

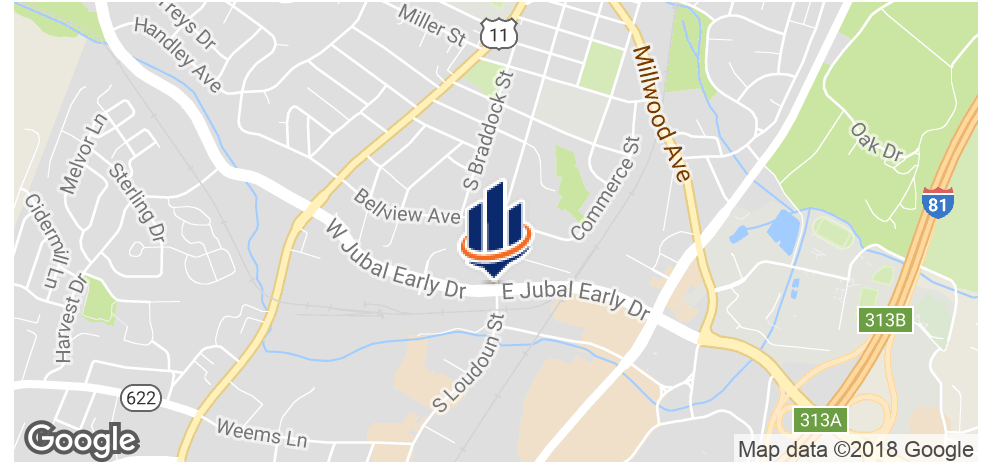
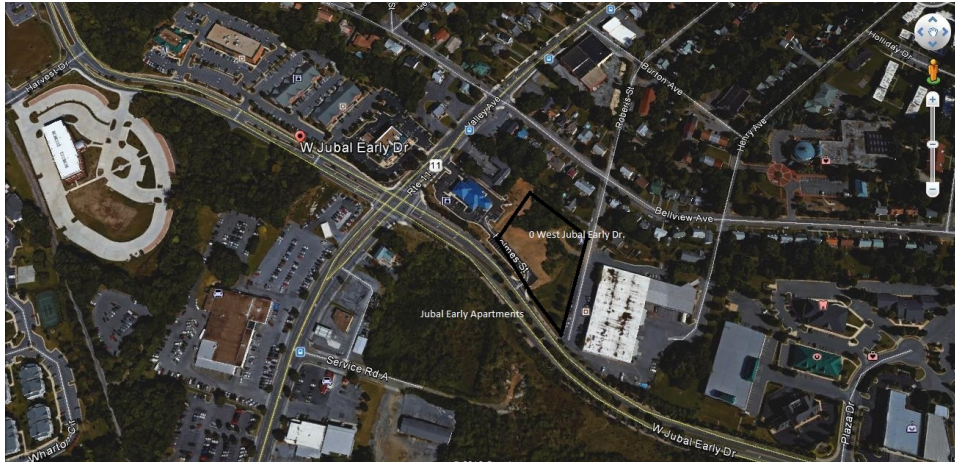


PRIME LOCATION FOR LAND DEVELOPMENT OPPORTUNITY

0 JUBAL EARLY DRIVE
WINCHESTER, VA 22601

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Property Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.96 Acres
Zoning:	B2
Market:	Northern Virginia
Submarket:	Winchester
Price / SF:	\$9.31

