

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.

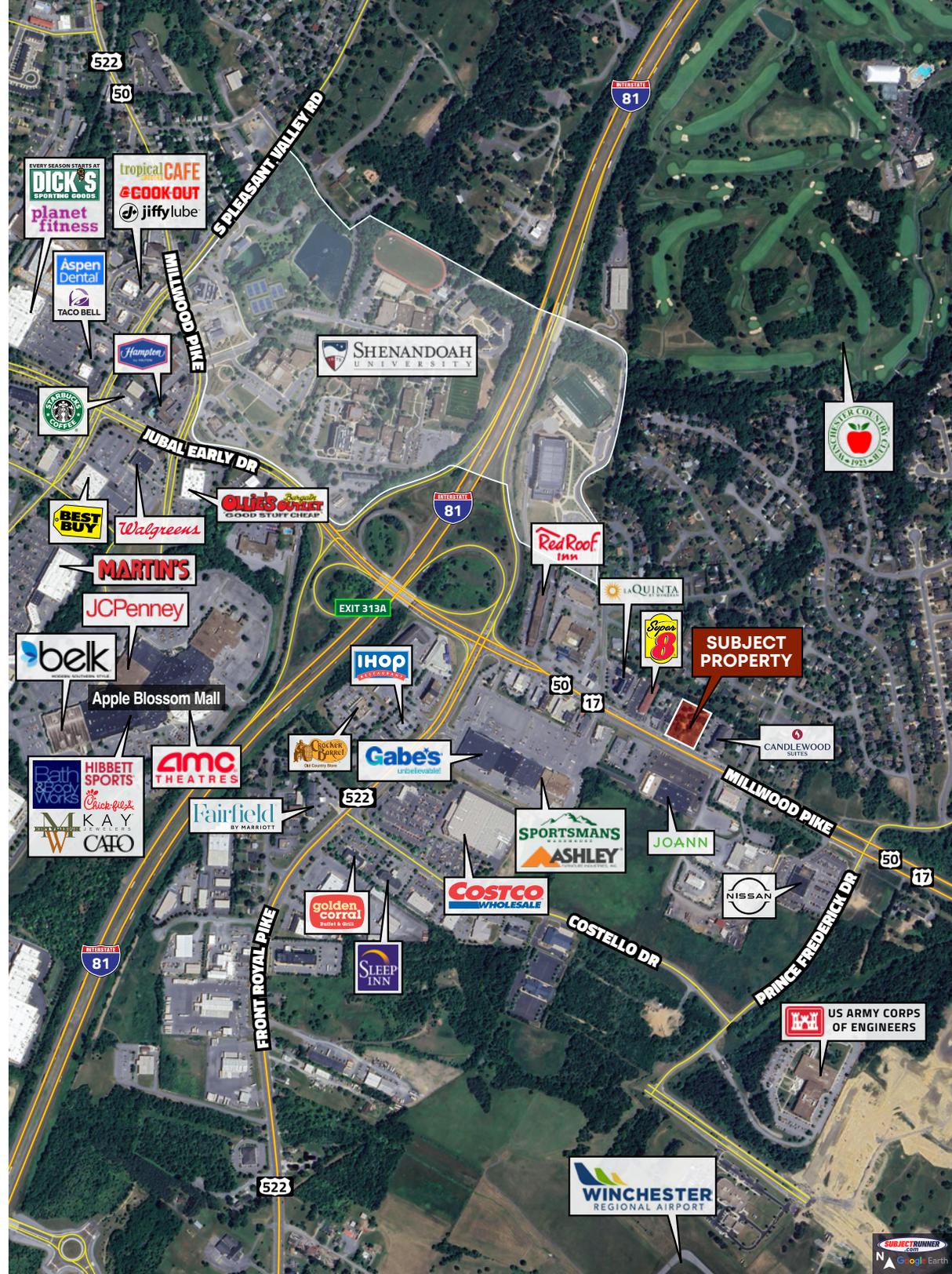
PROPERTY OVERVIEW:

