

Investment Opportunity
180-190 Prosperity Drive



180-190 Prosperity Drive
Winchester, VA

Asking
\$7,200,000



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— Think global | Act local —

Table of Contents

EXECUTIVE SUMMARY

Investment Overview Section 1

PROPERTY DESCRIPTION

Property Details Section 2
Regional Map Section 2
Site Map Section 2

MARKET OVERVIEW

Demographic Summary Section 3



Summary

Investment Opportunity
180-190 Prosperity Drive
8.86 Acres Contiguous B-2
Development Land



Investment Opportunity

180-190 Prosperity Drive / Winchester, VA

OakCrest Commercial Real Estate is pleased to present an Investment Opportunity located at 180-190 Prosperity in Winchester, VA.

A Unique Property Offering conveniently located near the Intersection of Interstate 81 and Virginia Bypass 37 in Frederick County, VA. 180 Prosperity Drive is 13,500 SF, Zoned B-3 and built in 2004. 190 Prosperity Drive is 18,000 SF, Zoned B-3 and built in 2007. Both buildings are a total of 31,500 SF located on 3.83 acres. All Zoned B-3.

The Properties offer abundant off-street parking and convenient access to dock doors. An additional 8.86 Acres Zoned B-2 is included in this offering for a total of 12.7 Contiguous Acres. Approved uses for B-2 include self-storage facilities, distribution Warehouses, car washes, new car dealerships, hotels, and restaurants.

Noi is \$326,000. Financials and rent roll available with NDA.

Call Broker for additional information.

Asking \$7,200,000

Broker: Marie DiLorenzo, CCIM

OakCrest Commercial Real Estate

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In 2015 Winchester was cited by Kiplinger Finance as one of "10 Great Places to Retire" and Forbes ranked Winchester as one of the "Best Small Places for Business & Careers". Winchester was also named to the Milken Institute's list of Best-Performing Cities of 2015. Winchester is home to one of the top 5% hospitals in the Nation, Valley Heal Systems; and Shenandoah University, a private institution with over 315 acres of facilities located throughout the City. Winchester/Frederick County, VA is located 50 minutes west of Dulles Airport and 75 miles from Washington, D.C. More than 40 percent of the U.S. population is with a day's drive. What's more, a skilled workforce of more than 200,000 lives within a 30-mile radius of the City's center. Here you will find five business clusters, a central hub of East Coast activity, rail and Virginia Inland Port access, and most importantly, a heralded strategy of commitment to business.



