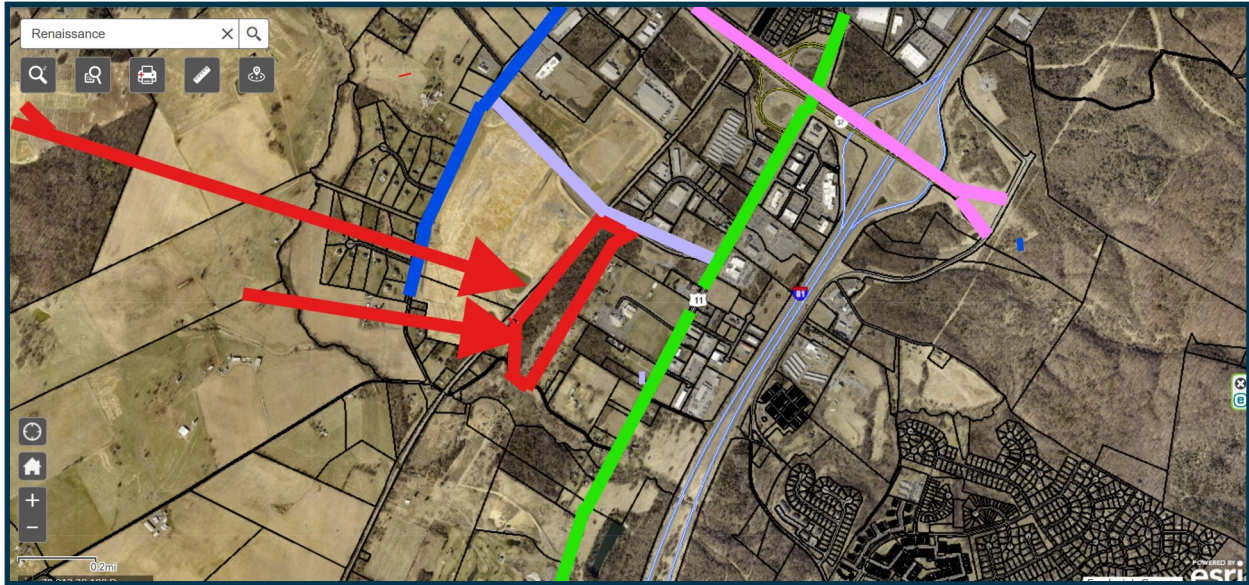


27.09 +/- Acres Prime Development Land

O Renaissance Drive / Winchester, VA 22602



FOR SALE

27.09 +/- acres in the direct path of Light Industrial-Zoned land. The subject property is in the comprehensive plan to be zoned Light Industrial for warehousing, distribution, self-storage warehousing or light manufacturing. The 27.09 +/- acre site has excellent proximity and access to US 11, Route 37, and I-81. The property provides location, visibility, & exposure. All utilities are available. The site is ideally located in the southern portion of the Winchester area known as the Kernstown submarket. There is the possibility of railroad access on the western boundary of the subject property. The site will provide connection to Shady Elm Road and the Valley Innovation Park (Peterson Cos) which is scheduled to begin construction in 2026.

Demographic Summary

| | 10 mile radius | 20 mile radius |
|-------------------------|----------------|----------------|
| Population | 93,877 | 184,794 |
| Projected 5 year growth | 0.79 | 0.96 |
| Median Income | \$82,254 | \$84,590 |
| Median Age | 39.5 | 40.8 |

For more information please contact:
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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.

O Renaissance Drive

