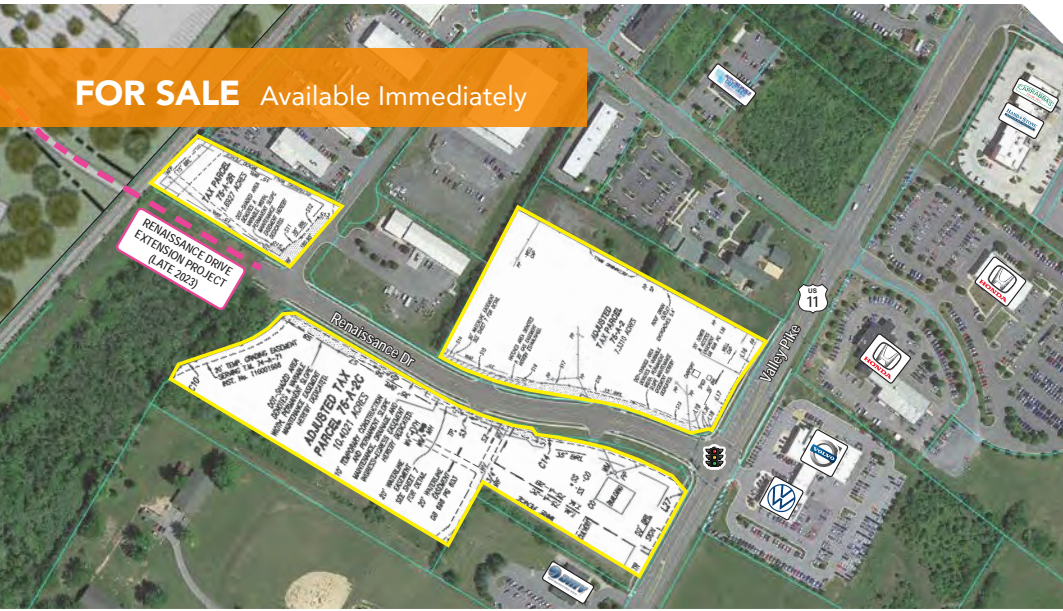


**FOR SALE** Available Immediately



# Renaissance Drive Commercial Parcels

Winchester, VA 22602

## Overview

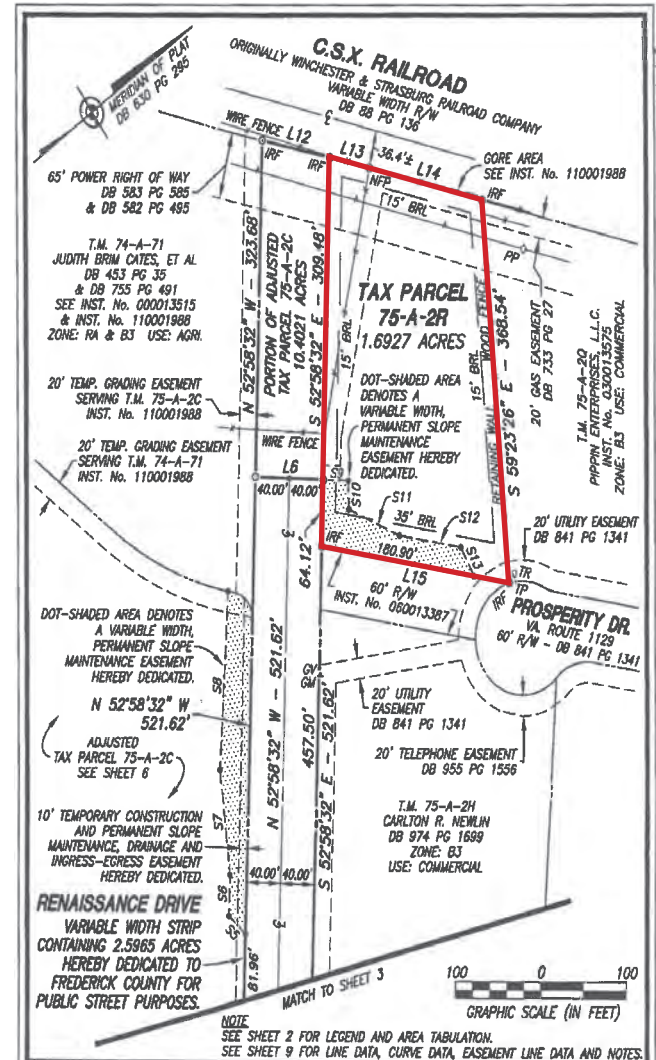
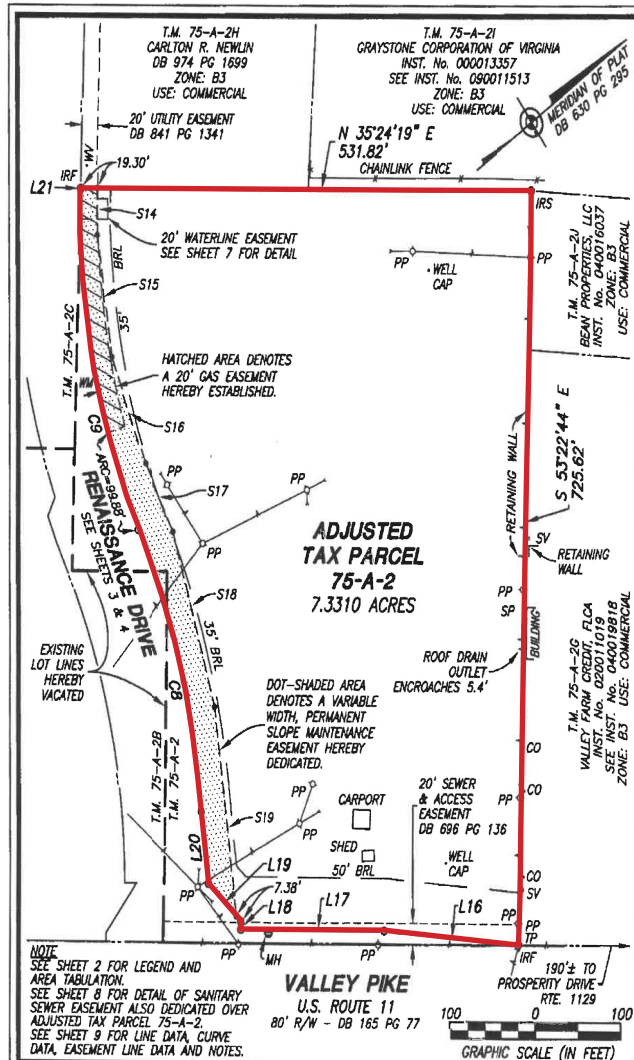
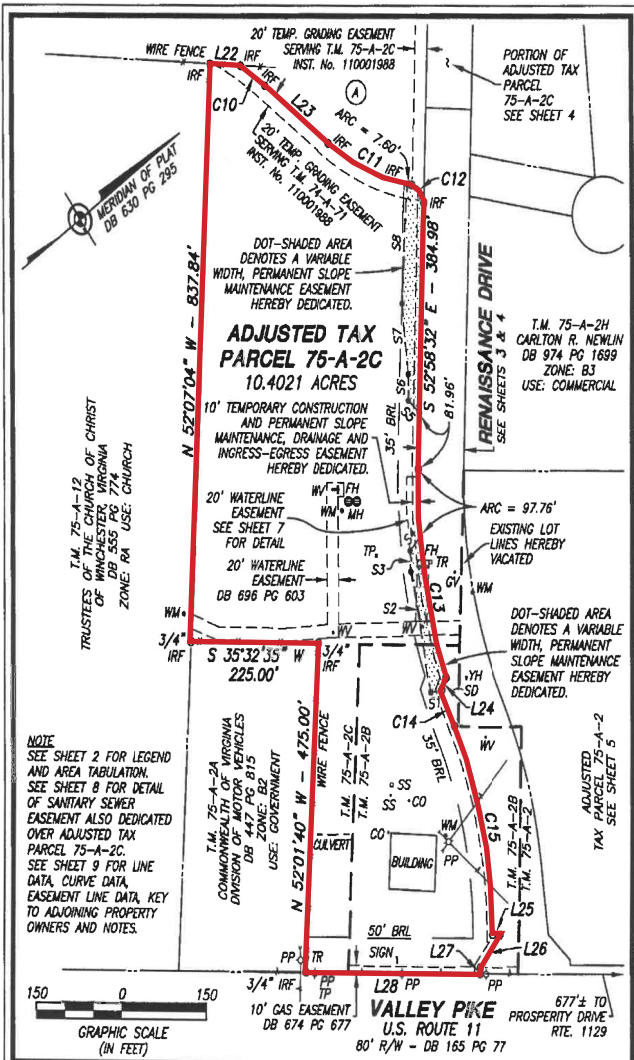
Commercial land available for sale at the full access intersection of US 11/Valley Pike and Renaissance Drive in the Kernstown submarket of Winchester, VA. A road connection over the railroad tracks at the back of the site will provide connection to Shady Elm Road and the Valley Innovation Park (Peterson Cos) in late 2023.

