

# FOR SALE

## East Criser Road

Front Royal, VA 22630



IDEAL FOR MULTIFAMILY/ RESIDENTIAL

PETE WALDBAUER  
First Vice President  
804 697 3564  
pete.waldbauer@thalhimer.com

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

**±11.58 ACRES**  
**AVAILABLE**

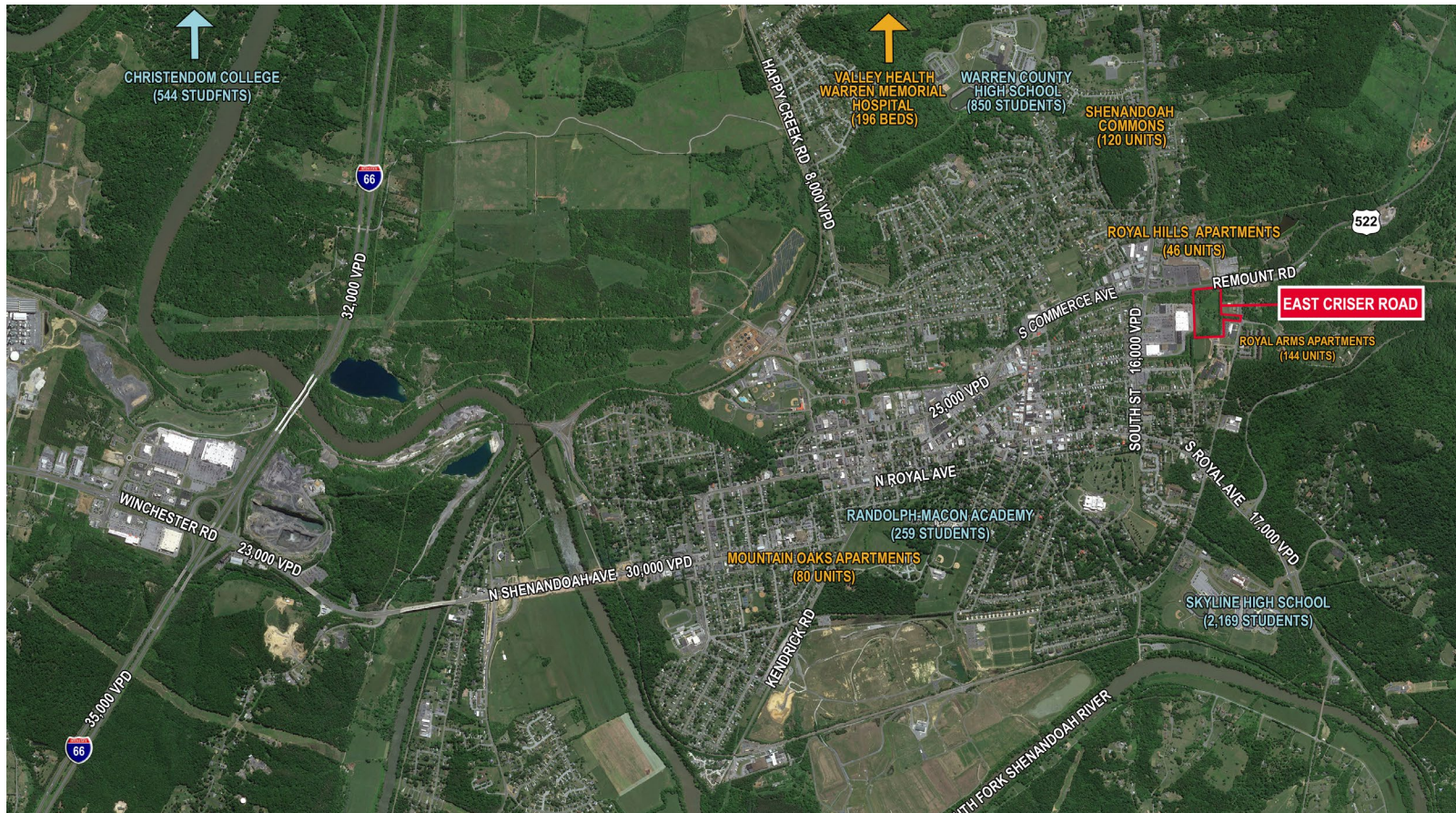
# PROPERTY FEATURES

## Property Features

- ±11.58 Acres
- Zoned C1
- Ideal for Multifamily residential
- Office/Warehouse potential
- S Commerce Ave - 16,000 VPD
- South Street - 16,000 VPD

