

FOR SALE Available Immediately

Renaissance Drive Commercial Parcels

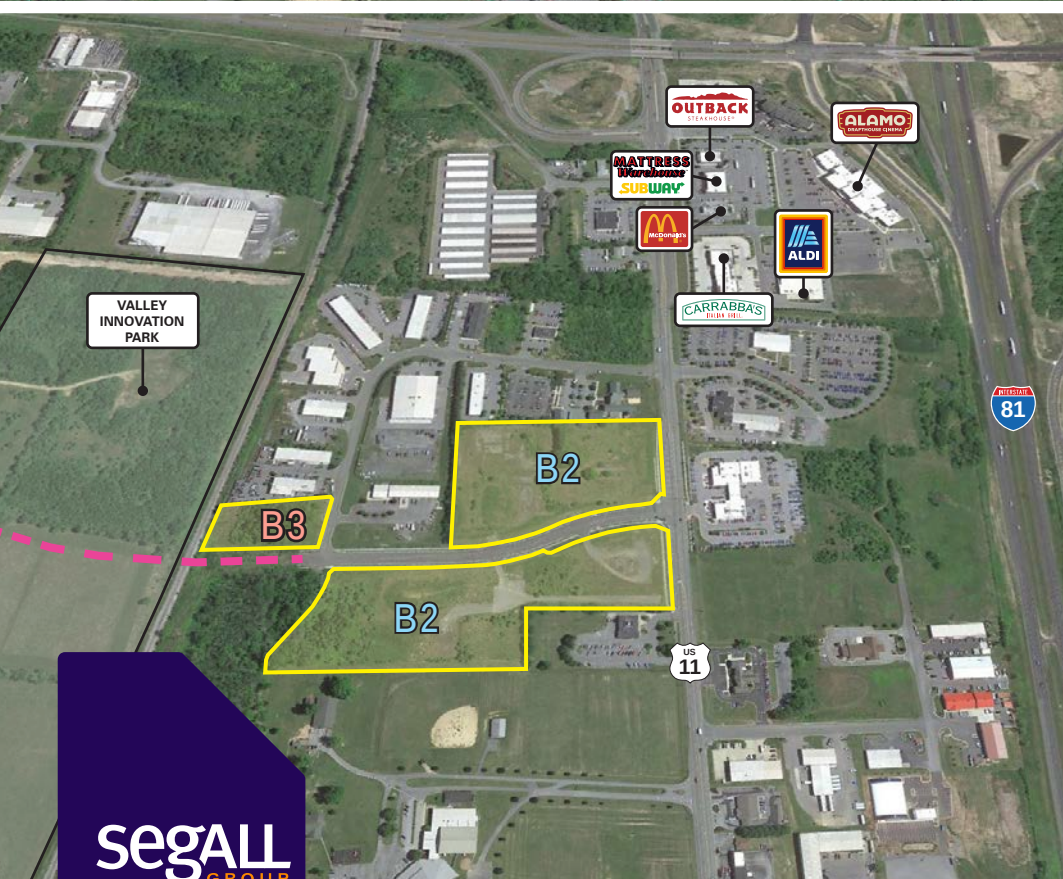
Winchester, VA 22602

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 2024.

