

**LAND FOR SALE**  
**2525 S Pleasant Valley Rd**  
 Winchester, Virginia 22601



**2.33 Acres Available**

For more information, contact:

**ALEX T. WOTRING**  
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Thalhimer Center  
 11100 W. Broad Street  
 Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)



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 Winchester, Virginia 22601

Property Overview

PROPERTY ADDRESS	
Address	2525 S Pleasant Valley Rd
City	Winchester
County	Winchester City
State	Virginia
Zip Code	22601

PROPERTY INFORMATION	
Acreage	2.33 acres
Traffic Counts	18,000 VPD (Pleasant Valley Rd)
Current Zoning	Commercial

Demographics

Population

	1 Mile	3 Mile	5 Mile
2021 Total Population	6,401	39,370	78,931
2026 Total Population	6,528	40,857	82,600
2017-2022 Annual Rate	0.39%	0.74%	0.91%

Households

	1 Mile	3 Mile	5 Mile
2021 Households	2,721	15,388	29,454
2026 Households	2,759	15,914	30,704

Income

	1 Mile	3 Mile	5 Mile
2021 Average Household Income	\$79,970	\$89,467	\$91,836

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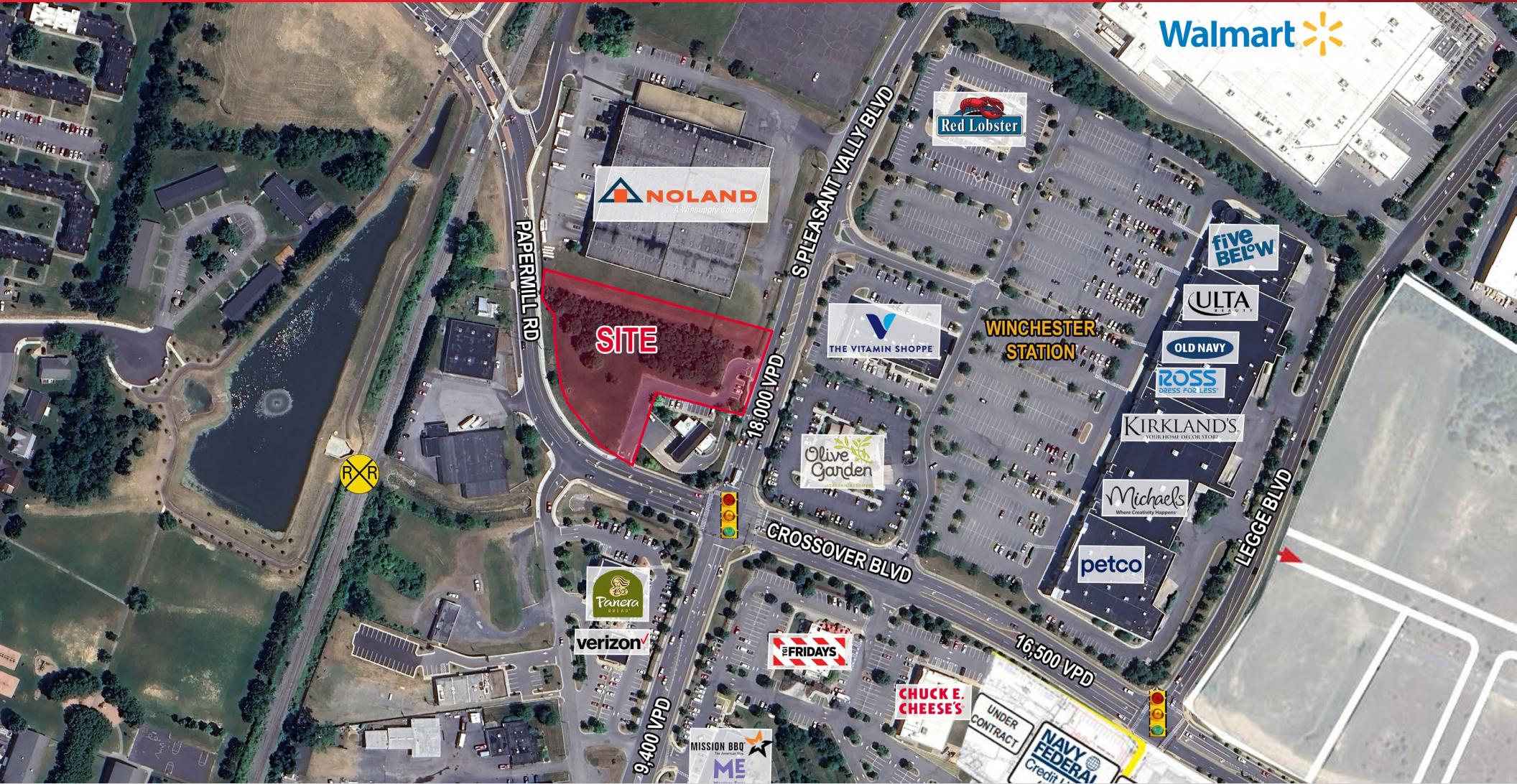
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**THALHIMER**

