

**FOR SALE**  
.....  
**5 ACRES**  
**AVAILABLE**

**PARK CENTER DRIVE  
WINCHESTER, VIRGINIA**



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**CBRE**



# THE PROPERTY



The property is a 5-acre industrial land parcel located in the I-81 corridor, considered one of the most active and fastest growing industrial and logistics markets in the North East. The site is zoned M-1 which allows for a variety of industrial uses and can accommodate a small industrial building. The property offers frontage/visibility along W. Brooke Road and is easily accessible from major road arteries.

➤ Available: 5 Acres

➤ Price: \$610,000

➤ Utilities to Site

➤ Zoning: M-1

➤ Great Development Potential





# THE LOCATION

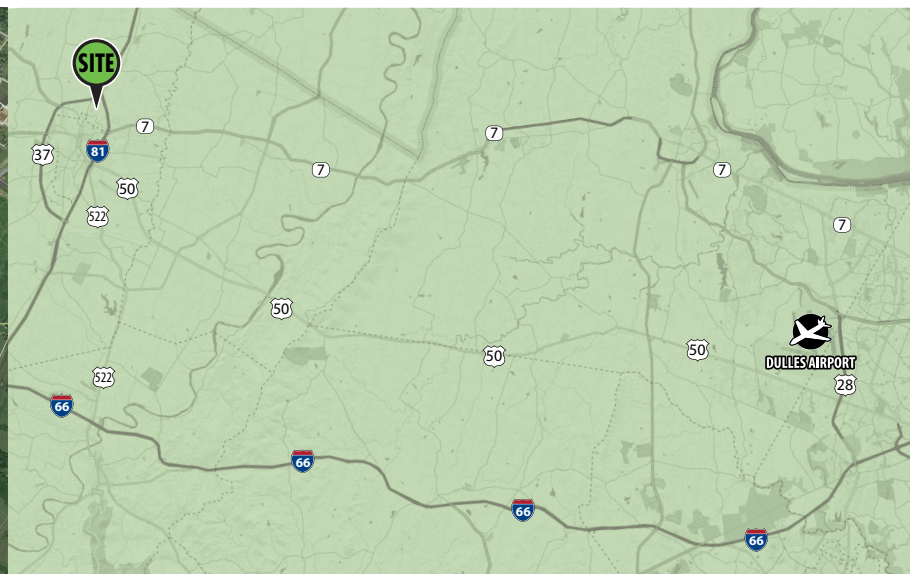
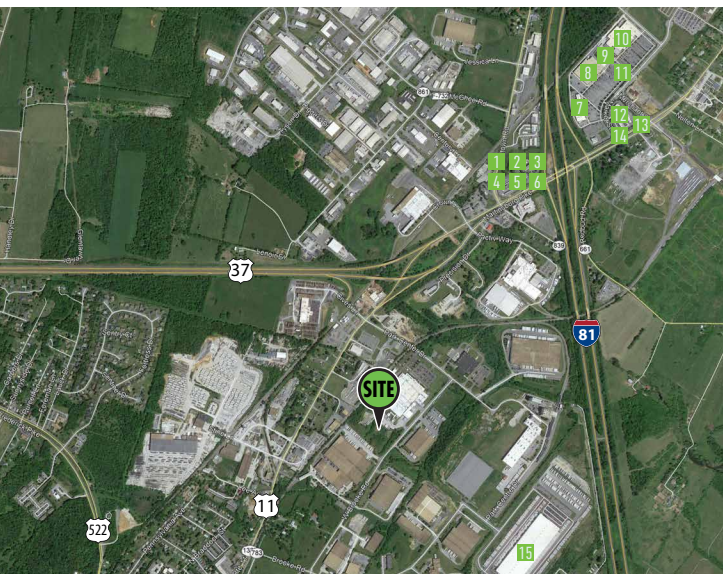
The property is very well located at the intersection of Park Center Drive and W. Brooke Road about one mile from Interstate I-81 and other major road arteries. Additionally, the site is in proximity to the Virginia Inland Port, the major intermodal distribution hub for all freight coming into the Port of Virginia.

➤ Located in the heart of Winchester

➤ Several amenities nearby

➤ In proximity to the Virginia Inland Port

➤ Easily accessible



## AMENITIES

- 1 7-Eleven
- 2 Burger King
- 3 Taco Bell
- 4 Dunkin' Donuts
- 5 Denny's
- 6 Exxon
- 7 PetSmart
- 8 CVS
- 9 Target
- 10 Lowe's Home Improvement
- 11 Verizon
- 12 Tropical Smoothie Cafe
- 13 McDonald's
- 14 Chick-fil-A
- 15 Home Depot



## DISTANCE TO

- Route 37 ..... 0.5 Miles
- Interstate 81 ..... 0.75 Miles
- Route 7 ..... 1.5 Miles
- Route 50 ..... 3 Miles
- Winchester Regional Airport ..... 4 Miles
- Interstate 66 ..... 15 Miles
- Dulles International Airport ..... 42 Miles
- Washington DC ..... 63 Miles

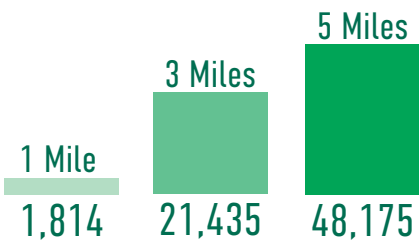


# MICRO AERIAL

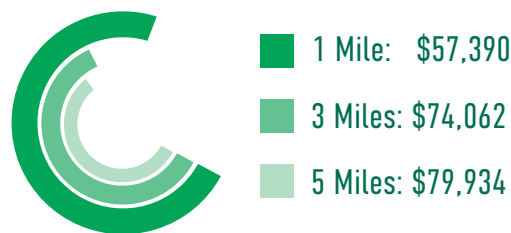


## 2019 DEMOGRAPHICS

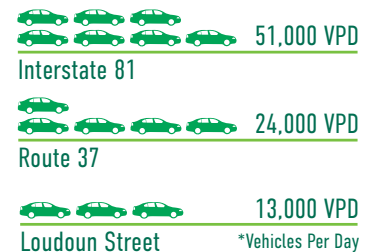
### DAYTIME EMPLOYEES



### AVERAGE HOUSEHOLD INCOME



### TRAFFIC COUNT



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