

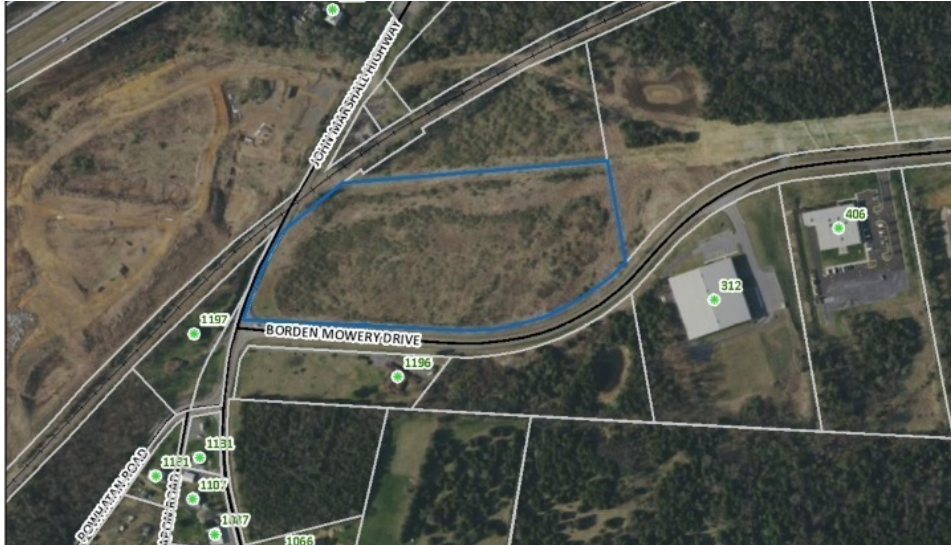


STRASBURG BUSINESS PARK 10.45 AC

BORDEN MOWERY DRIVE
STRASBURG, VA 22657

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Property Summary



OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	10.45 Acres
Price / Acre:	\$78,947
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Strasburg

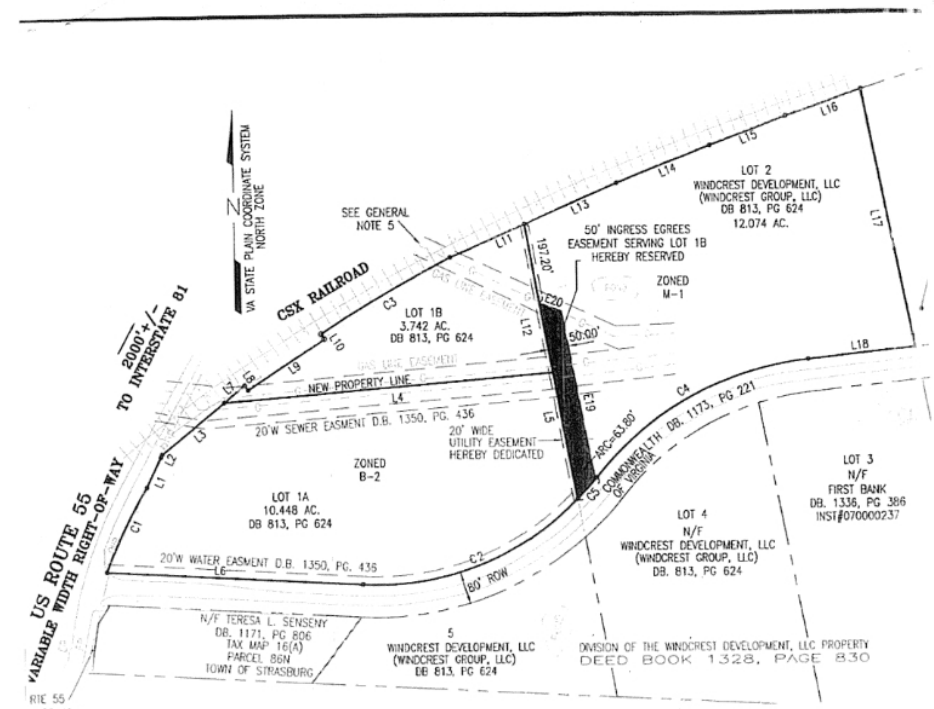
PROPERTY OVERVIEW

Northern Shenandoah Industrial / Business Park is located at I-81, Exit #296, Strasburg Virginia. The Business Park is home to First Bank, Carper's Woodworking, Holtzman Propane, Kickin Asphalt, Town of Strasburg Facilities Service Building and most recently food manufacturing. Directly across Rt #55 is a 118 residential community recently completed and closed out. SVN is offering two parcels along Borden Mowery Drive in this park. We have the corner lot, which is zoned Commercial, 10.45 acres, 3.74 acres zoned commercial available. The topography is fairly flat with a gas easement running through the properties. Corridor of growth!