## Quick Facts

- Availability** Immediate
- Size** 1.7 - 10.4 Acres
- Purchase Price** TBD
- Zoning** B2: General Business; B3: Industrial Transition
- Nearby Tenants**



2022 Demographics	3 mile	5 miles	7 miles
POPULATION	25,461	52,670	89,937
HOUSEHOLDS	9,594	20,005	34,119
AVG. HH INCOME	\$99,714	\$98,006	\$97,114
DAYTIME POPULATION	32,774	65,072	112,747
TRAFFIC COUNT	7,400 AADT (Valley Pike)	59,000 AADT (I-81)	



FINAL PLAT FOR LOT CONSOLIDATION AND RIGHT OF WAY DEDICATION OF THE LAND OF BOWMAN-SHOENAKER COMPANIES, INC. AND ALIZARIN CRIMSON, LLC

**RENAISSANCE DRIVE**  
BACK CREEK MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 150' DATE: DECEMBER 2, 2011

**GREENWAY ENGINEERING, INC.**  
Engineers Surveyors  
151 Windy Hill Lane  
Winchester, Virginia 22602  
Telephone: (540) 662-4185  
FAX: (540) 722-9528  
www.greenwayeng.com

REVISED: APRIL 10, 2012

COMMONWEALTH OF VIRGINIA  
Richard A. Edens  
Lic. No. 2550  
4-10-12

4613 SHEET 6 OF 9  
ESMT 11-14

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VILLEY INNOVATION PARK  
• 147-ACRE DEVELOPMENT  
• 2M SF MANUFACTURING, INDUSTRIAL,  
AND LIFE SCIENCE FACILITIES

AMERICAN  
WOODMARK  
CORPORATION

RENAISSANCE DRIVE  
EXTENSION PROJECT  
(LATE 2023)