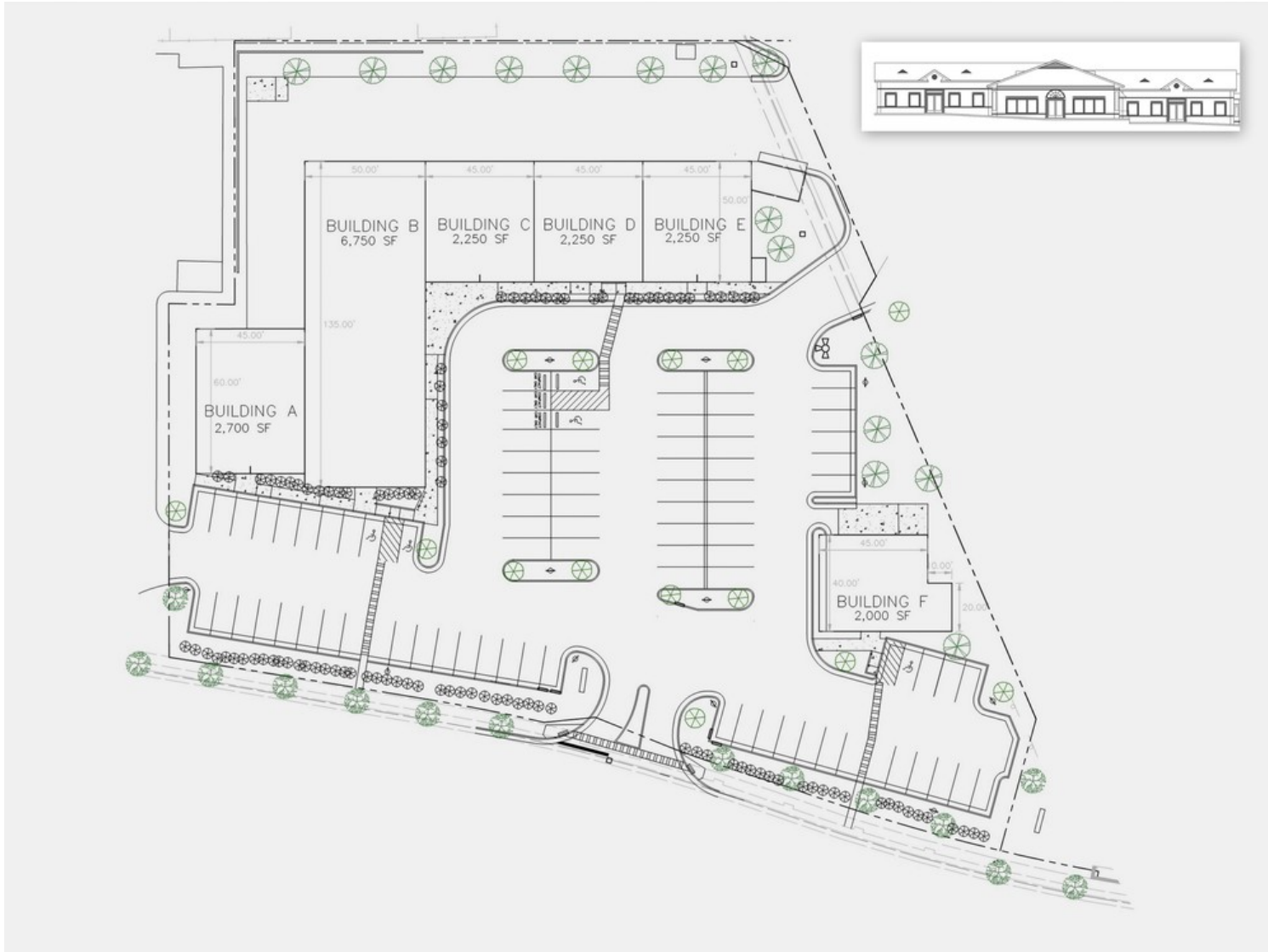
PROPERTY OVERVIEW

Price reduced for immediate sale! Development opportunity along the Jubal Early corridor of growth, Meadow Branch Parkway extension adds direct access to Winchester Medical Center. Preliminary approved Condo project, but could be changed to NNN lease retail, office or medical project or could be redesigned for residential over retail / office or hotel site. Optimal positioning to 140 Unit upscale apartment complex currently under construction directly across Jubal Early Drive. Neighbors include; Grand Furniture, Schewel's Furniture, Summit Bank, City Bank, First Bank and Plaza Drive Medical Park. VDOT approved entrance already installed into the 1.96 acre site. Variable rate commission. Owner is Licensed VA Real Estate Broker.

