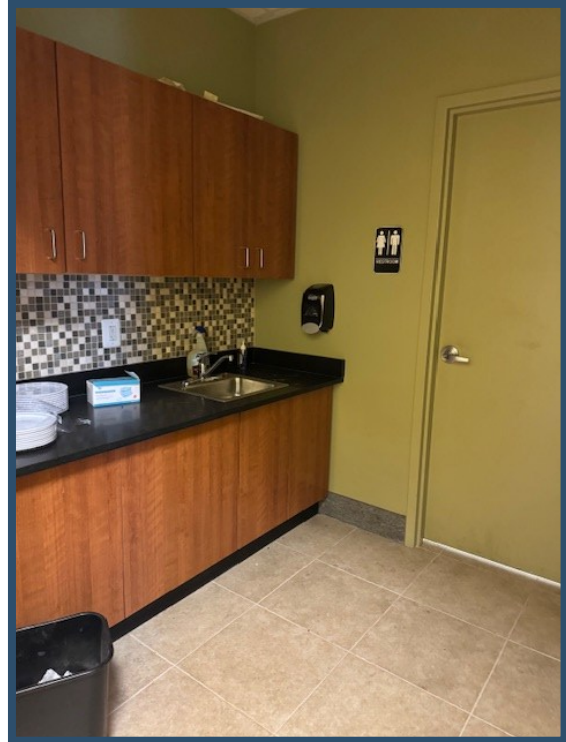
Demographic Summary

	10 mile radius	20 mile radius
Population	102,759	203,531
Projected 5 year growth	.98	1.02
Median Income	\$84,633	\$85,916
Median Age	39.7	40.7

For more information please contact:
OakCrest Commercial Real Estate
 Marie DiLorenzo, CCIM
 Marie.dilorenzo@OakCrestCommercial.Com
 Cell | 540.540.533.7064
 Main | 540.504.0789
 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1016 Millwood Avenue

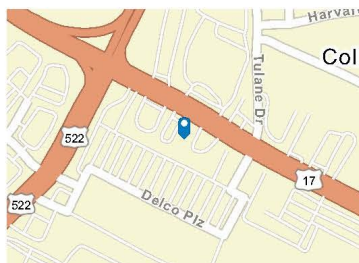
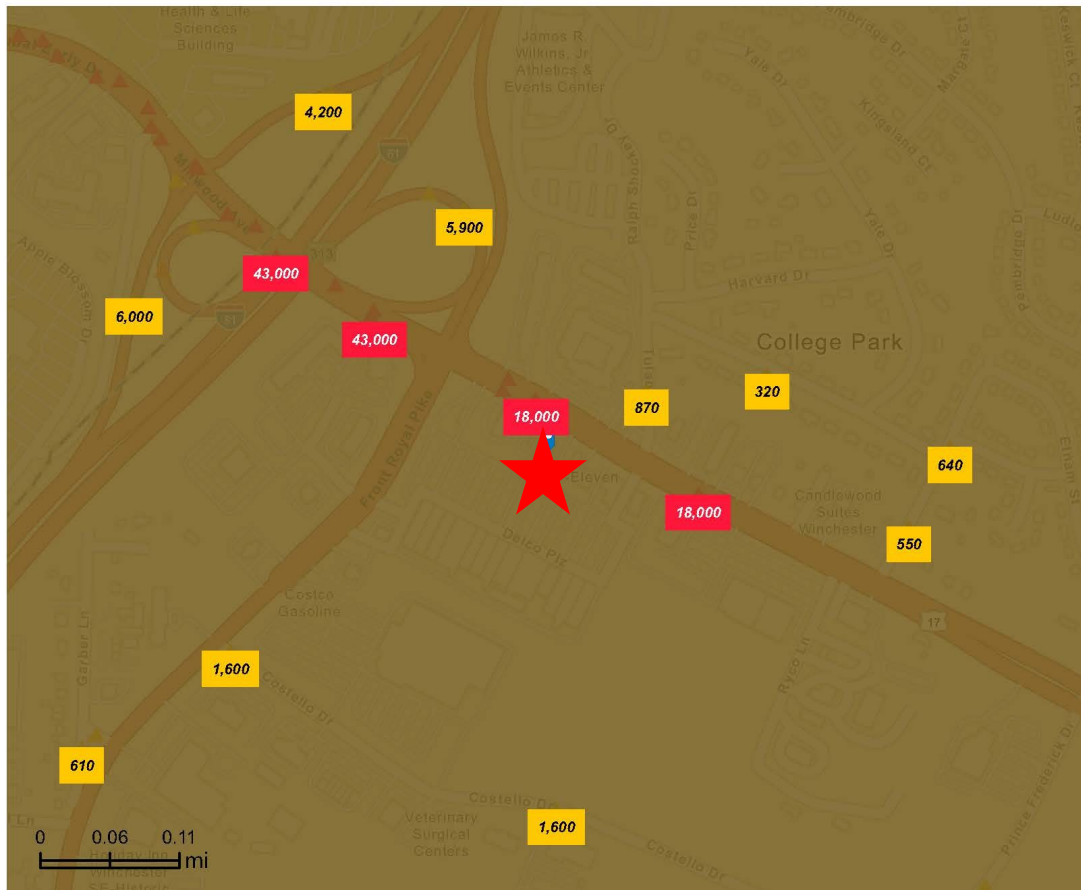


1016 Millwood Avenue

Traffic Count Map - Close Up

1016 Millwood Pike, Winchester, Virginia, 22602

Drive distance: 10, 15, 20 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

© 2026 Esri