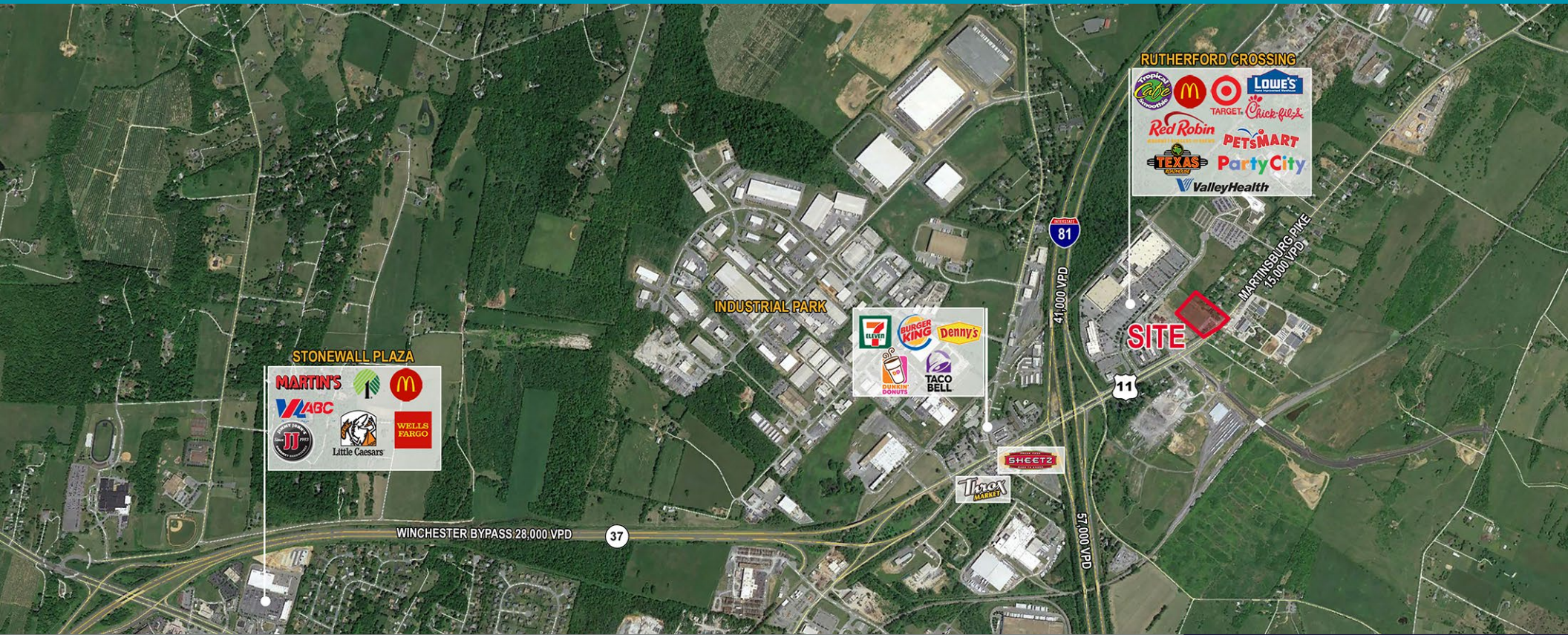


ROUTE 11 – MARTINSBURG PIKE

Winchester, VA 22603

3.63 ACRES AVAILABLE | FOR SALE



ALEX WOTRING
Senior Vice President
804 344 7163
alex.wotring@thalhimer.com

Thalhimer Center
11100 West Broad Street
Glen Allen, VA 23060
thalhimer.com



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ROUTE 11 – MARTINSBURG PIKE

Winchester, VA 22603

PROPERTY OVERVIEW

3.63 ACRES AVAILABLE | FOR SALE

PROPERTY ADDRESS	
Address	3939 Valley Gateway Blvd
City	Roanoke
County	Roanoke
State	Virginia
Zip Code	24012

POPULATION			
	1 Mile	3 Mile	5 Mile
2024 Total Population	2,556	32,055	90,835
2029 Total Population	2,581	32,259	90,852
Annual Rate	0.19%	0.13%	0.00%