PROPERTY HIGHLIGHTS

- New 140-unit upscale apartment complex now open
- Highly visible, high traffic shopping corridor
- Preliminary approved site plan
- Possible uses - Apartments over retail/office, retail/office complex, hotel site, etc
- Neighboring Business; Grand Furniture, Schewels Furniture, Summit Bank, City Bank
- VDOT approved entrance with parking already installed; valued at \$80k to \$100k

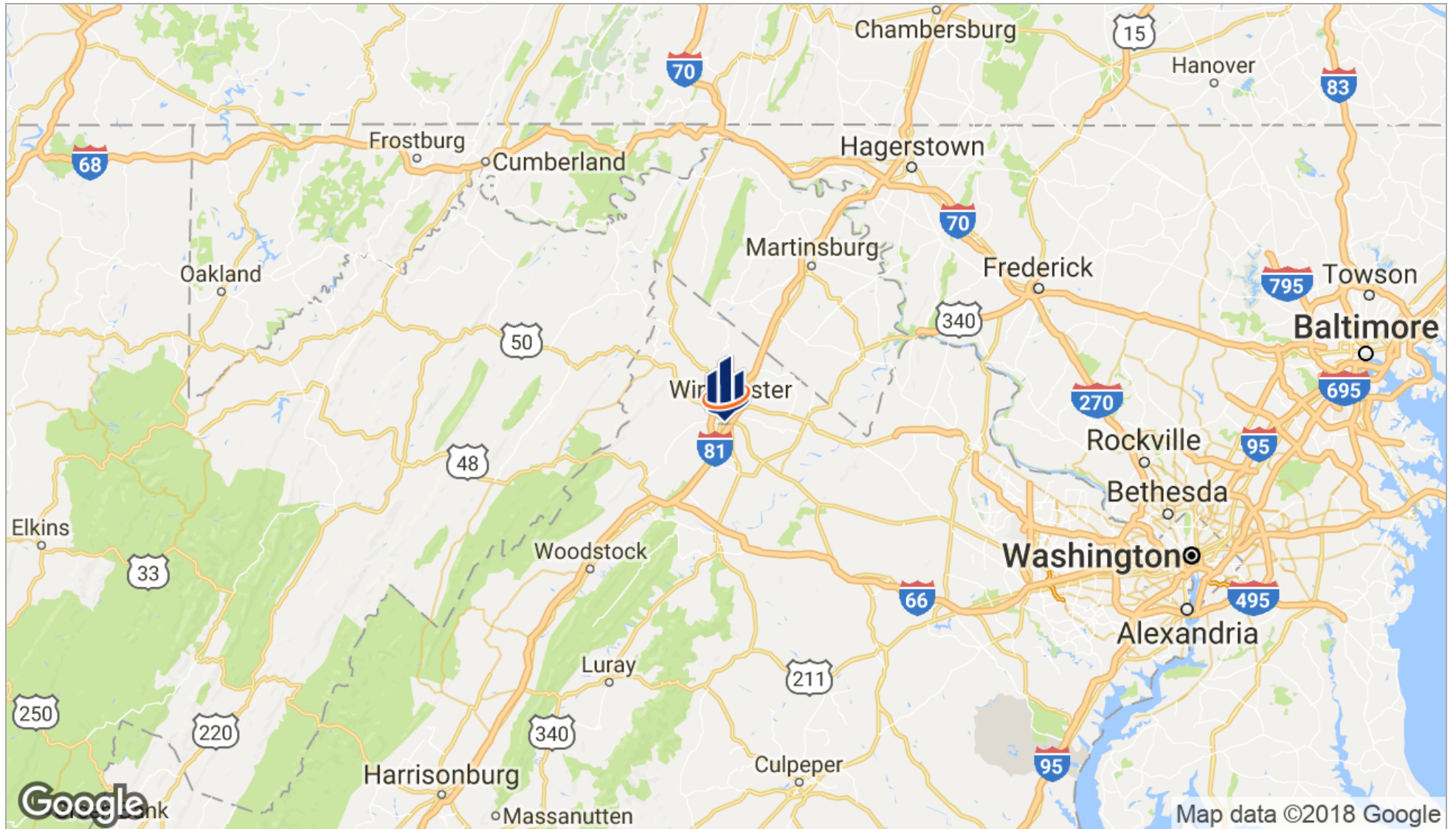
Additional Photos



