

# Prime Commercial Lease Space

122 Fairfax Pike / Stephens City, VA 22655



### FOR LEASE

- 1,900 +/- 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

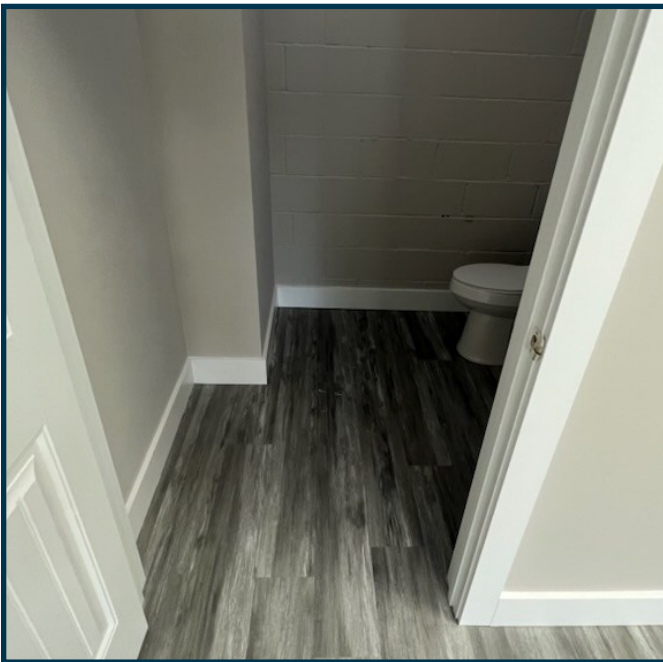
	10 mile radius	20 mile radius
Population	79,315	176,157
Projected 5 year growth	0.46	0.64
Median Income	\$78,978	\$80,578
Median Age	38.5	40.5

For more information please contact:  
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 Main | 540.450.1290

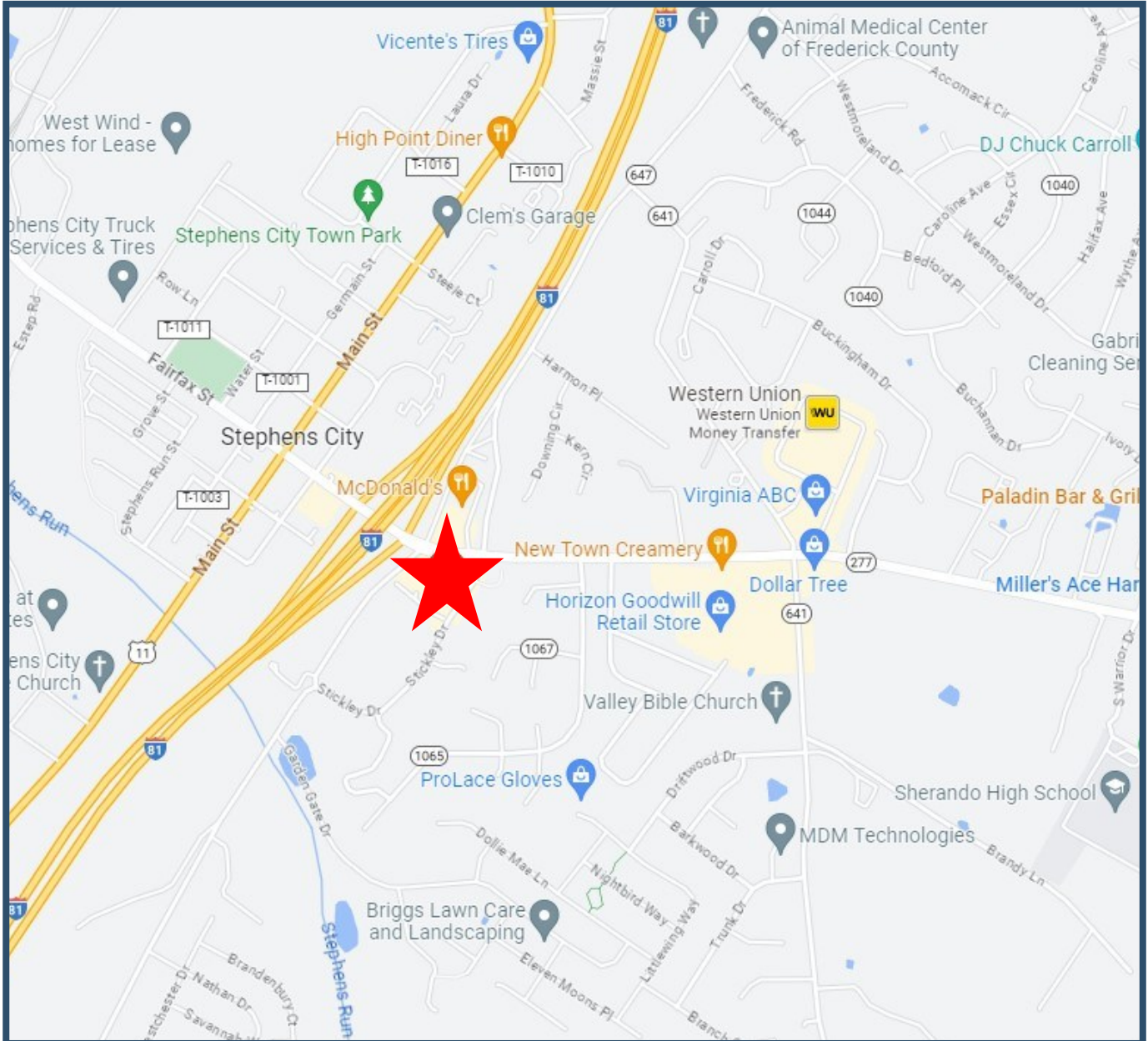
126 North Kent Street Winchester, VA 22601

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.

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