Quick Facts

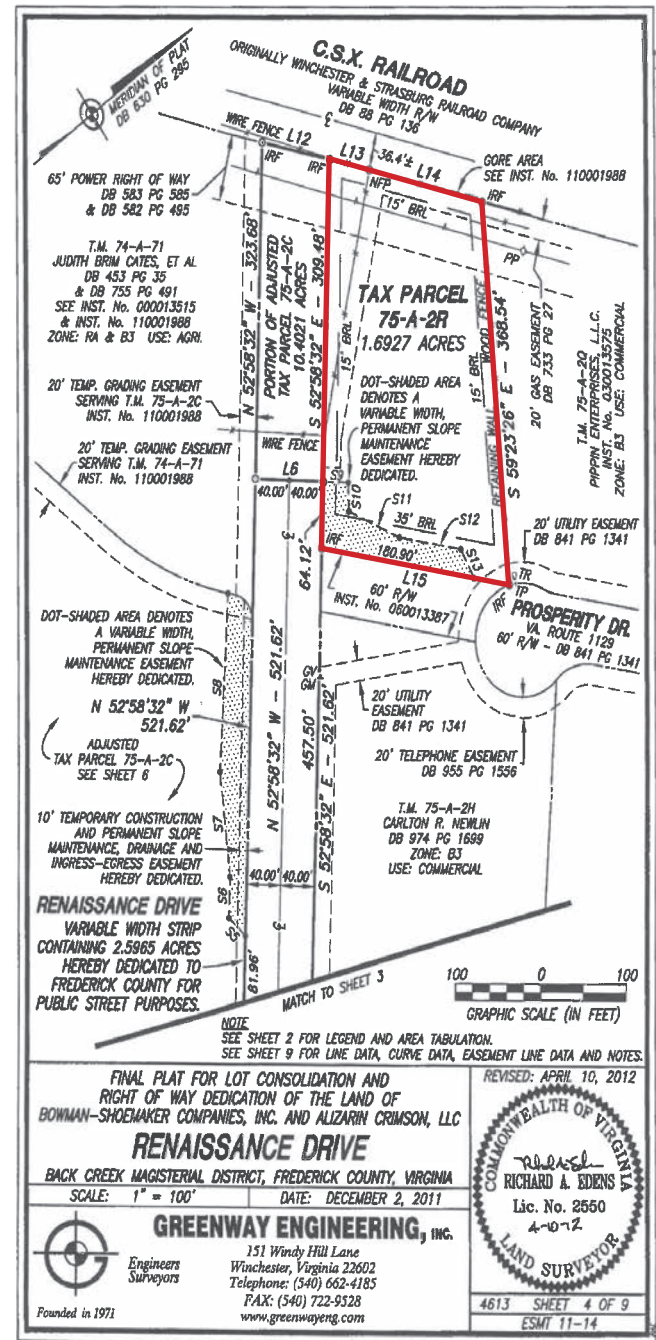
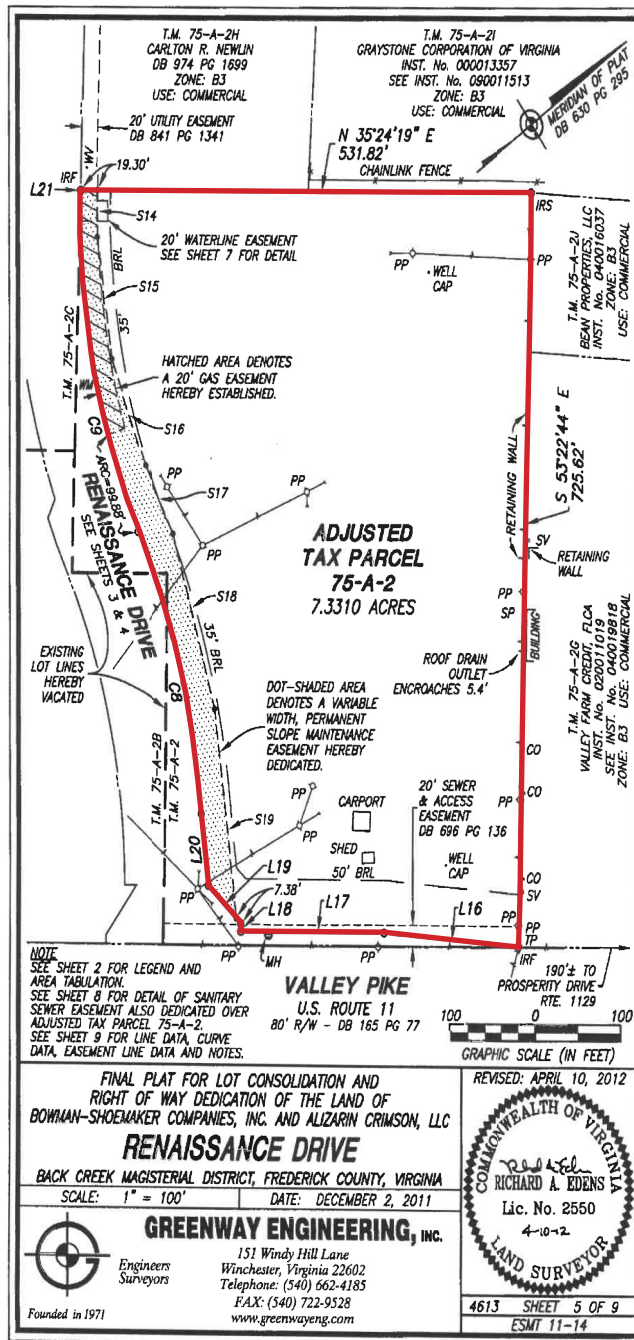
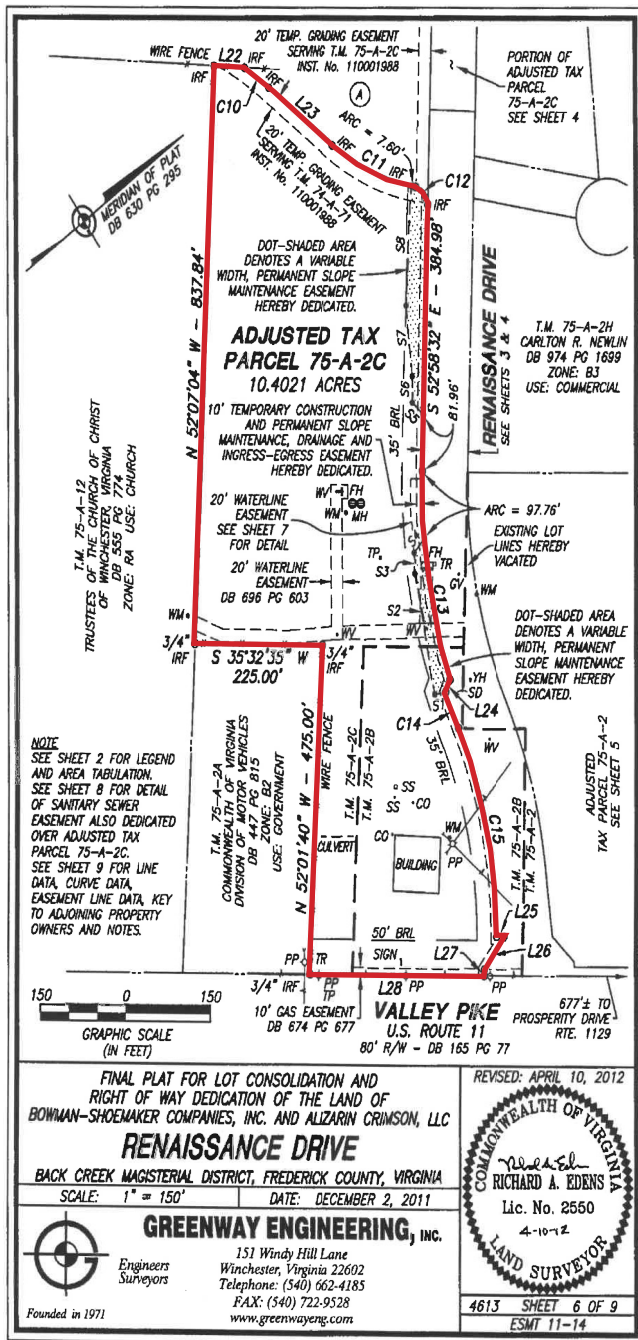
Availability	Immediate
Size	1.7 - 10.4 Acres
Purchase Price	TBD
Zoning	B2: General Business; B3: Industrial Transition
Nearby Tenants	