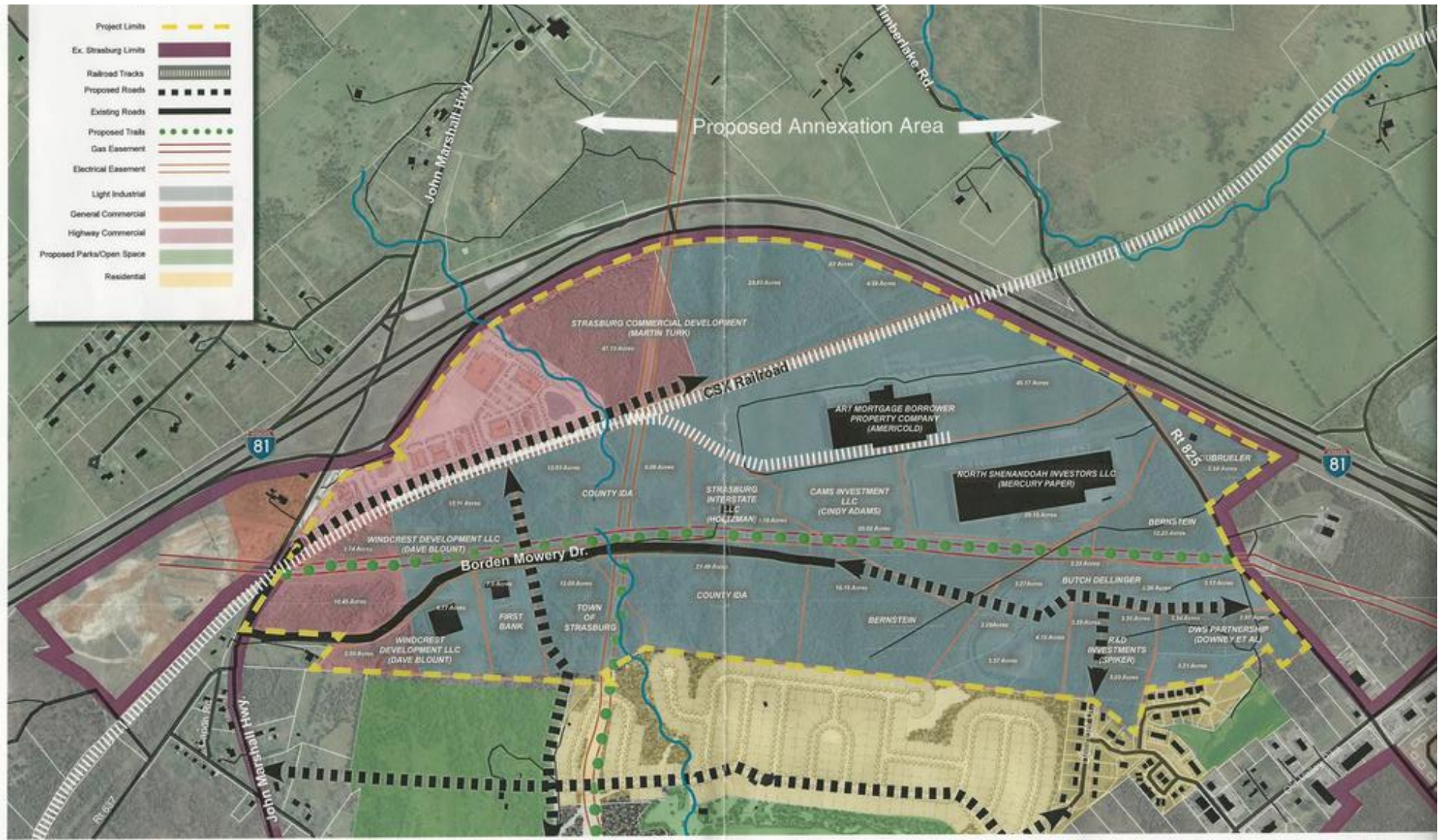
PROPERTY HIGHLIGHTS

- Location just off I-81 at Exit 296 in Strasburg
- Corridor of recent growth, Strasburg's only Business Park
- Close proximity to I-66 and Virginia Inland Port at Exit 7
- Main entrance to the Business Park, Commercial property has frontage on Rte. 55
- All utilities are available along Borden Mowery Drive
- New Entrance Access Installed to Site

Additional Photos



Additional Photos



Demographics Map & Report

POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	13,894	33,277	90,113
Average Age	40.3	41.5	40.3
Average Age (Male)	37.9	40.5	39.4
Average Age (Female)	42.4	42.3	41.2

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	5,734	13,391	35,696
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,811	\$67,987	\$68,097
Average House Value	\$294,384	\$284,790	\$268,711

* Demographic data derived from 2020 ACS - US Census

