



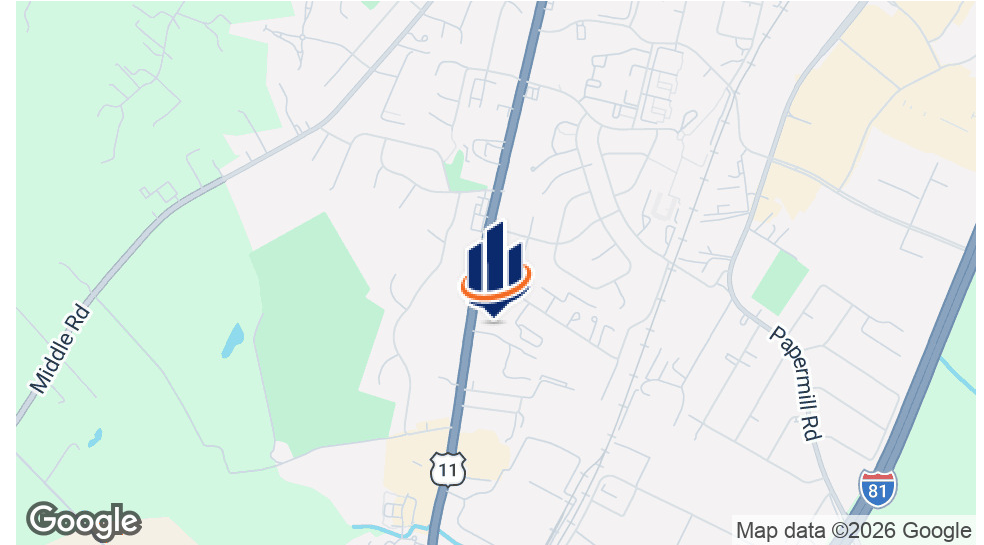
Your Sign Here

SHOWROOM - OFFICES- SERVICE BAYS -DISPLAY YARD

**2934 VALLEY AVE
WINCHESTER, VA 22601**

Jim Guisewhite	John Fox
540.325.0573	540.336.6896
jim.guisewhite@svn.com	john.fox@svn.com

Property Summary



PROPERTY HIGHLIGHTS

- 8,455 SF Total Building Area
 - Large Open Showroom
 - Multiple Private Offices
 - Parts & Storage Areas
 - Covered Display & Delivery Canopy
 - Excellent Valley Avenue Visibility
- 1.30 Acre Site
 - Customer Reception & Waiting Area
 - Conference Room
 - Multiple Service Bays
 - Extensive On-Site Parking
 - B-2 Highway Commercial Zoning

OFFERING SUMMARY

Lease Rate:	\$8,807 per month (NNN)
Available SF:	8,455 SF
Lot Size:	1.31 Acres
Building Size:	8,455 SF

PROPERTY DESCRIPTION

HIGH-VISIBILITY COMMERCIAL FACILITY

Rare opportunity to lease a highly visible commercial facility along Winchester's primary commercial corridor. The property combines customer-facing showroom space, professional offices, conference and meeting areas, parts and storage space, service bays, and extensive on-site parking.

The flexible layout is ideal for businesses that require a combination of sales, service, fleet operations, storage, and customer interaction in a single location. Automobile dealerships are a restricted use by the landlord.

IDEAL FOR

Powersports Dealers
ATVs • UTVs • Side-by-Sides • Golf Carts

Motorcycle Dealers
Sales • Service • Accessories

Equipment Dealers
Construction • Landscaping • Agricultural Equipment

Truck & Trailer Sales/Farm Equipment
Utility • Cargo • Dump • Equipment Trailers

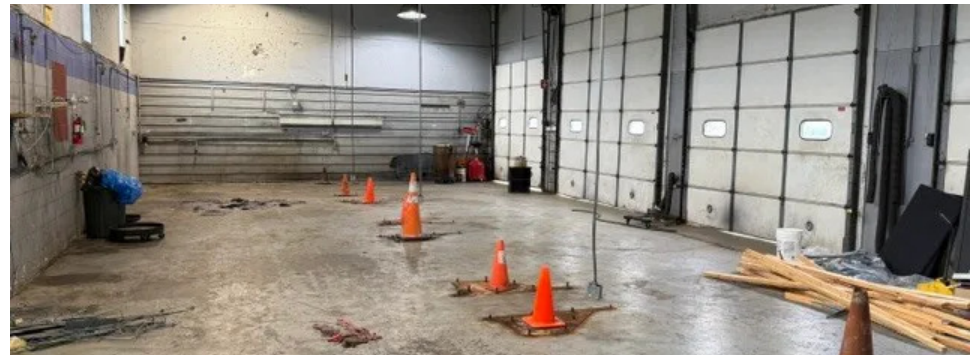
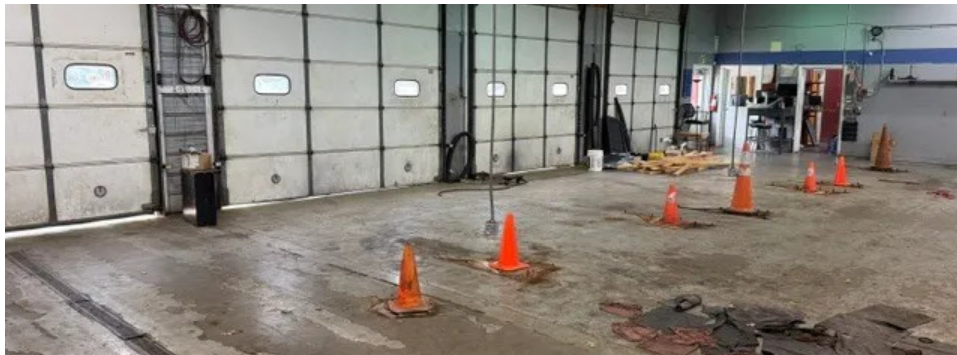
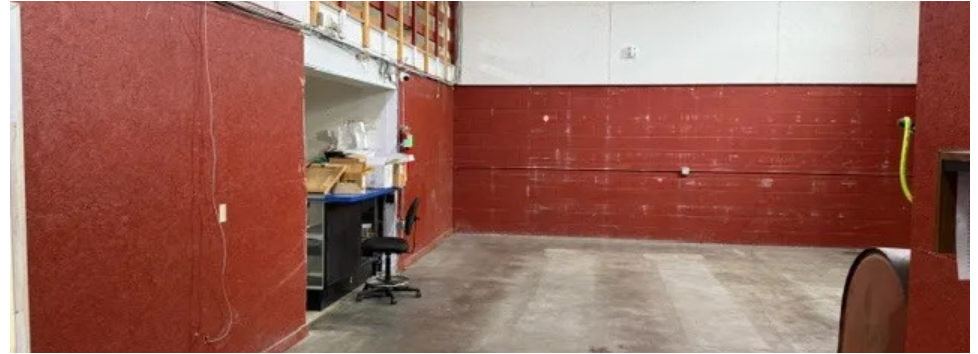
Commercial Vehicle Upfitters/Tire Sales
Work Trucks • Fleet Vehicles • Van Conversions