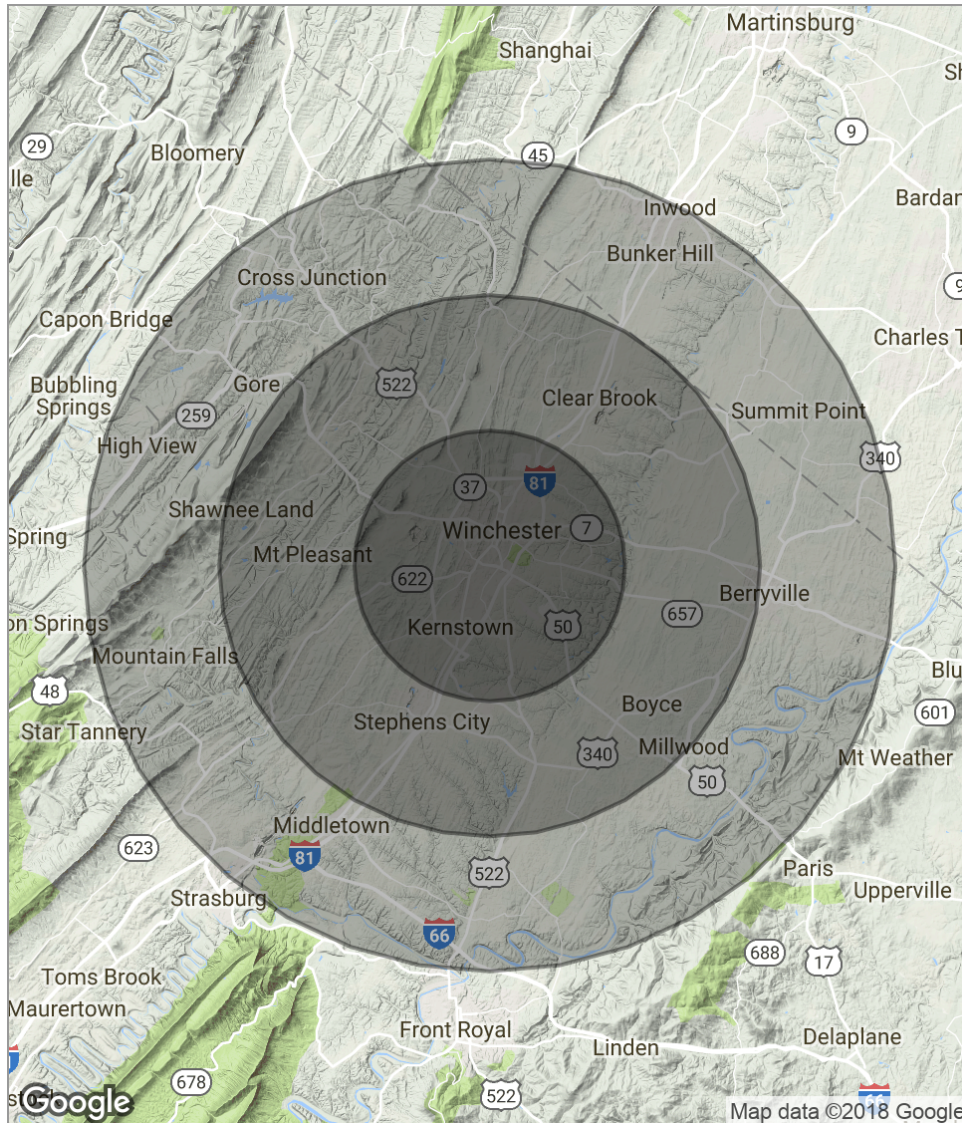
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	67,365	115,793	152,528
Median age	36.5	37.9	38.8
Median age (male)	34.9	36.6	37.9
Median age (Female)	37.5	38.9	39.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,916	43,838	58,220
# of persons per HH	2.6	2.6	2.6
Average HH income	\$66,553	\$71,826	\$72,886
Average house value	\$313,484	\$301,483	\$301,490

* Demographic data derived from 2010 US Census