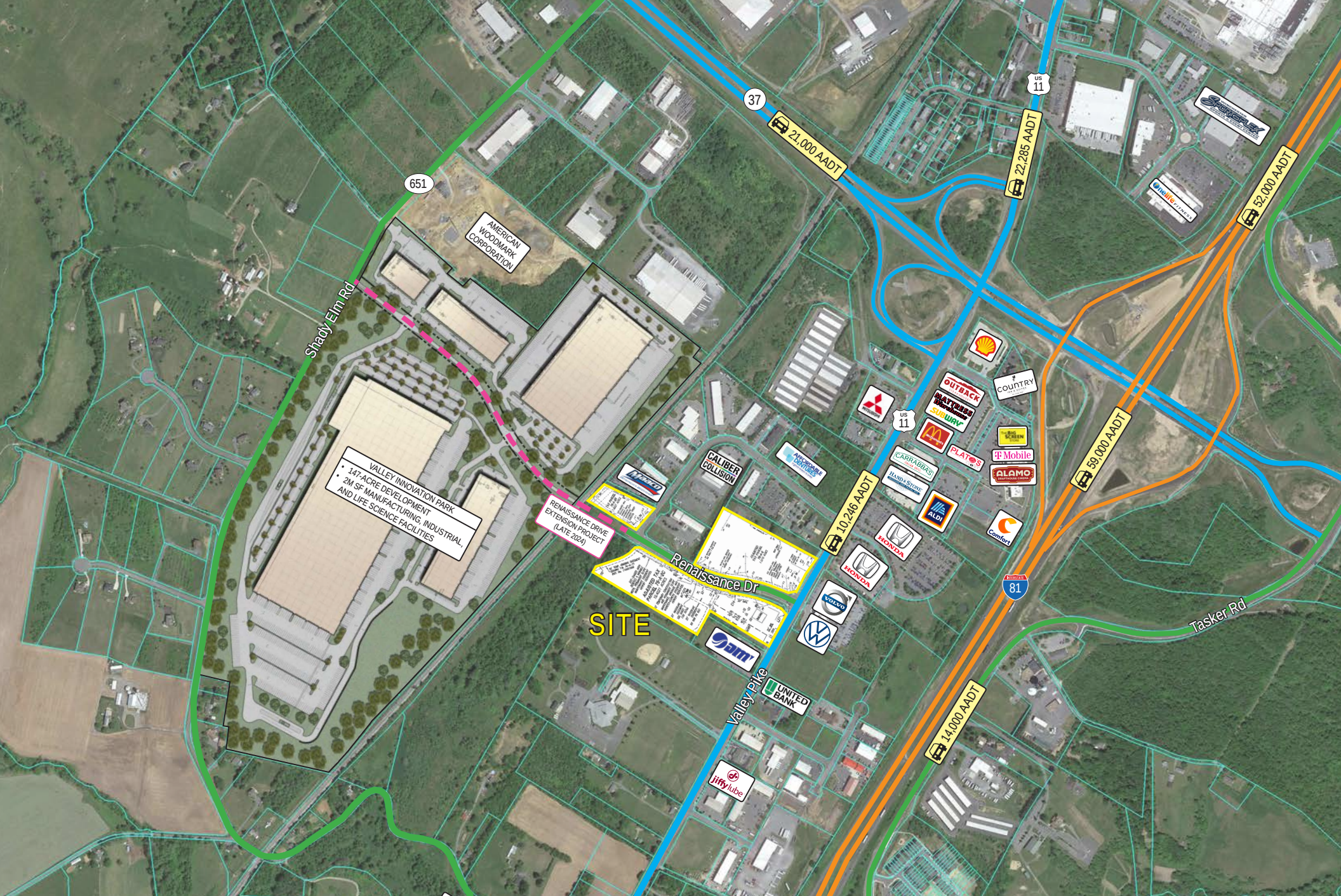


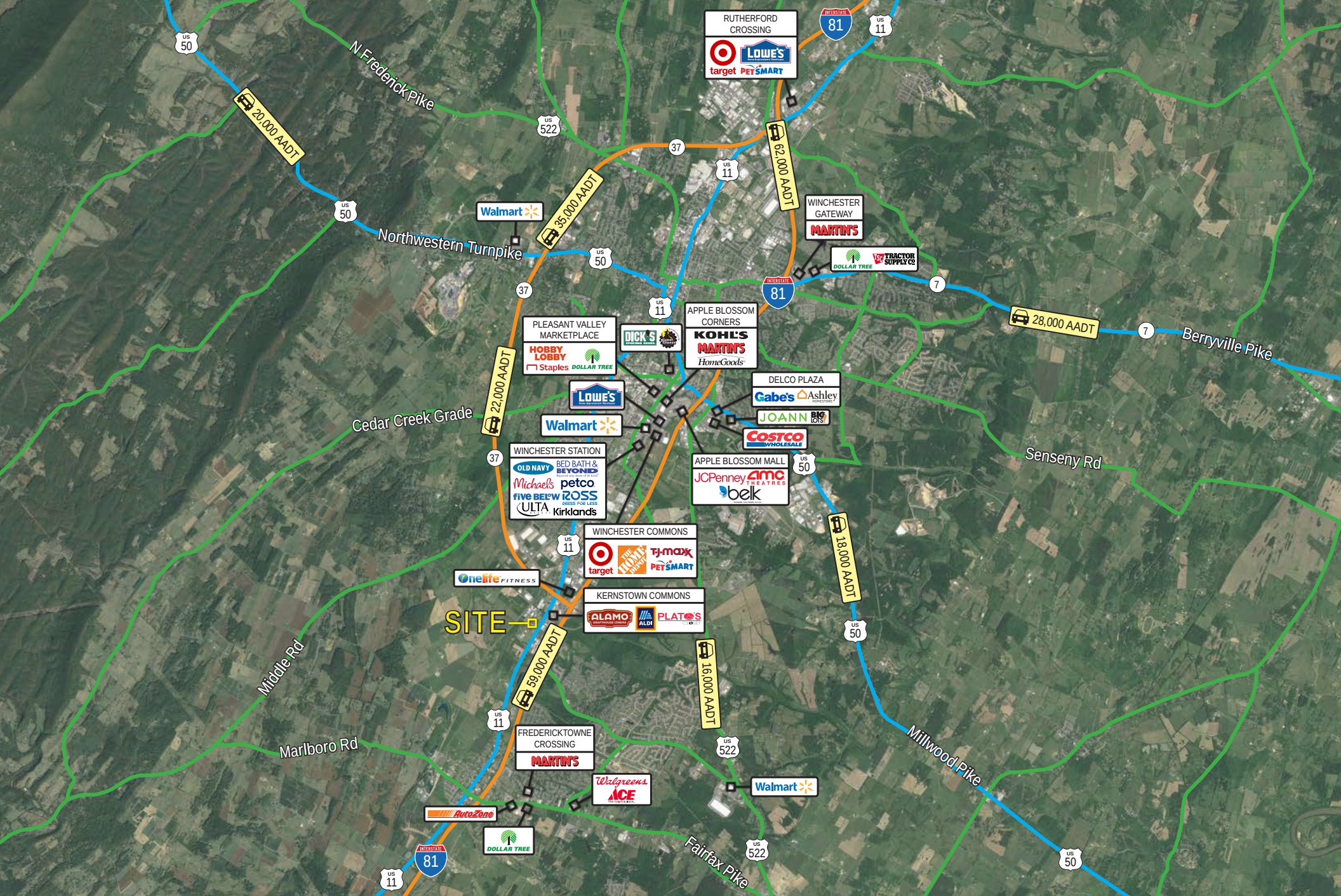
2023 Demographics	3 mile	5 miles	7 miles
 POPULATION	27,352	53,024	93,174
 HOUSEHOLDS	10,282	20,253	35,498
 AVG. HH INCOME	\$109,210	\$106,631	\$106,033
 DAYTIME POPULATION	23,005	62,815	115,698
 TRAFFIC COUNT	10,246 AADT (Placer.ai) (Valley Pike - Rt 11)	59,000 AADT (VDOT) (I-81)	