Contractor Headquarters
HVAC • Plumbing • Electrical • Utility Contractors

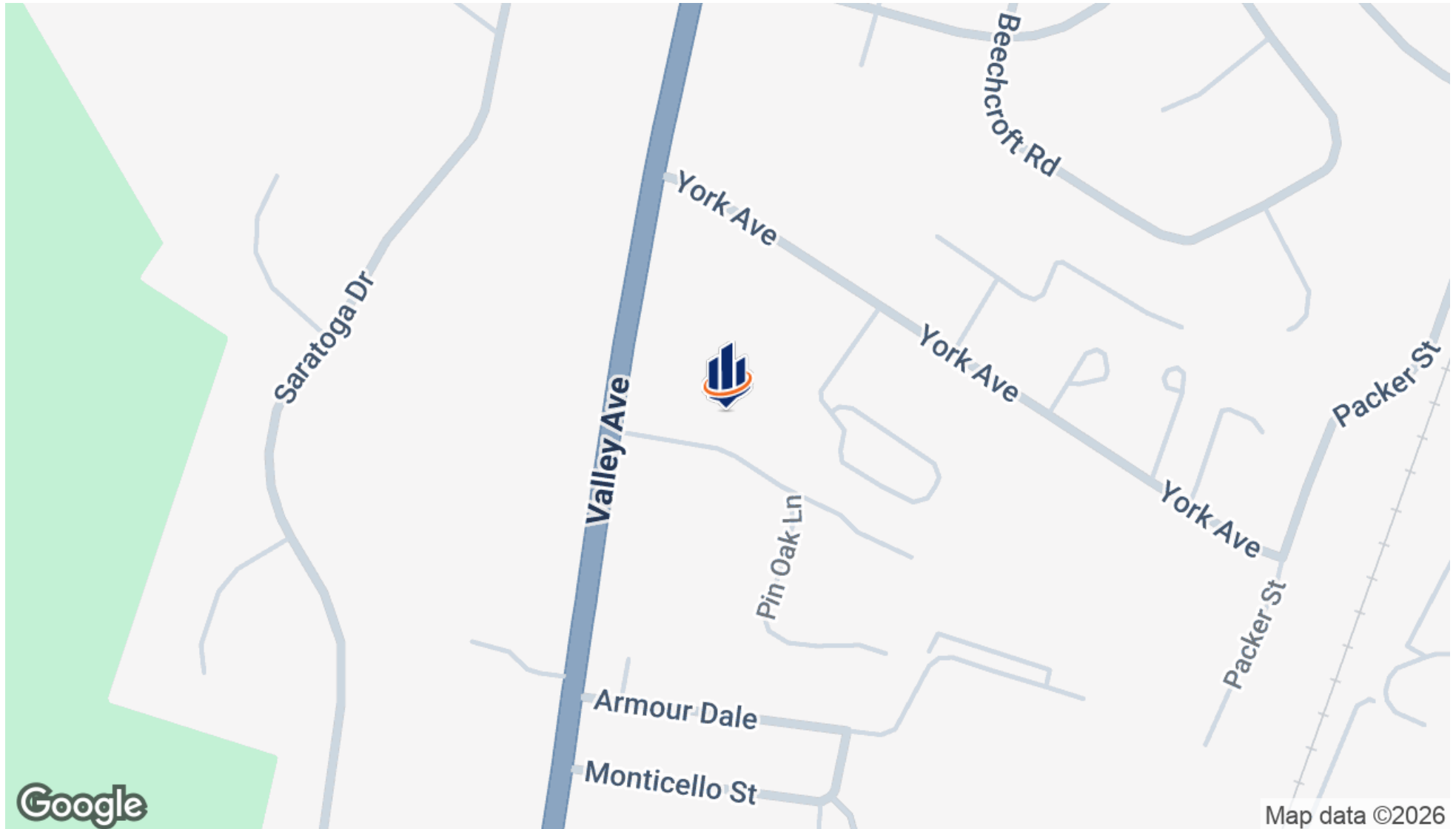
Additional Photos



Additional Photos



Location Map



Demographics Map & Report

POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	78,917	120,045	173,968
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	30,119	45,575	66,183
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$108,717	\$111,268	\$110,984
Average House Value	\$380,560	\$402,229	\$398,586

2020 American Community Survey (ACS)

