

# BRAND-NEW RETAIL FLEX SPACE NOW LEASING – WAYNESBORO, VA

260 Sheppard Ct, Waynesboro, VA 22980

## Executive Summary



## OFFERING SUMMARY

Available SF: 1,250 SF

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 1.18 Acres

Building Size: 1,250

Zoning: H-B



## PROPERTY OVERVIEW

Now leasing newly constructed, high-quality commercial flex space at Dewitt Crossing, a growing Class A corridor in Waynesboro. Conveniently located just 1 mile from I-64 and 10 minutes from I-81, the property offers outstanding regional accessibility and strong exposure within a rapidly expanding commercial area. Ample on-site parking and Highway Business zoning support a variety of permitted uses. Ideal for small businesses, food or craft producers, retailers, professional services, and similar users. Minutes from the Amazon Fulfillment Center and surrounding retail amenities.

## For More Information:

Chase Hoover

540.480.1449

chase.hoover@cottonwood.com

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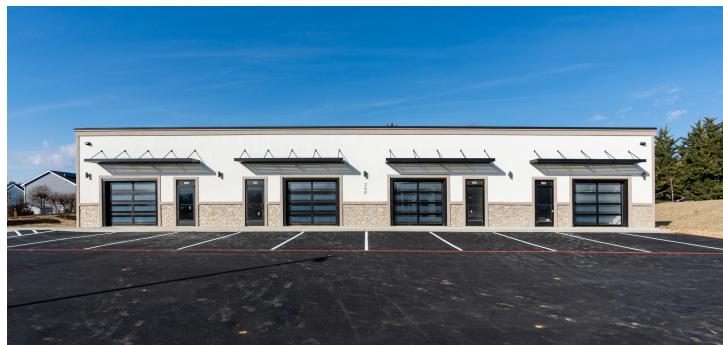
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### Additional Photos



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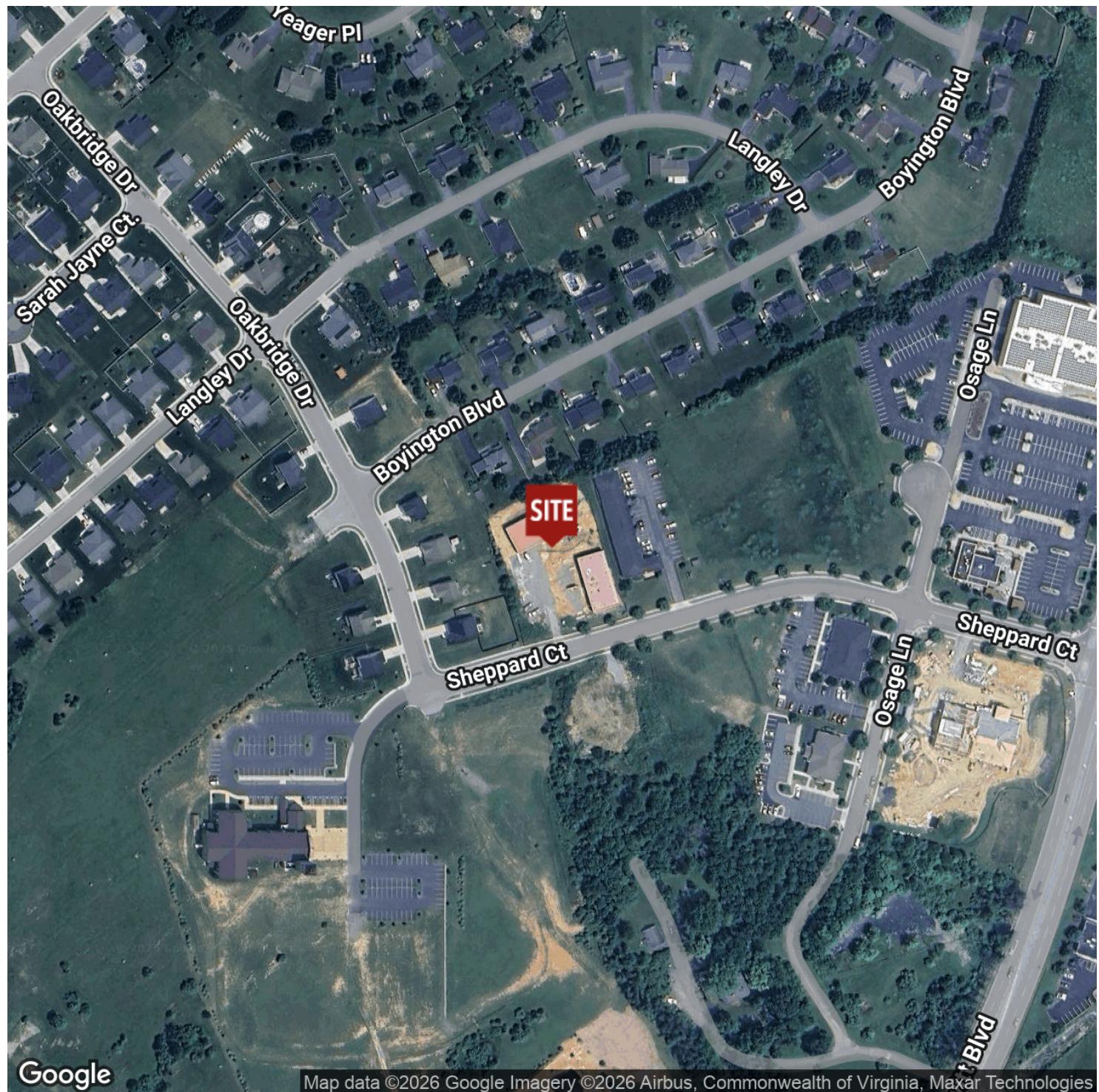
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## Location Map



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