HOUSEHOLDS			
	1 Mile	3 Mile	5 Mile
2024 Households	1,060	13,535	38,659
2029 Households	1,076	13,732	38,945

INCOME			
	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$87,502	\$85,391	\$76,506



5.99 ACRES
AVAILABLE



34,060 VPD
TRAFFIC COUNTS



C2
CURRENT ZONING

ROUTE 11 – MARTINSBURG PIKE

Winchester, VA 22603

PROPERTY PHOTO

3.63 ACRES AVAILABLE | FOR SALE



ROUTE 11 – MARTINSBURG PIKE

Winchester, VA 22603

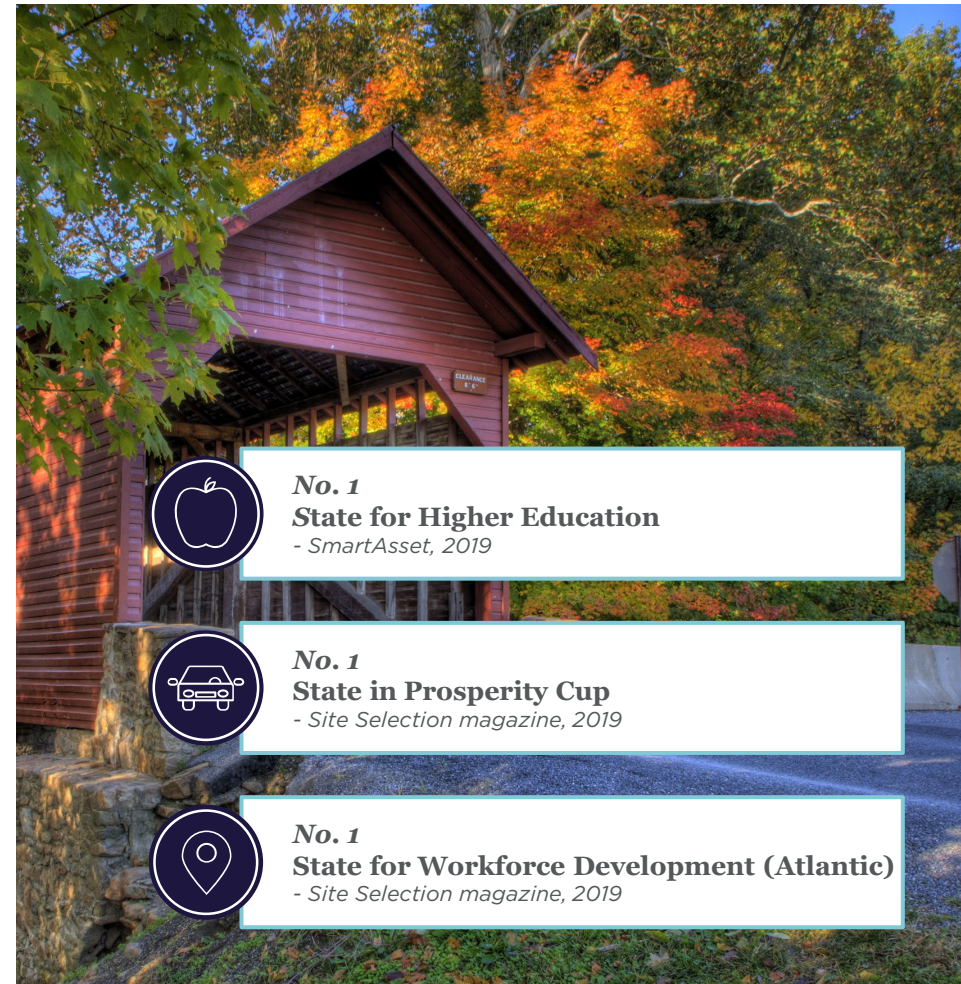
LOCATION OVERVIEW

3.63 ACRES AVAILABLE | FOR SALE

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

ROUTE 11 – MARTINSBURG PIKE

Winchester, VA 22603

LOCATION OVERVIEW

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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