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COMMERCIAL REAL ESTATE







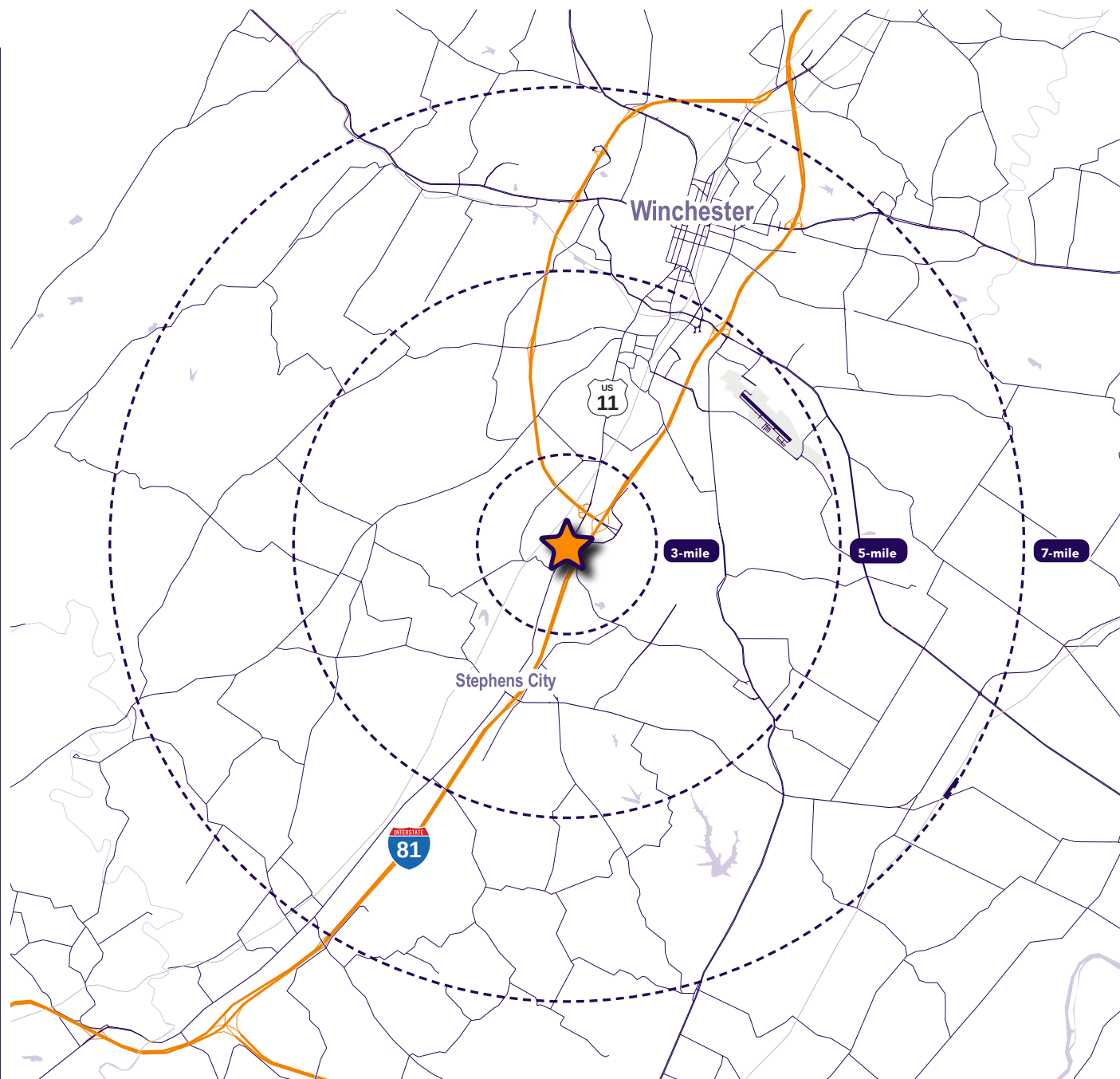
Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

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