## Demographics

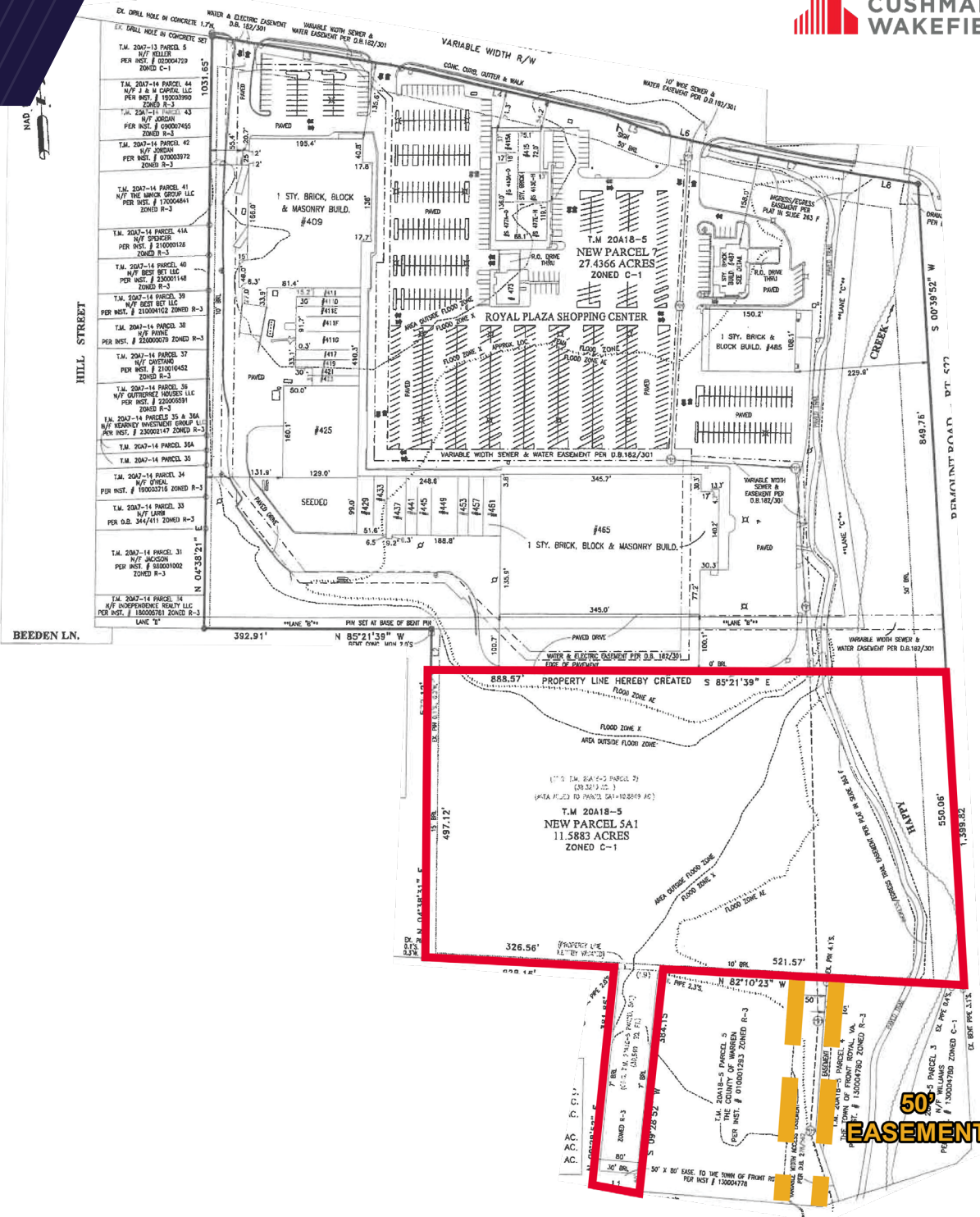
	1 Mile	3 Miles	5 Miles
Population	5,704	16,966	28,088
Avg. HH Income	\$80,181	\$90,927	\$98,567
Daytime Population	6,290	17,893	26,834
Median Age	41.0	40.6	40.9
Education (Some College & Higher %)	49.2%	50.8%	52.4%



# SITE PLAN



THALHIMER



**50' EASEMENT**



**11.58 ACRES  
COMMERCIAL & RESIDENTIAL  
POTENTIAL**

**PETE WALDBAUER**  
First Vice President  
804 697 3564  
[pete.waldbauer@thalhimer.com](mailto:pete.waldbauer@thalhimer.com)

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



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.