

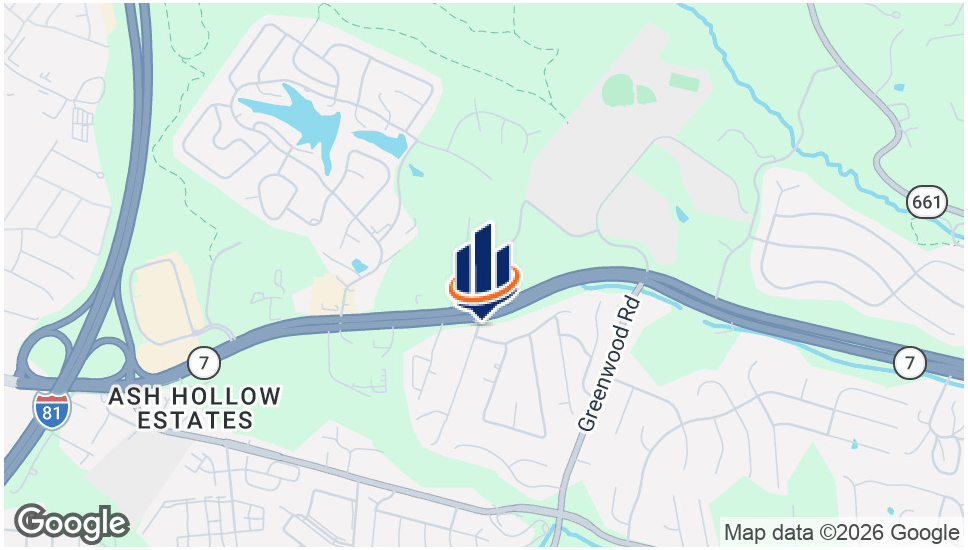
FREESTANDING BUILDING/LIGHTED INTERSECTION

101 BLOSSOM DR
WINCHESTER, VA 22602

Jim Guisewhite
540.325.0573
jim.guisewhite@svn.com

Property Summary





PROPERTY HIGHLIGHTS

- Attention: Medical, Salons and or Office
- Lighted intersection at Rt #7 and Blossom Drive
- Fresh white brick exterior with red doors that draw your attention from the street

OFFERING SUMMARY

Sale Price:	$575,000
Lot Size:	0.33 Acres
Building Size:	3,196 SF

PROPERTY DESCRIPTION

Location is outstanding! Land owner has decided to sell this 3,200 sq ft freestanding building at a lighted intersection at Rt #7 and Blossom Drive. The property has had an environmental inspection; 2,500 sq ft has been gutted and is ready for redevelopment, while +/- 700 sq ft retains a nearly turnkey salon space.

Medical, Salon, or office by appointment uses would be ideal!

Please contact SVN to schedule a personal tour of this property to fully understand the possibilities of this valuable location.

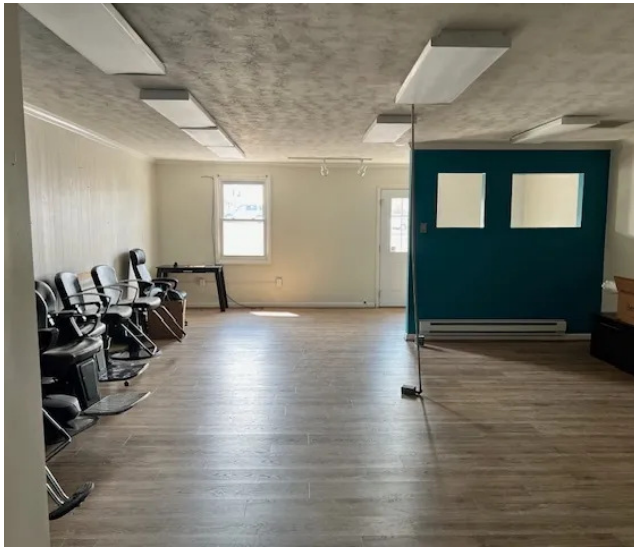
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos







