

AVAILABLE

195 N. Commerce Avenue
Front Royal, VA 22630



Exclusive Agent:

WILSON FLOHR, SIOR
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PORTER
R E A L T Y



HIGHLIGHTS

- 7,860 SF Off/Whse
- 1 Drive-in
- 1.993 Acres
- Zoned I-1
- Yr Built 1989
- Ample Parking
- Large paved yard provides abundant outdoor storage and maneuvering area
- Municipal water and sewer available
- Excellent visibility along Commerce Avenue (Route 522)
- For Sale: \$1,100,000

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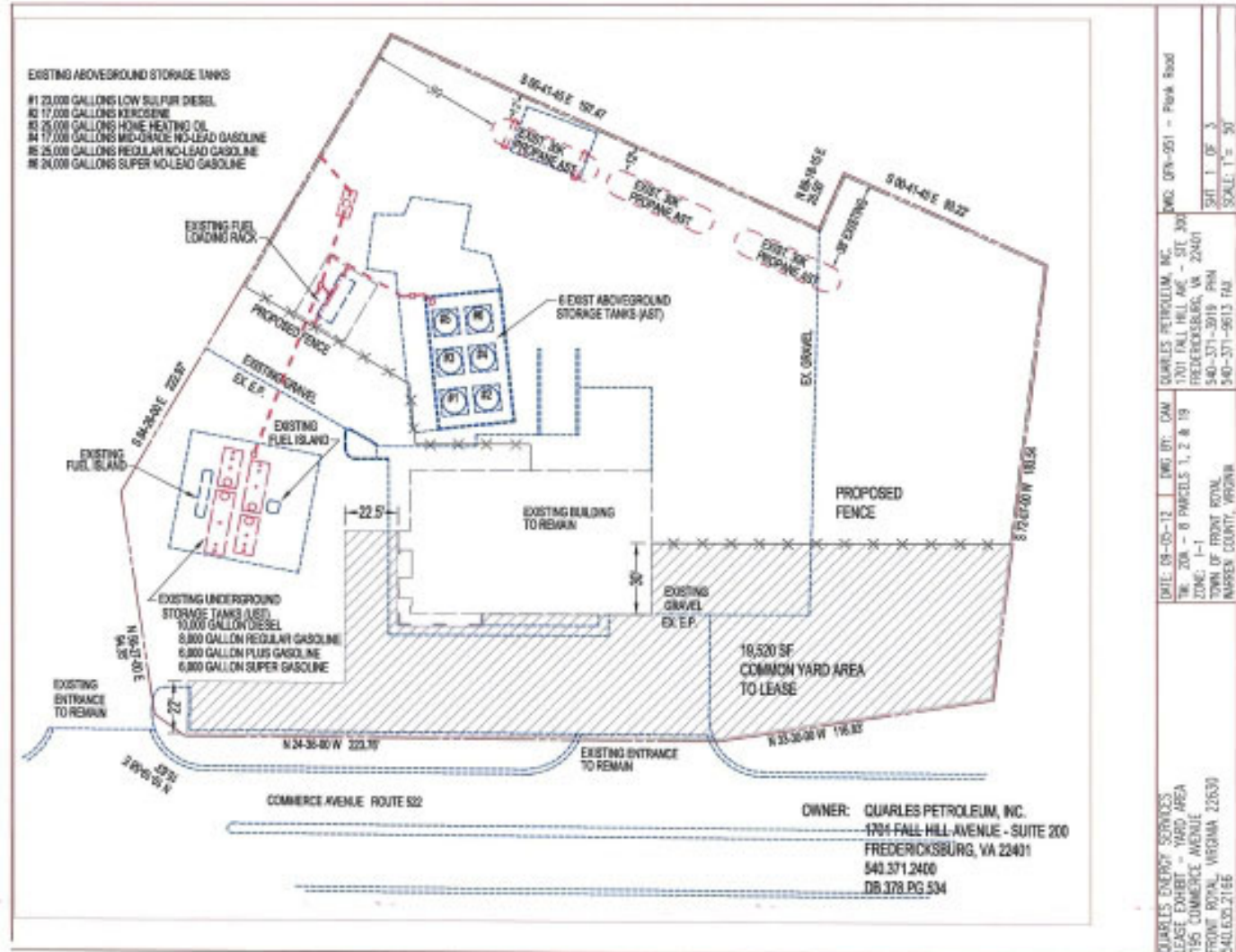
PROPERTY PHOTOS