37

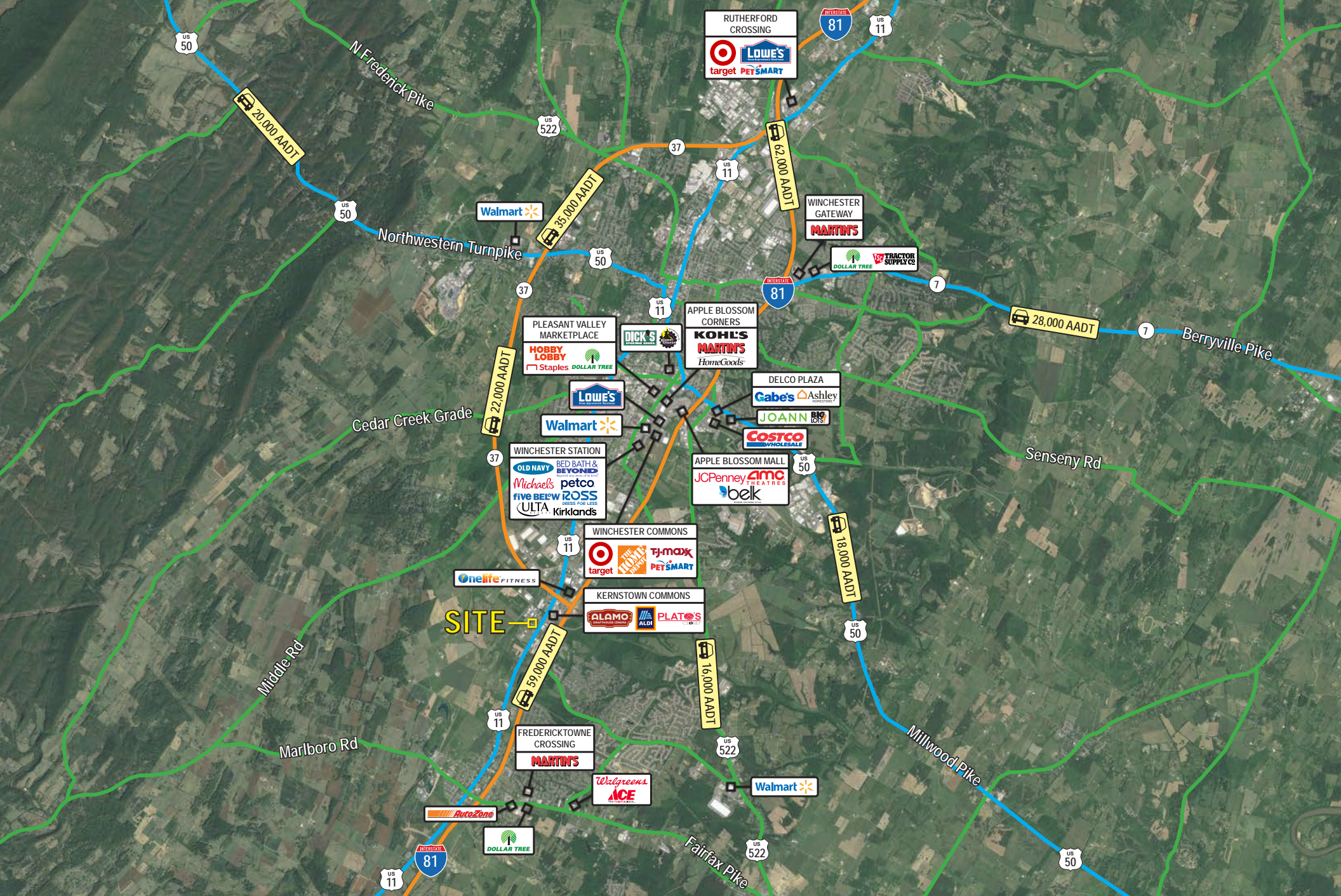
21,000 AADT

59,000 AADT

7,400 AADT

14,000 AADT


81




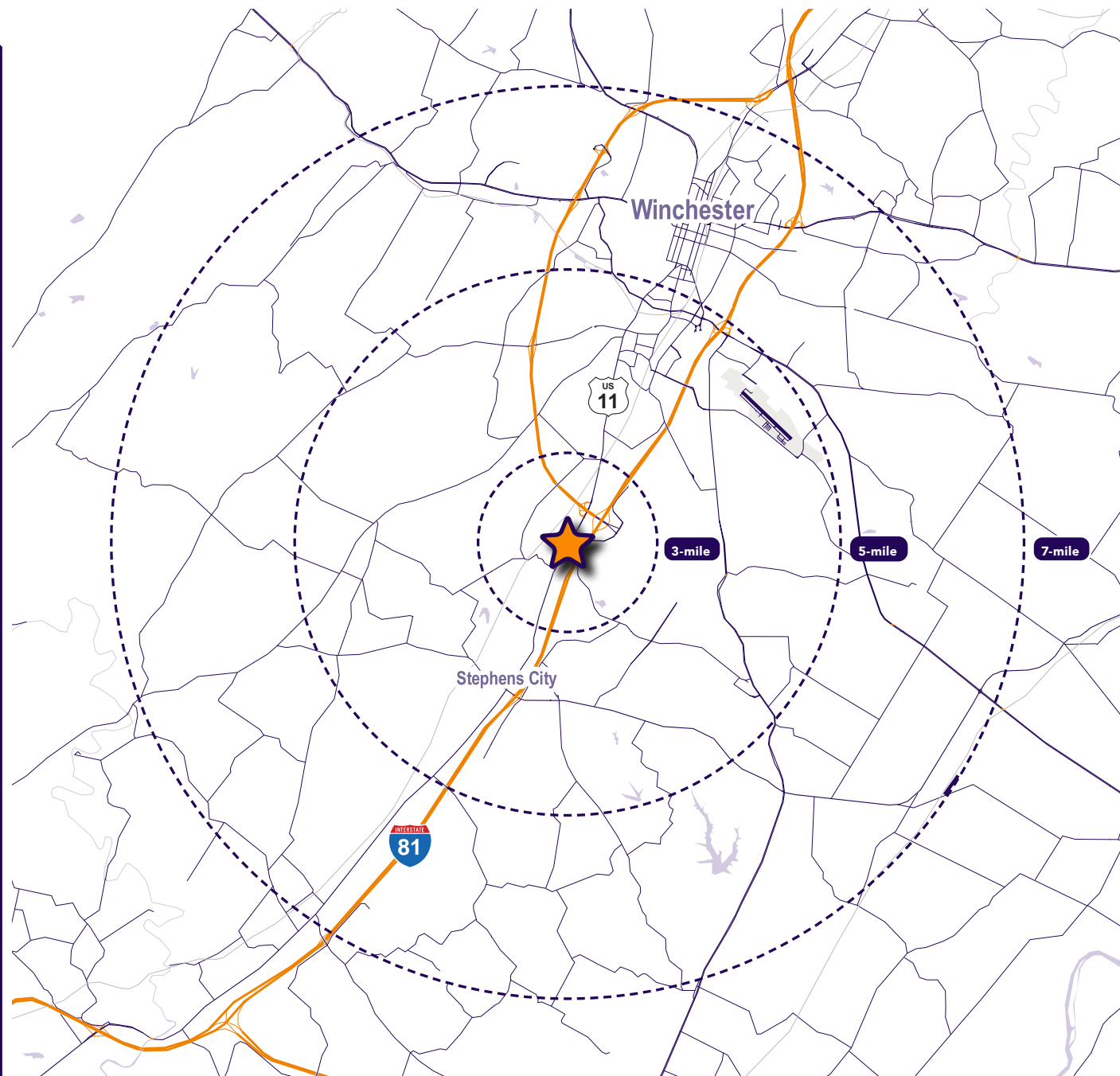
# Interested? Contact:

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 410.753.3947

 443.960.0361



## Maryland

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Baltimore, MD 21231  
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## DC • Northern VA

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Suite 800  
Tysons, VA 22182  
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## Richmond

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Suite 54  
Glen Allen, VA 23060  
804.336.2501

## Online

[www.segallgroup.com](http://www.segallgroup.com)

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