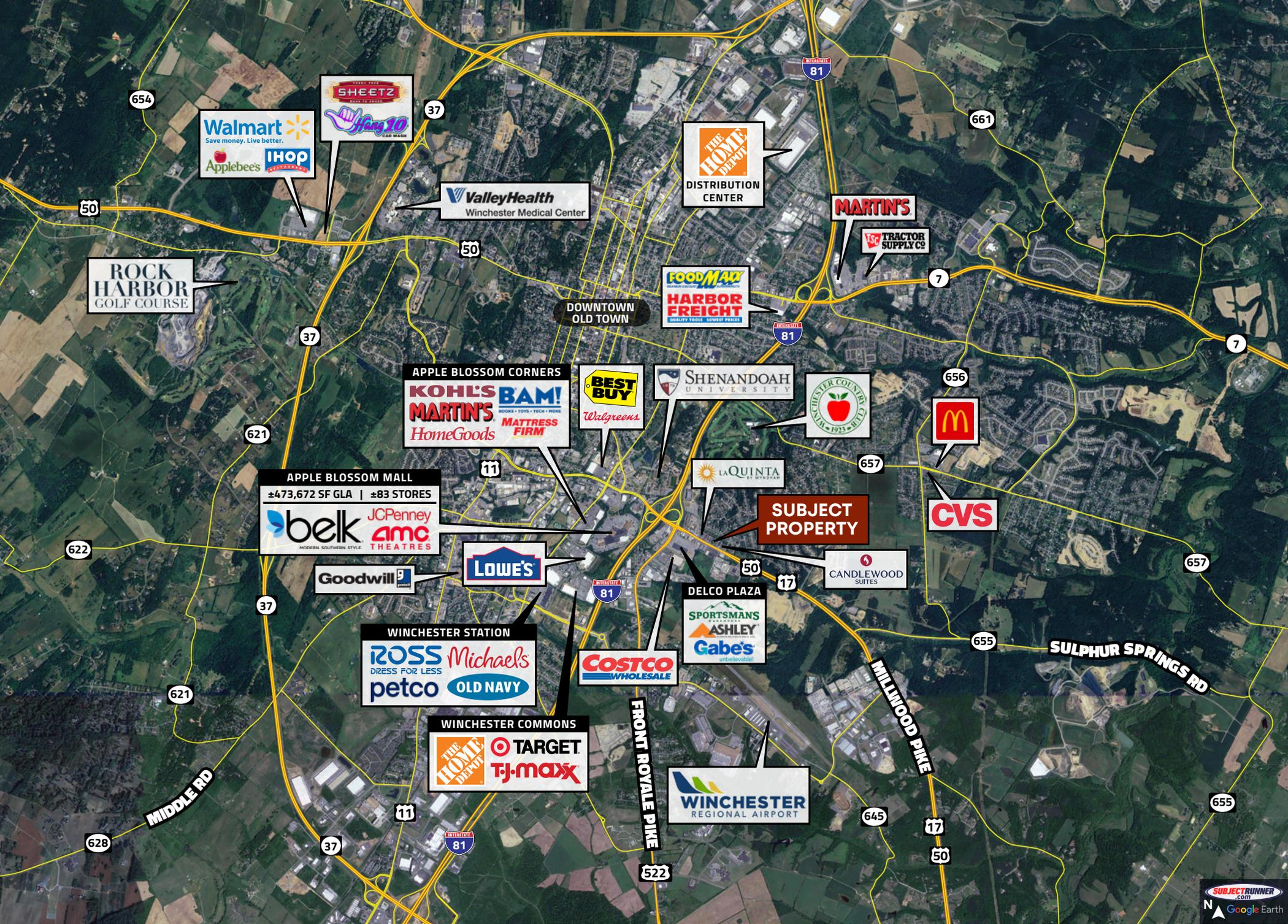
Acre	1.38 Acres
Zoning	B2
Access	Millwood Pike (21,000 VPD)
Trade Area Pop	236,000
Price	\$950,000

TIM REAMER Broker

Tim.Reamer@cottonwood.com
C: 540.271.7525
O: 540.434.9922

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COMMERCIAL**
A COMMERCIAL REAL ESTATE BROKERAGE





ROCK HARBOR GOLF COURSE

Walmart
Save money. Live better.
Applebees IHOP

SHEETZ
Hand 10

ValleyHealth
Winchester Medical Center

THE HOME DEPOT
DISTRIBUTION CENTER

MARTIN'S

TRACTOR SUPPLY CO.

FOOD MAX
HARBOR FREIGHT
QUALITY TOOLS. SMOOTH PRICES.

DOWNTOWN OLD TOWN

APPLE BLOSSOM CORNERS
KOHLS BAMS!
MARTIN'S
HomeGoods
MATTRESS FIRM

BEST BUY
Walgreens

SHENANDOAH UNIVERSITY

WINCHESTER COUNTRY CLUB

McDonald's

APPLE BLOSSOM MALL
±473,672 SF GLA | ±83 STORES
belk JCPenney
amc THEATRES

LA QUINTA

SUBJECT PROPERTY

CVS

Goodwill

LOWE'S

CANDLEWOOD SUITES

WINCHESTER STATION
ROSS
DRESS FOR LESS
petco
Michael's
OLD NAVY

COSTCO WHOLESALE

DELCO PLAZA
SPORTSMANS
ASHLEY
Gabe's

WINCHESTER COMMONS
THE HOME DEPOT
TARGET
TJ-maxx

FRONT ROYALE PIKE

WINCHESTER REGIONAL AIRPORT

MILLWOOD PIKE

SULPHUR SPRINGS RD

MIDDLE RD

