

Prime Commercial Lease Space

122 Fairfax Pike / Stephens City, VA 22655



FOR LEASE

- 2,500 +/- SF—Zoned B2
- Freshened up w/all new fixtures in half bath, new paint, flooring & HVAC
- Just off I-81 at a traffic light
- Large window & door plus garage door access for shipping & receiving
- Available Immediately!!
- Tenant pays Utilities
- MLS# VAFV2041566
- **Asking 14.00/SF +\$625/MO CAM**

Demographic Summary

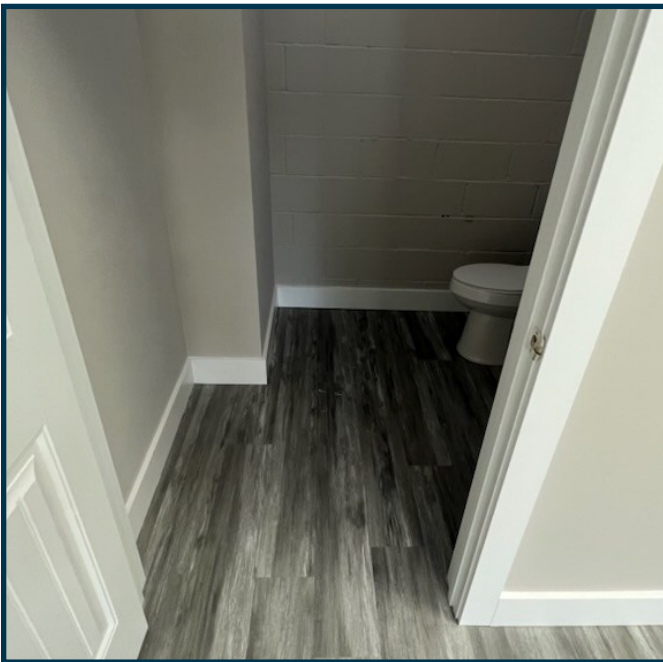
	10 mile radius	20 mile radius
Population	79,315	176,157
Projected 5 year growth	0.46	0.64
Median Income	\$78,978	\$80,578
Median Age	38.5	40.5

For more information please contact:
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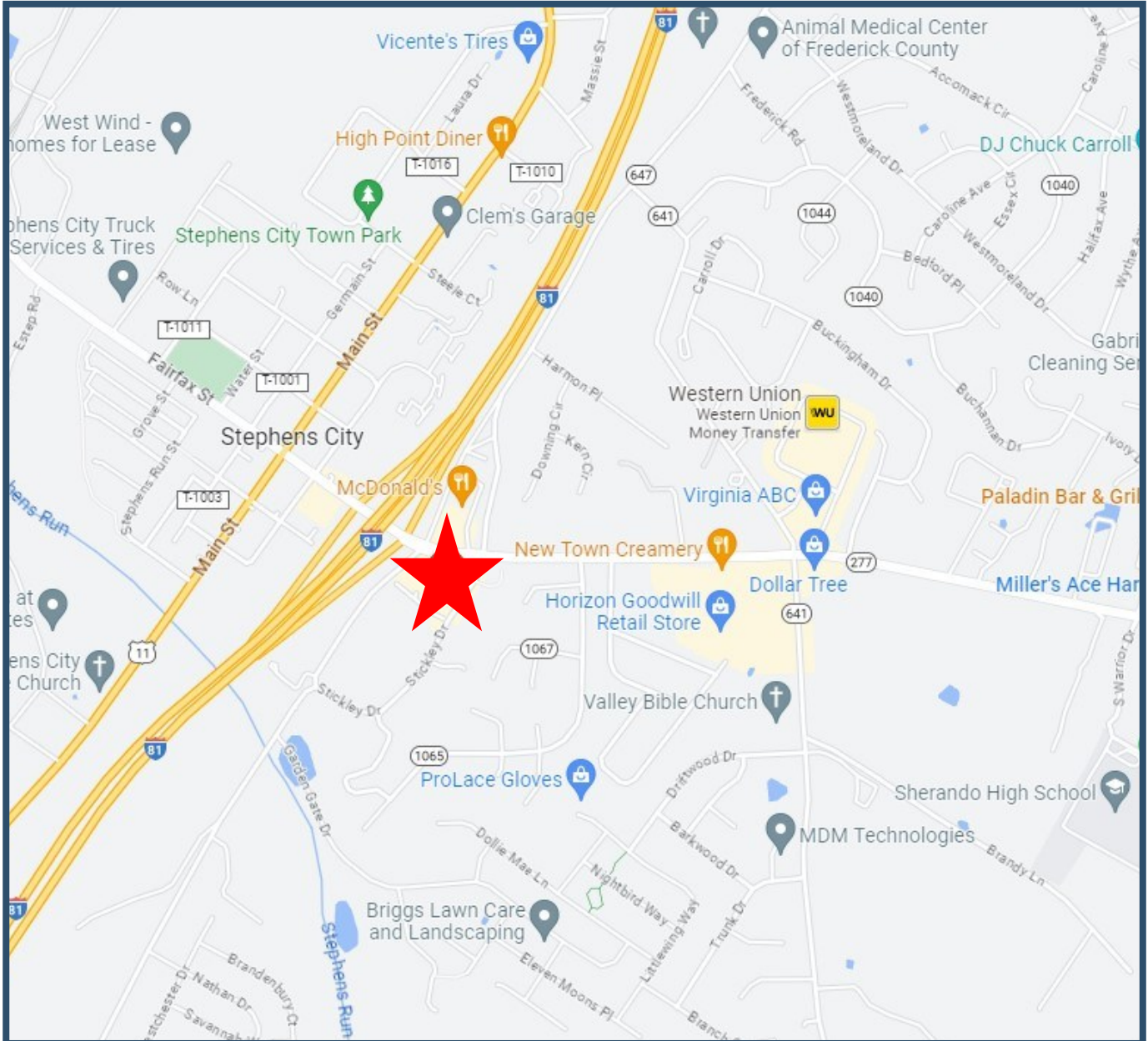
126 North Kent Street Winchester, VA 22601

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