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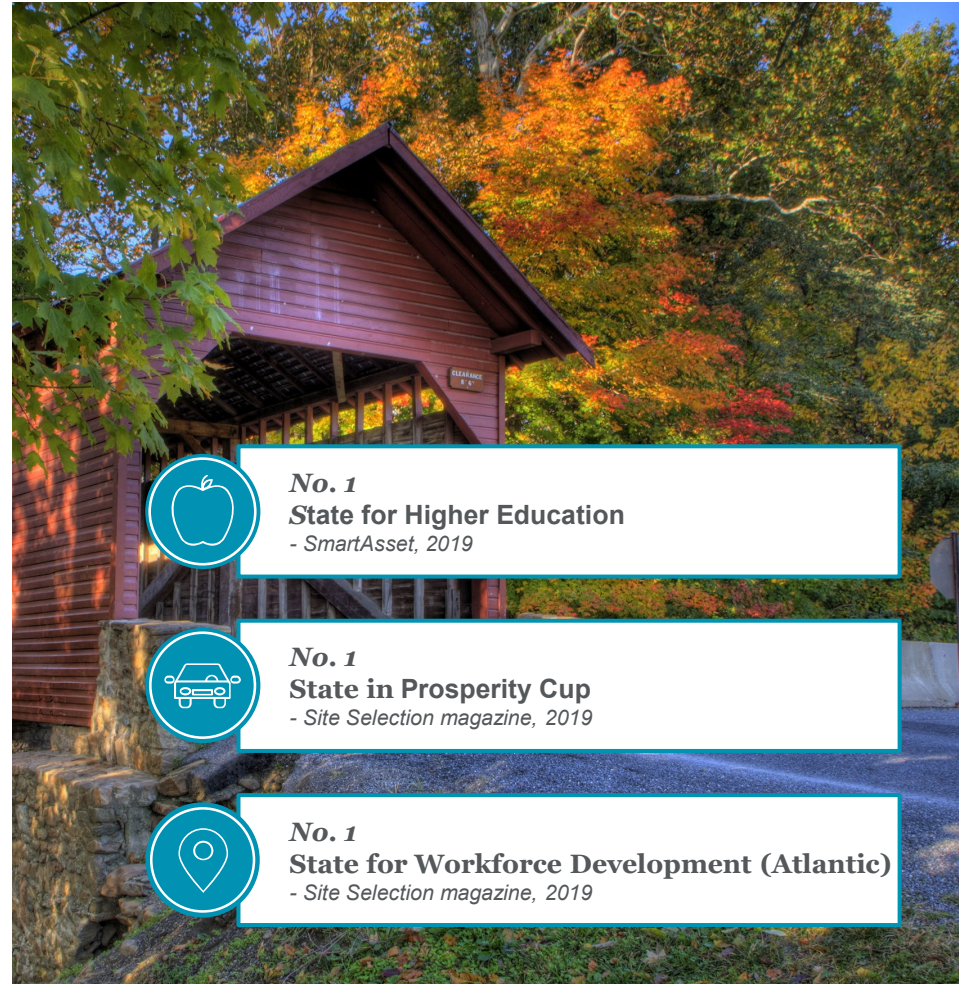
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**Location Overview**

**Winchester, Virginia**

The city of Winchester is located in the northern tip of Virginia in the Shenandoah Valley. Founded in 1744, it is the oldest city in Virginia west of the Blue Ridge Mountains. The city currently occupies a land area of 9.3 square miles and has a population of 28,000. Two major interstate highways, I-81 and I-66, and four major state highways, Routes 50, 7, 11 and 522, provide direct access to East Coast markets including Washington DC (72 miles away) and Baltimore (97 miles away).

Winchester is the region’s commercial, industrial, and medical center serving a 75-mile radius. Because of the city’s position as a regional economic hub and its extensive highway connectivity, the city’s workforce is drawn from a substantially broader area. Employers in the area offer a wide variety of private sector jobs ranging from agriculture, forestry and manufacturing, to retail, professional, educational and medical services. The area’s largest employer is Valley Health Systems, which owns and operates the Winchester Medical Center and numerous small, primary care hospitals along with other related services such as urgent care facilities, home health services, a childcare facility and transport services. A level II trauma center, the Winchester Medical Center is a non-profit, regional referral hospital service the tri-state region surrounding the city. The 455 bed facility offers a full range of inpatient diagnostic, medical, surgical and rehabilitative services.



**No. 1**  
**State for Higher Education**  
- SmartAsset, 2019



**No. 1**  
**State in Prosperity Cup**  
- Site Selection magazine, 2019



**No. 1**  
**State for Workforce Development (Atlantic)**  
- Site Selection magazine, 2019

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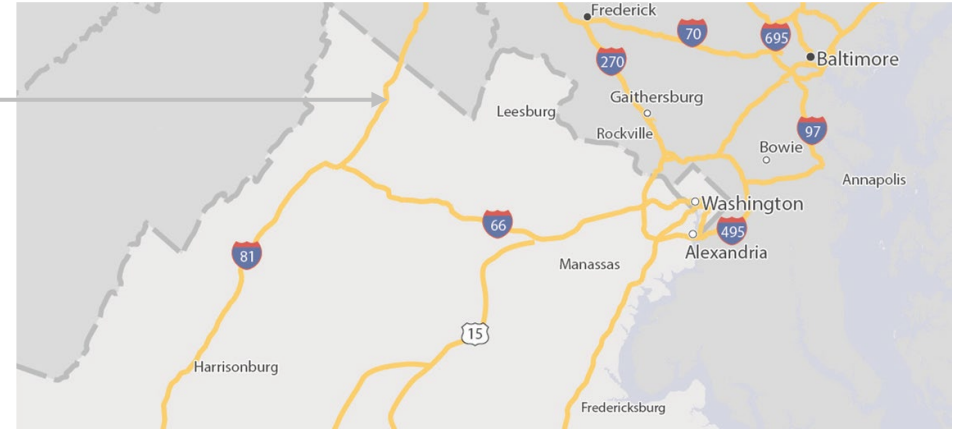
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# WINCHESTER

## The Winchester Appeal

Waynesboro's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



**“Top Cities to Start a Business in the U.S.”**  
- PennyGeeks November 2018



**No. 1**  
**Best Place to Retire in Virginia**  
- 24/7 Wall St, January 2019



**No. 13**  
**Best small metro area in the country**  
- Forbes

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