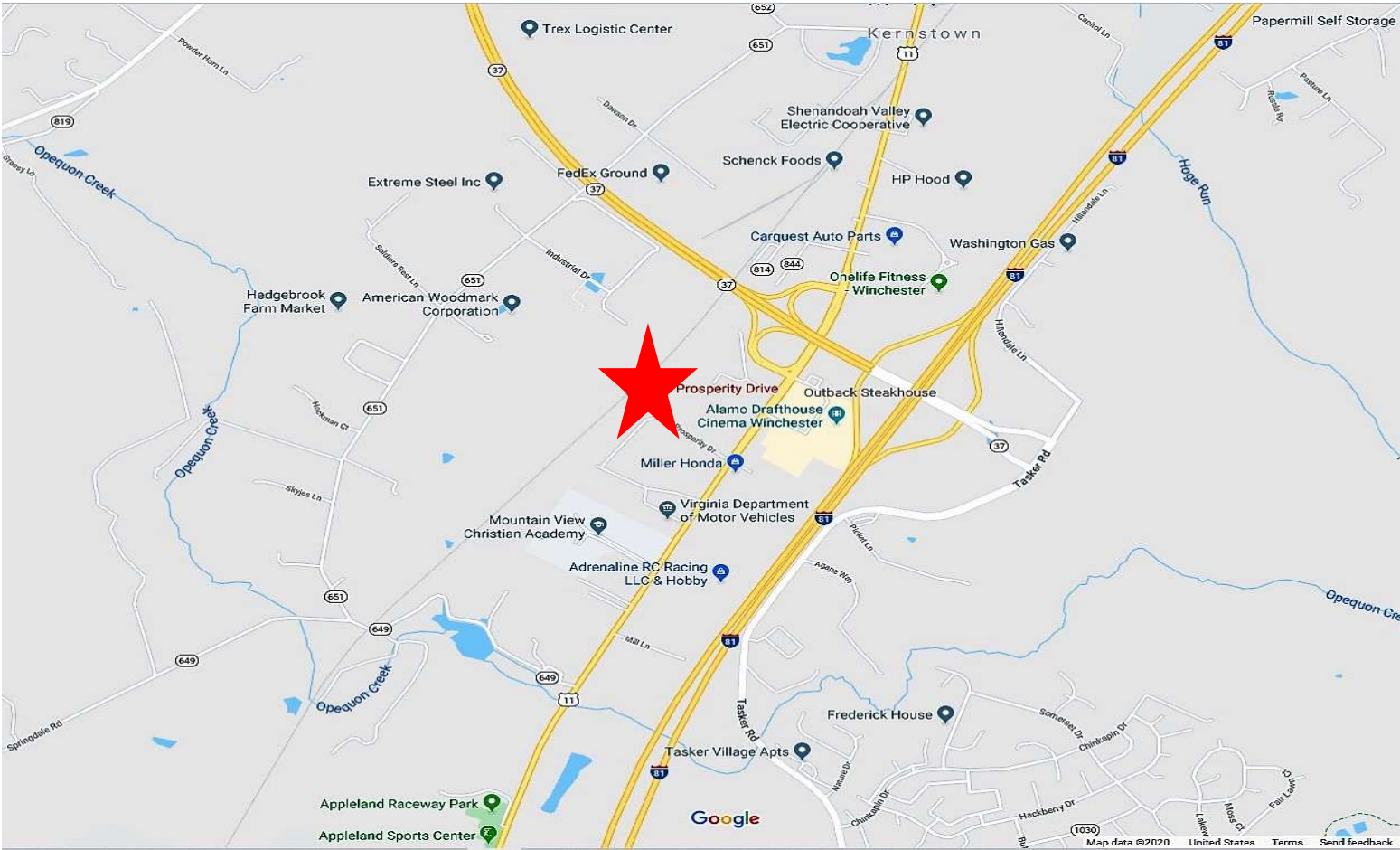
description



Investment Opportunity
180-190 Prosperity Drive

Property Details

| THE OFFERING | |
|------------------|--|
| Price | \$7,200,000 |
| Property | 2 Industrial Buildings + Additional 8.86 Acres – B-2 |
| Property Address | 180-190 Prosperity Drive, Winchester, VA |
| SITE DESCRIPTION | |
| | 2.00+/- Acres Zoned B-3 |



