

**BERKSHIRE
HATHAWAY**
HOMESERVICES

RW TOWNE
REALTY



FOR SALE

9584 BEAR TRAP CIRCLE

WINDSOR, VA 23487

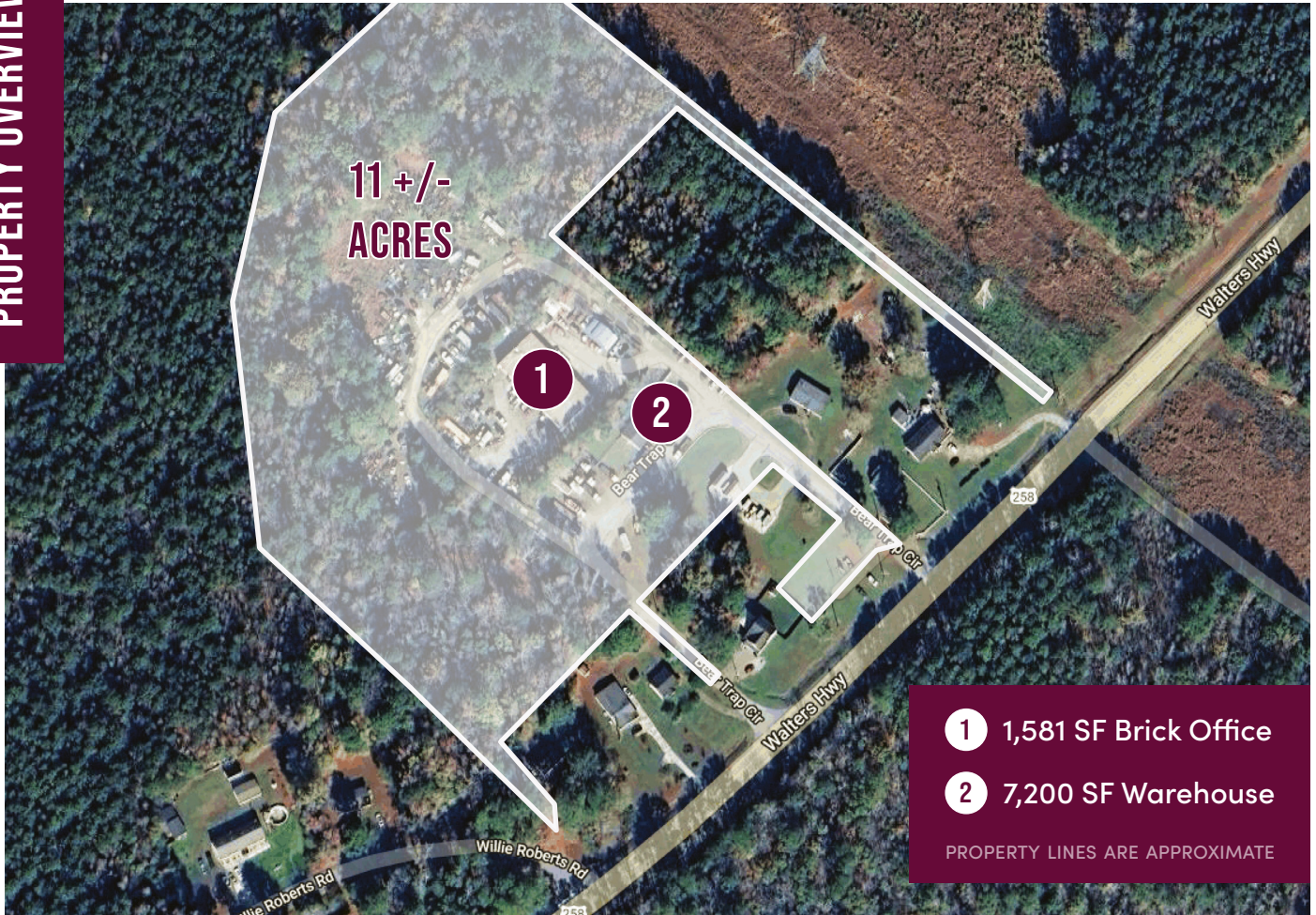
Commercial/Industrial
8,781 Square Feet
11 Acre Lot

