



COLDWELL BANKER
COMMERCIAL
ELITE



DEVELOPMENT OPPORTUNITY IN THE HEART OF
WINCHESTER, VA

FOR SALE

Exeter Drive Winchester, VA 22603

Price:	\$947,000
Square Footage:	91,040 sf
Zoning:	B2

Introducing an exceptional development opportunity in the heart of Winchester, VA. This property, featuring Lot 4 and zoned B2, is perfectly situated for Land / Retail-Pad developer seeking a prime location in a high-traffic area. With **drive through by right** and utilities to site plus curb cut, the property offers a versatile development potential. Located near major roadways and within a strong retail demand area, this property presents a wonderful development opportunity for those looking to capitalize on the thriving Winchester market. Don't miss the chance to be part of the Business Center and take advantage of this prime development opportunity. A smart investment awaits at this versatile property.

LOCATION DESCRIPTION

Discover the charm of Winchester, VA, and its vibrant community, just a short distance from the property. Known for its historic downtown district and rich cultural heritage, Winchester offers a blend of small-town charm and modern convenience. Nearby attractions such as the Museum of the Shenandoah Valley, the Shenandoah University, and the Winchester Little Theatre provide cultural and entertainment opportunities for residents and visitors alike. With its picturesque setting in the Shenandoah Valley and easy access to major transportation routes, the area presents an attractive investment opportunity for a Land / Retail-Pad developer looking to be part of this dynamic and growing community.

KEY INVESTMENT HIGHLIGHTS

- Zoned B2
- Prime Winchester location
- High-traffic area
- Drive through by right
- Proximity to major roadways
- Strong retail demand
- Versatile investment opportunity
- Wonderful development opportunity
- Utilities to site plus curb cut
- Business Center
- Development opportunity

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	29,847	62,449	112,556
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	11,738	23,912	42,885
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$99,400	\$105,280	\$109,233







OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY IN THE HEART OF WINCHESTER, VA

EXETER DRIVE | WINCHESTER, VA 22603

FOR MORE INFORMATION PLEASE CONTACT:



ED CAVE, CCIM

Senior Sales Associate

📞 703.919..2149 (Mobile)

✉ ecave@cbecommercial.com

<https://cbcelite.com>



**COLDWELL BANKER
COMMERCIAL**
ELITE