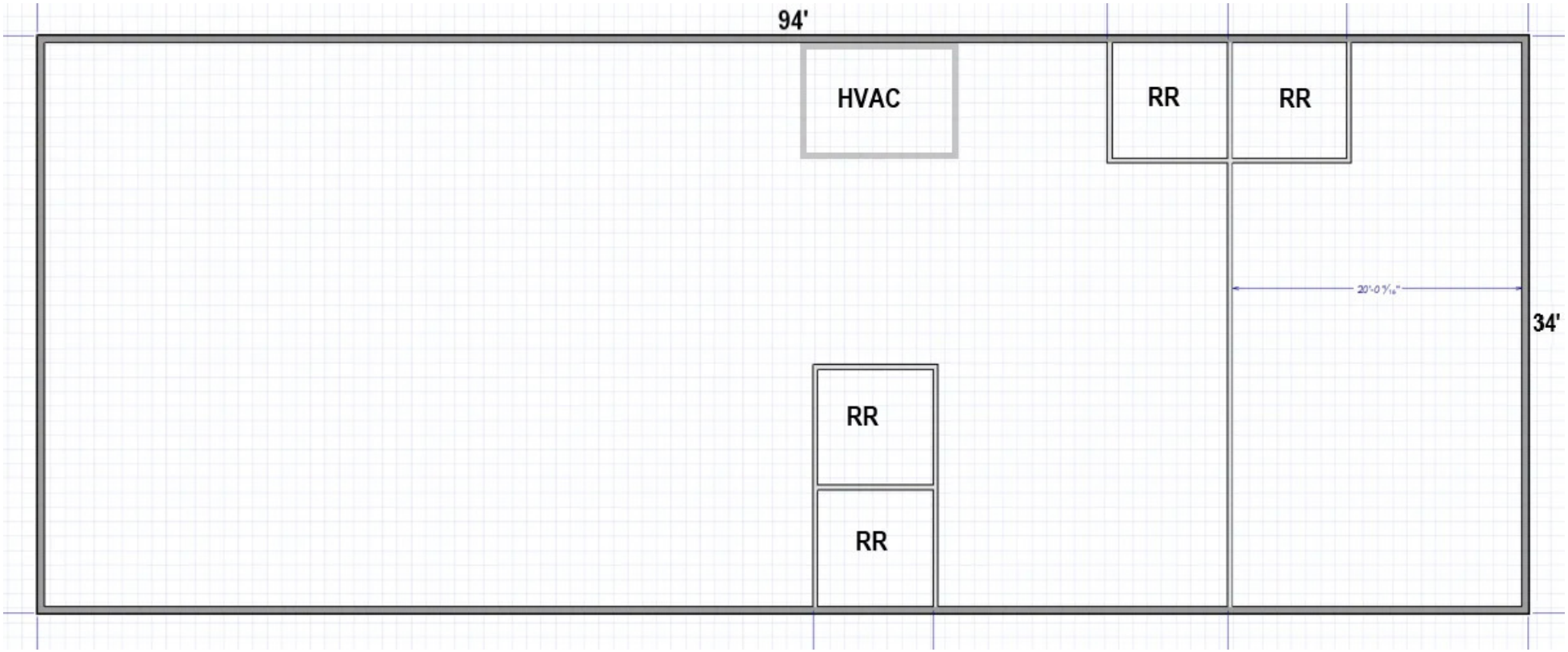






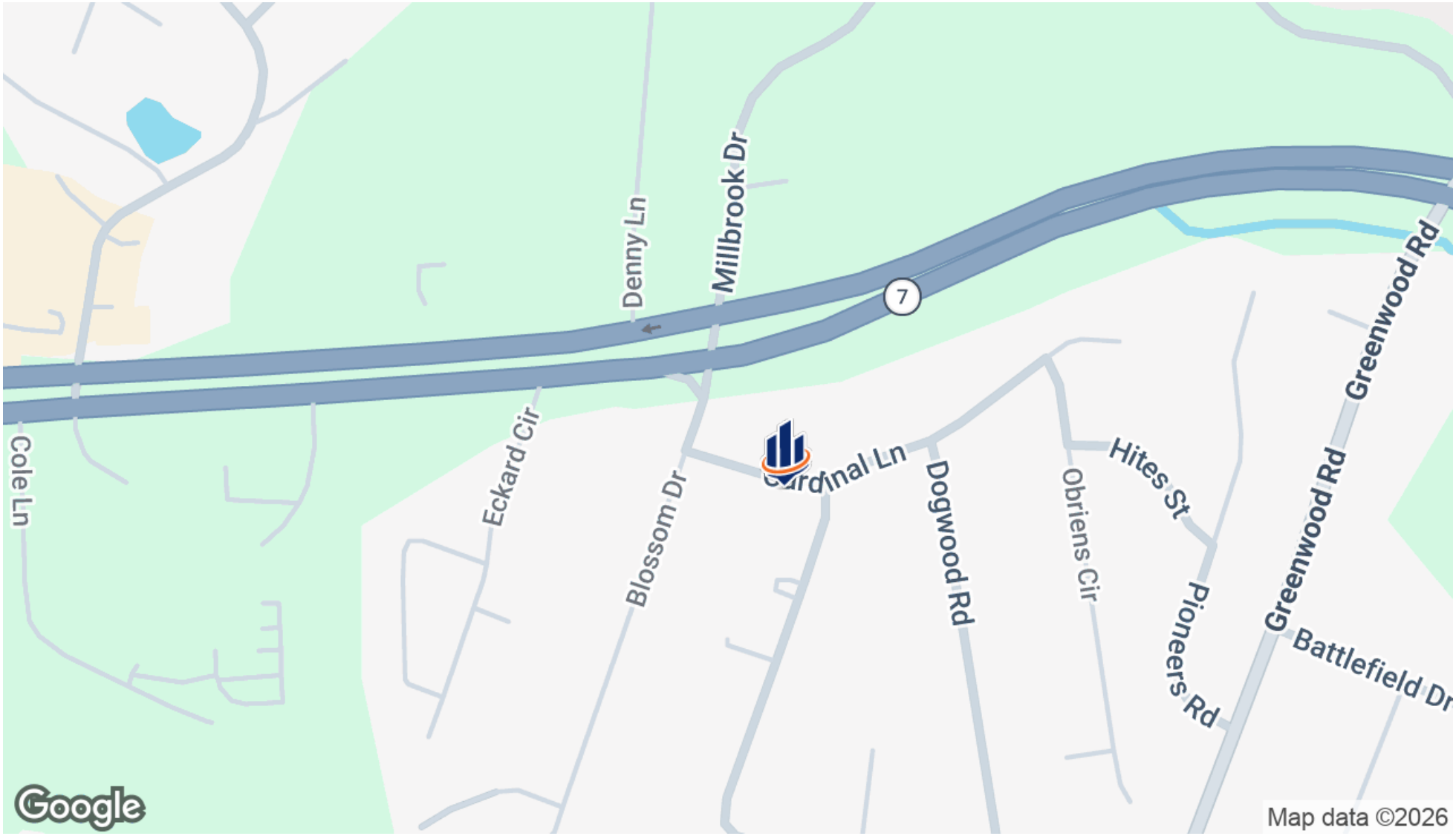
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Floor Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Map