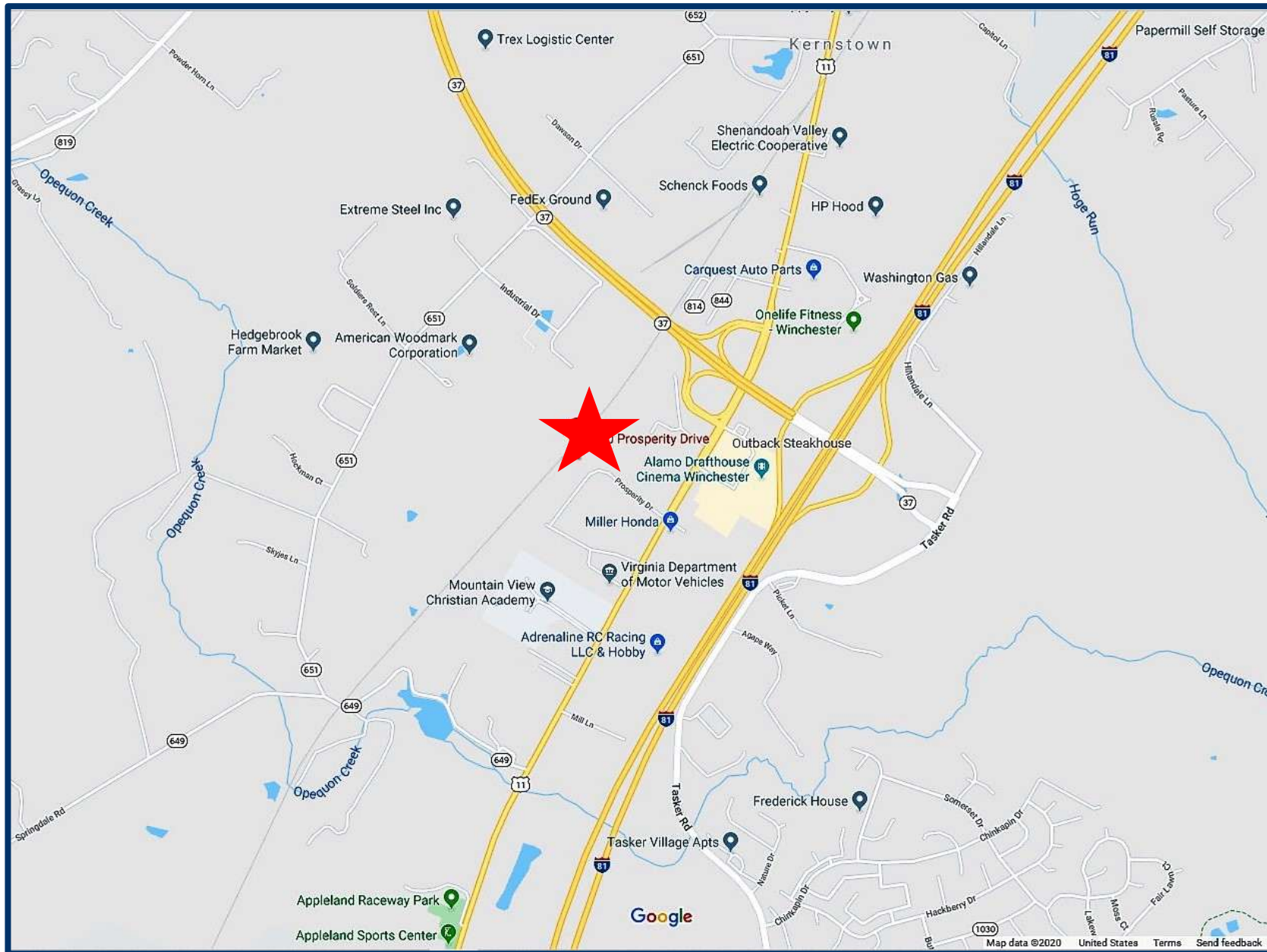
PROPERTY DESCRIPTION

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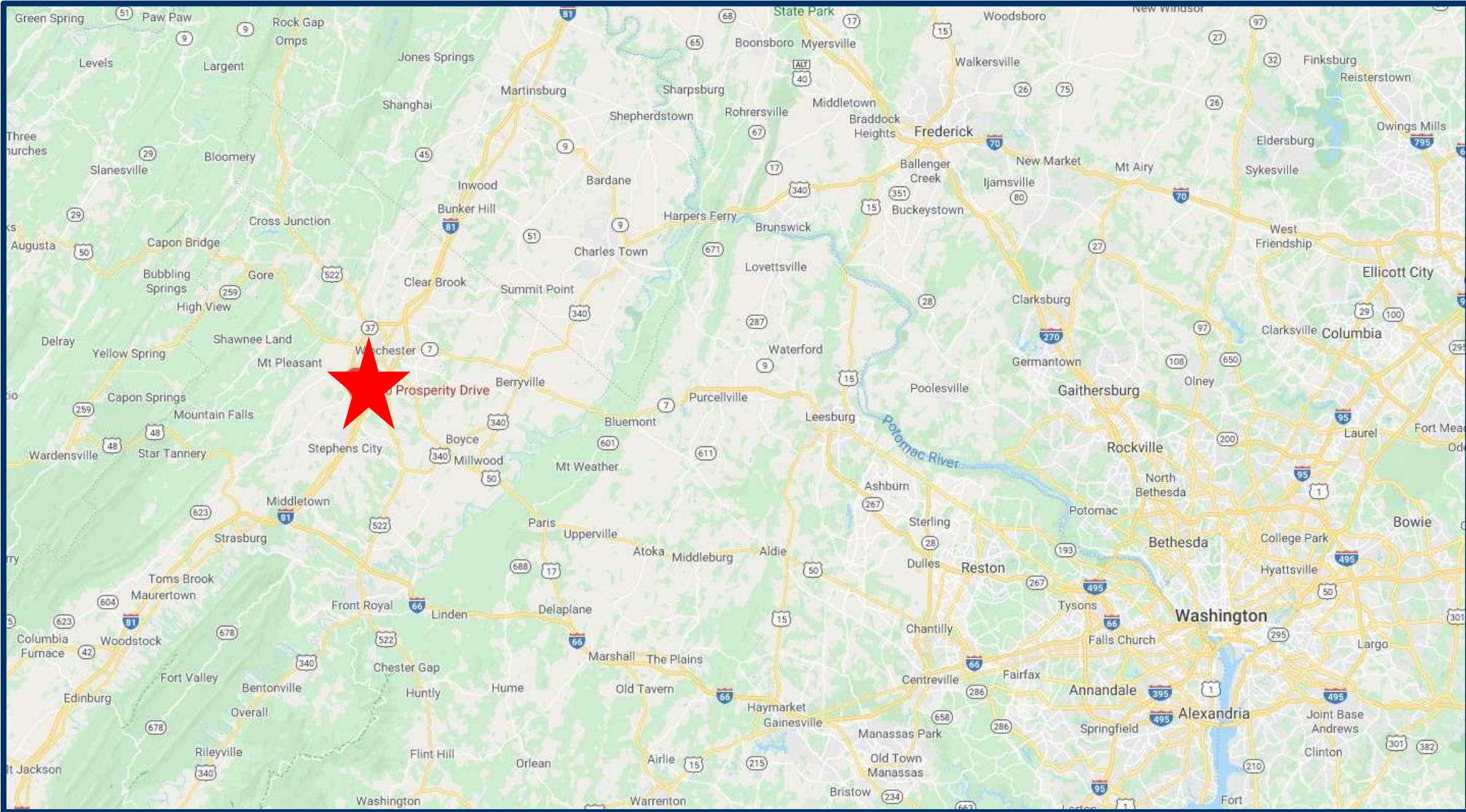




Local Map



Regional Map



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Overview

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180-190 Prosperity Drive

OakCrest Commercial

801 N. Kent Street Demographic Summary

| POPULATION | 10-MILE | 15-MILES | 20-MILES |
|-----------------|---------|----------|----------|
| 2010 Population | 79,227 | 104,949 | 151,065 |
| 2019 Population | 88,994 | 118,591 | 168,634 |
| 2024 Population | 95,594 | 129,192 | 182,662 |

| INCOME | 10-MILE | 15-MILES | 20-MILES |
|------------------------|---------|----------|----------|
| 2019 Median HH Income | 68,618 | 69,145 | 68,720 |
| 2024 Per Capita Income | 77,208 | 77,407 | 76,997 |
| 2019-2024 Annual Rate | 2.39% | 2.28% | 2.30% |

| HOUSEHOLDS | 10-MILE | 15-MILES | 20-MILES |
|-----------------------|---------|----------|----------|
| 2019 Households | 32,958 | 44,378 | 62,899 |
| 2024 Households | 35,146 | 48,050 | 67,749 |
| 2010-2019 Annual Rate | 1.04% | 1.12% | 1.00% |

Population

In this area the current year population is 168,634. In 2010, the Census count in the area was 151,065. The rate of change since 2010 was 1.20% annually. The five-year projection for the population in the area is 182,662 representing a change of 1.61% annually from 2019 to 2024. Currently, the population is 49.5% male and 50.5% female.

Households

The household count in this area has changed from 57,389 in 2010 to 62,899 in the current year, a change of 1.00% annually. The five-year projection of households is 67,749, a change of 1.50% annually from the current year total. Average household size is currently 2.63, compared to 2.58 in the year 2010. The number of families in the current year is 42,957 in the area.

Income

Current median household income is \$68,720 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,997 in five years, compared to \$69,180 for all U.S. households.

Current average household income is \$88,199 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$98,938 in five years, compared to \$99,638 for all U.S. households.

Current per capita income is \$31,203 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,692 in five years, compared to \$36,530 for all U.S. households.

Race and Ethnicity

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two persons from the same area will be from different race/ethnic groups is 38.1 in the identified area, compared to 41.4 for the U.S. as a whole.



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For Details or to Schedule a Tour Contact

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