195 North Commerce Avenue | Front Royal, VA 22630



PLAT MAP

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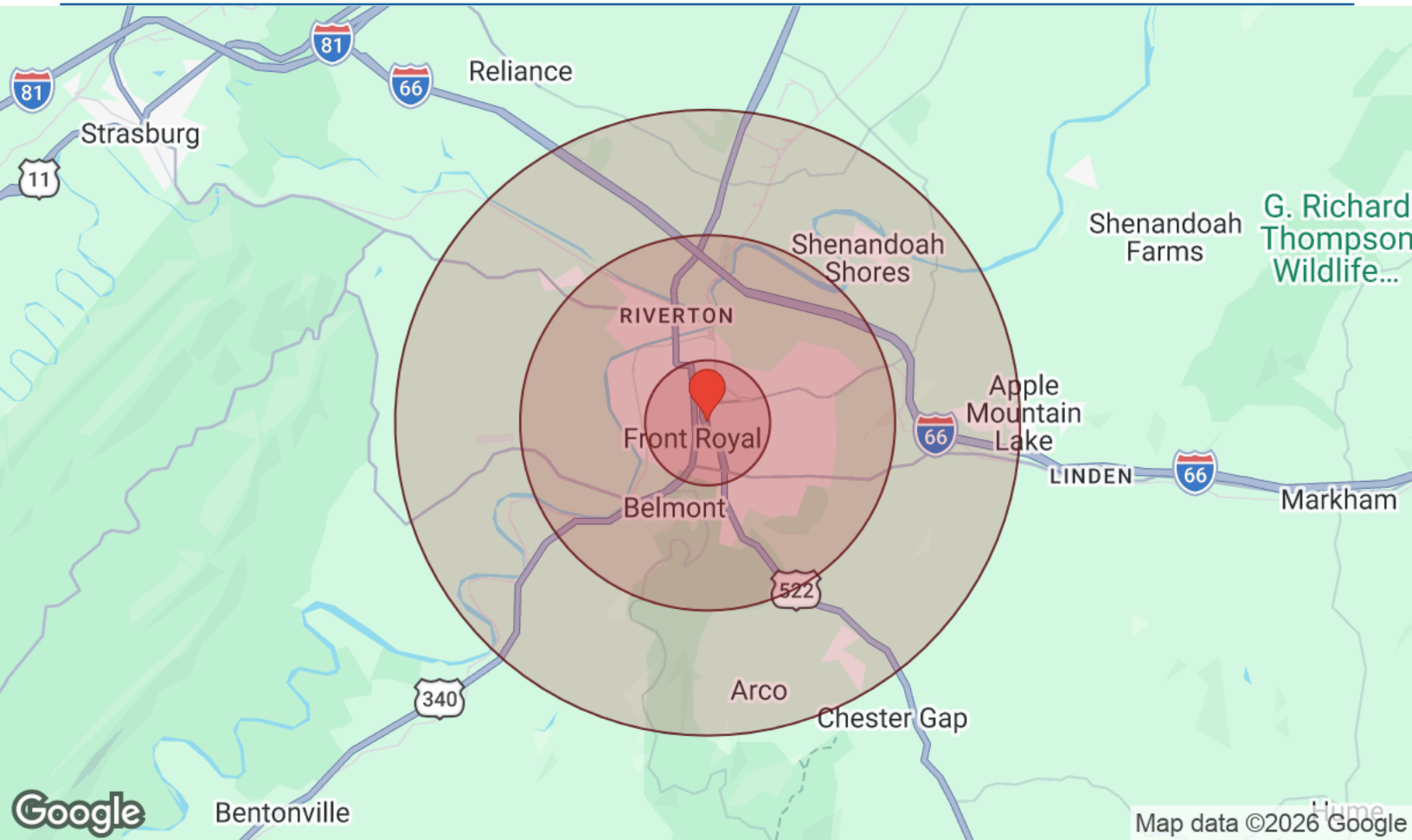
LOCATION MAPS

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DEMOGRAPHICS

195 North Commerce Avenue | Front Royal, VA 22630



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,252	8,808	14,890
Female	4,185	8,879	14,355
Total Population	8,437	17,687	29,245

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,459	13,789	23,405
Black	768	1,403	1,857
Am In/AK Nat	21	37	58
Hawaiian	N/A	2	6
Hispanic	784	1,590	2,512
Asian	132	310	494
Multiracial	256	525	863
Other	17	32	53

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,725	7,430	12,053
Occupied	3,496	7,000	11,332
Owner Occupied	1,791	4,290	7,847
Renter Occupied	1,705	2,710	3,485
Vacant	229	430	721

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,514	3,247	5,205
Ages 15 - 24	1,022	2,182	3,742
Ages 25 - 54	3,218	6,645	10,863
Ages 55 - 64	998	2,286	4,056
Ages 65+	1,685	3,327	5,378

Income	1 Mile	3 Miles	5 Miles
Median	\$71,857	\$75,271	\$82,880
Under \$15k	212	537	795
\$15k - \$25k	166	359	624
\$25k - \$35k	287	460	619
\$35k - \$50k	401	808	1,089
\$50k - \$75k	739	1,324	2,032
\$75k - \$100k	578	1,091	1,612
\$100k - \$150k	701	1,262	2,114
\$150k - \$200k	217	473	1,092
Over \$200k	194	686	1,356

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