

# Professional Office Space

12 N. Washington Street / Winchester, VA 22601



**FOR LEASE**

- Former Winchester City Schools Administrative Building
- 5,670 SF
- First Floor/Main Entrance
- Very Well Maintained
- Available Immediately!
- MLS# VAWI2003456
- ADA Ramp Entrance
- \$10.00/SF NNN ***Reduced!***

Demographic Summary		
	10 mile radius	20 mile radius
Population	99,428	198,412
Projected 5 year growth	0.74	0.82
Median Income	\$83,654	\$80,717
Median Age	39.2	40.3

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

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

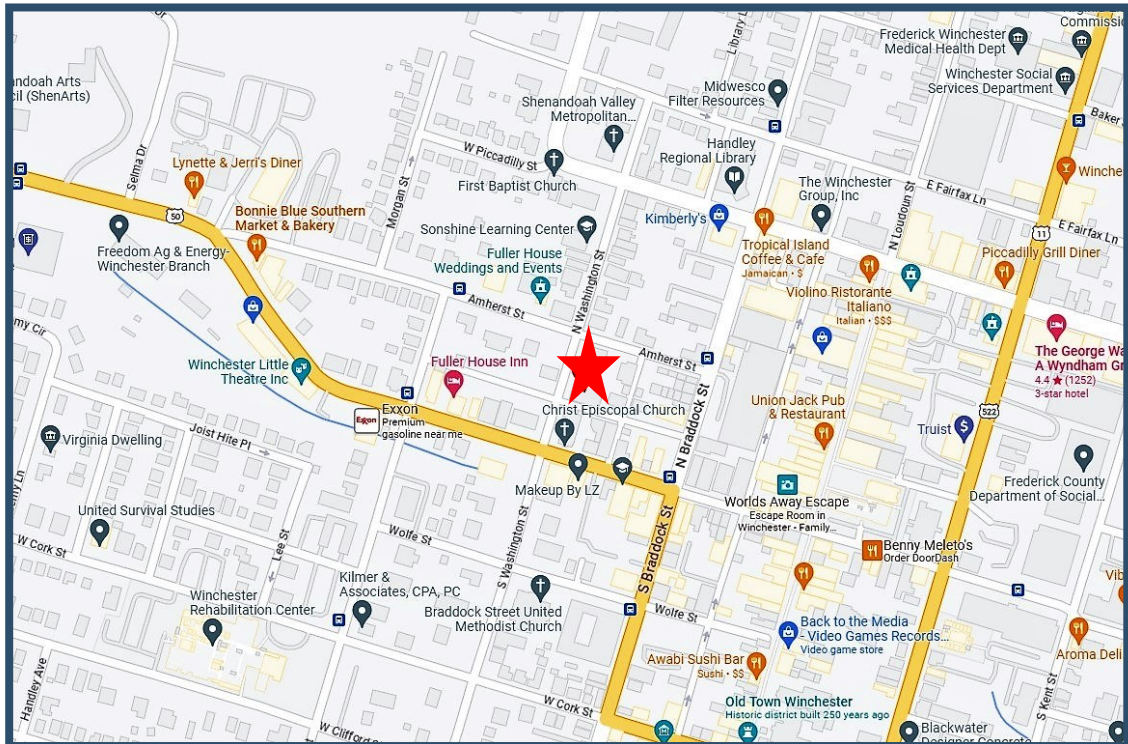
# 12 N. Washington St.



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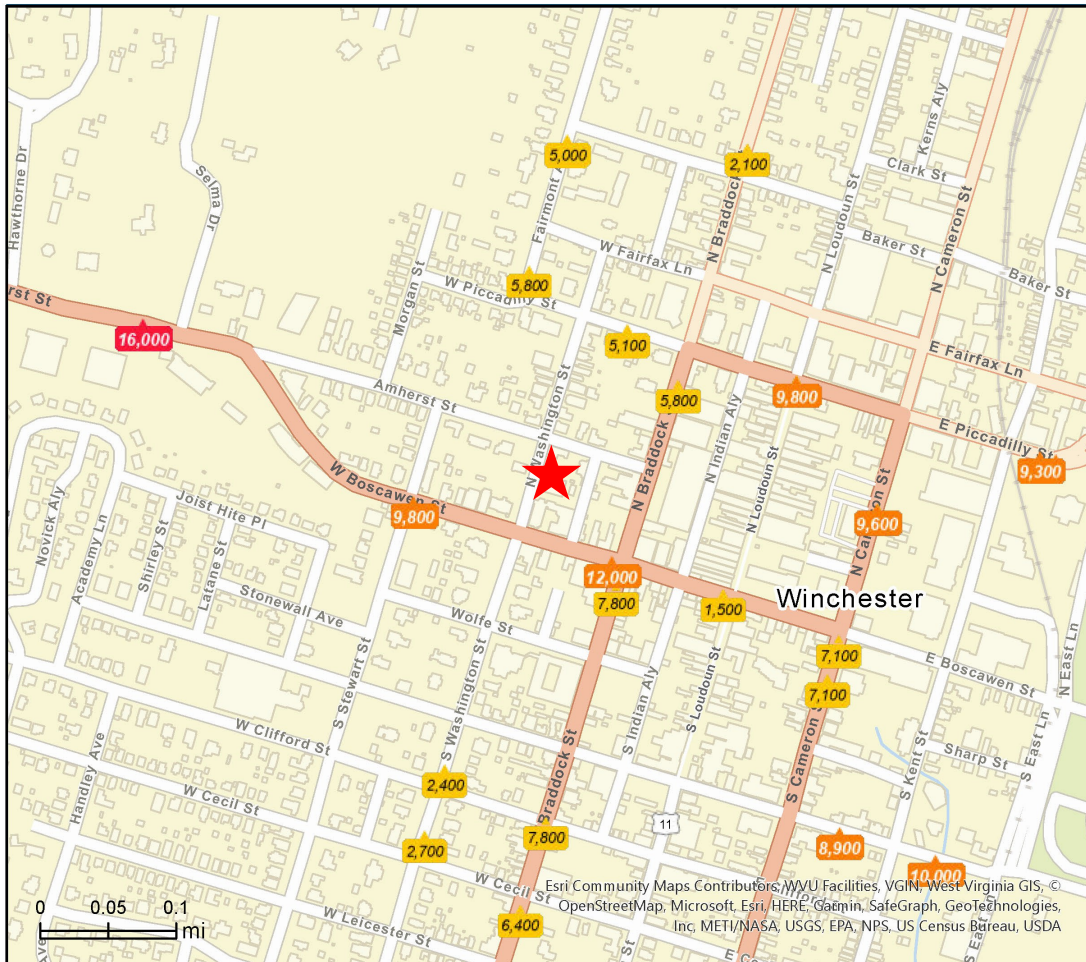
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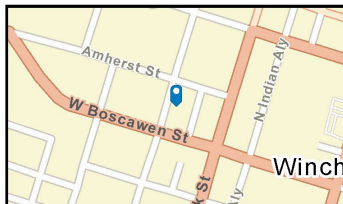
## Traffic Count Map - Close Up

12 N Washington St, Winchester, Virginia, 22601  
Drive Distance: 10, 15, 20 mile radii

Prepared by Esri  
Latitude: 39.18523  
Longitude: -78.16815



Esri Community Maps Contributors, WYU Facilities, VGIN, West Virginia GIS, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

April 28, 2023