Michael Amory, Associate Broker, REALTOR®

757-810-2455 • michaelamoryrealtor.com • michael.amory@rwtowne.com

Office: 5857 Harbour View Blvd, Suite 100, Suffolk, VA 23435 • 757-935-9000

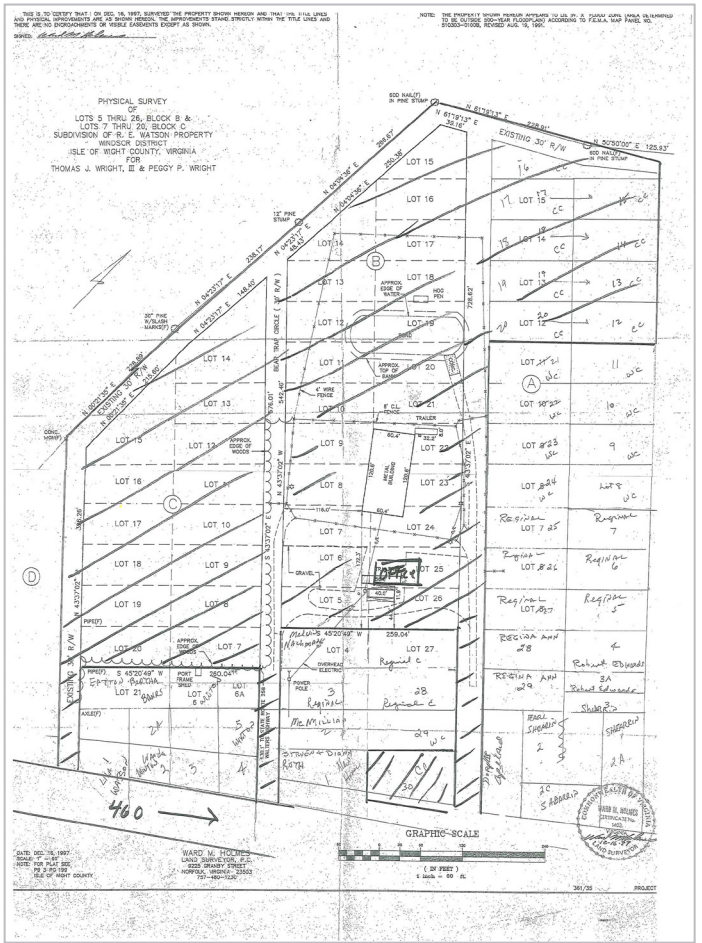
PROPERTY OVERVIEW



ADDRESS	9584 Bear Trap Circle Windsor, VA 23487
BUILDING SIZE	8,781 Square Feet
YEAR BUILT	2005
PARCEL SIZE	11 Acre Lot
ZONING	General Industrial M-1
SALES PRICE	\$2,000,000 (\$227.76/SF)
SALE TYPE	Investment or Owner User

RADIUS	2 MILES	5 MILES	10 MILES
POPULATION	2,917	6,676	29,484
HOUSEHOLDS	1,140	2,586	11,195
AVG HOUSEHOLD INCOME	\$80,586	\$88,334	\$93,779

PHOTO GALLERY



AERIAL VIEW



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
Walters Hwy	Bear Trap Cir SW	5,023	0.16 mi
Bank St	Maple Ln E	1,034	0.45 mi
E Blackwater Rd	W Blackwater Rd	974	0.46 mi
E Blackwater Rd	Bank St E	660	0.46 mi
W Blackwater Rd	E Blackwater Rd	1,554	0.48 mi
Bank St	E Blackwater Rd W	2,374	0.52 mi

Last measured 2022

**BERKSHIRE
HATHAWAY
HOMESERVICES**

**RW TOWNE
REALTY**

Michael Amory, Associate Broker, REALTOR®

757-810-2455

michaelamoryrealtor.com • michael.amory@rwtowne.com

Office: 5857 Harbour View Blvd, Suite 100, Suffolk, VA 23435 • 757-935-9000

Source: CoStar, 8/2024 | Exclusive Agent Representing the Seller. All information is believed to be accurate but is not warranted and is solely a guide to prospective purchasers who should satisfy themselves by inspection or otherwise as to the correctness of this information. ©2024 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Berkshire Hathaway HomeServices RW Towne Realty is an affiliate of TowneBank and licensed in the states of Virginia and North Carolina.