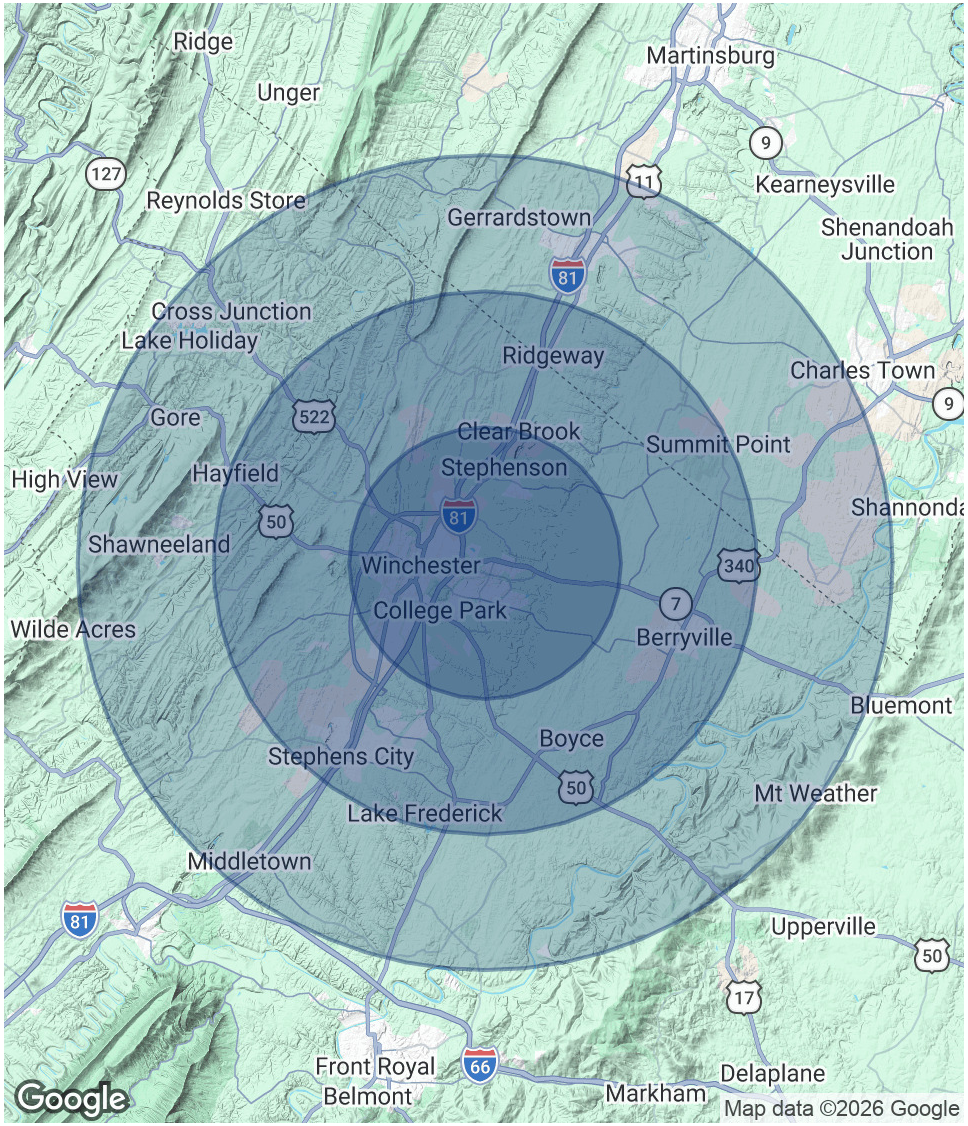
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	66,642	116,710	176,127
Average Age	39.2	40.6	41.1
Average Age (Male)	38.6	39.7	40.7
Average Age (Female)	40.4	41.9	41.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	25,162	43,562	65,937
# of Persons per HH	2.6	2.7	2.7
Average HH Income	$103,116	$111,704	$113,355
Average House Value	$366,088	$389,517	$375,311

2023 American Community Survey (ACS)



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.