



WINCHESTER SENSENY ROAD LAND OPPORTUNITY

1985 SENSENY ROAD
WINCHESTER, VA , VA 22602

John Coontz
Advisor
O: 540.550.0206
john.coontz@svn.com

H

I

G

F

SOLD

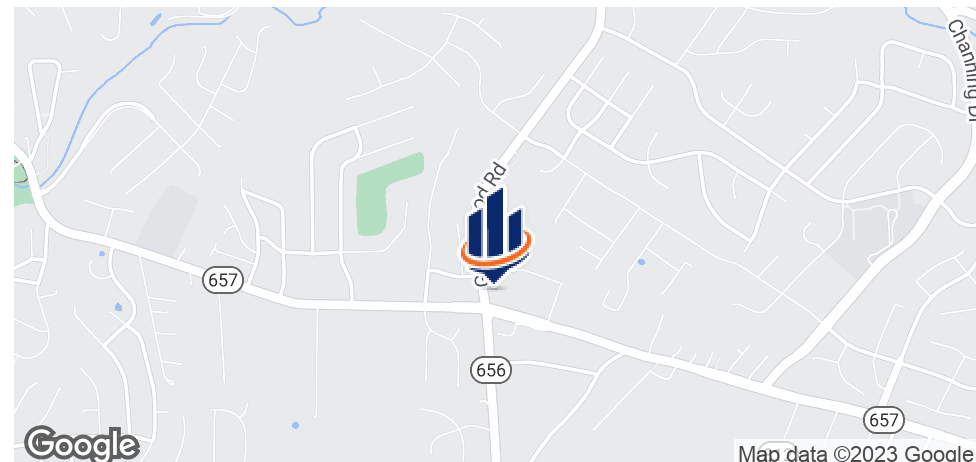
D

SOLD

E

SOLD

Property Summary



OFFERING SUMMARY

Sale Price:	\$616,500 - \$663,000 -\$1,471,000
Lot Size:	6.48 Acres
Zoning:	B-2
Market:	Northern Virginia
Submarket:	Winchester
Price / SF:	\$9.74

PROPERTY OVERVIEW

Three [3] lots remain available! All reasonable offers will be considered. All lots are zoned B2, highway commercial; Lot H is 1.47 acres at the Greenwood entrance to Orrick Commons Shopping Center. Lot I is 1.37 acres, located along Senseny Rd, adjacent to McDonalds. Lot G is 3.64 acres located adjacent to a new 55 and older community, builder is Ryan Homes. Ideal lot for Assisted Living Facility, Medical or possibly Self Storage facility. Great accessibility, regional growth and commuter corridor for Rt. #50 and Rt. #7. Plenty of roof tops to provide customers for service needs in this underserved market.

PROPERTY HIGHLIGHTS

- Pad sites are surrounding Orrick Commons Shopping Center
- Pad sites are flat and near ready for development
- Utilities are available
- Commuter Corridor with increased growth, ease of access to Rt. #50 and Rt. #7

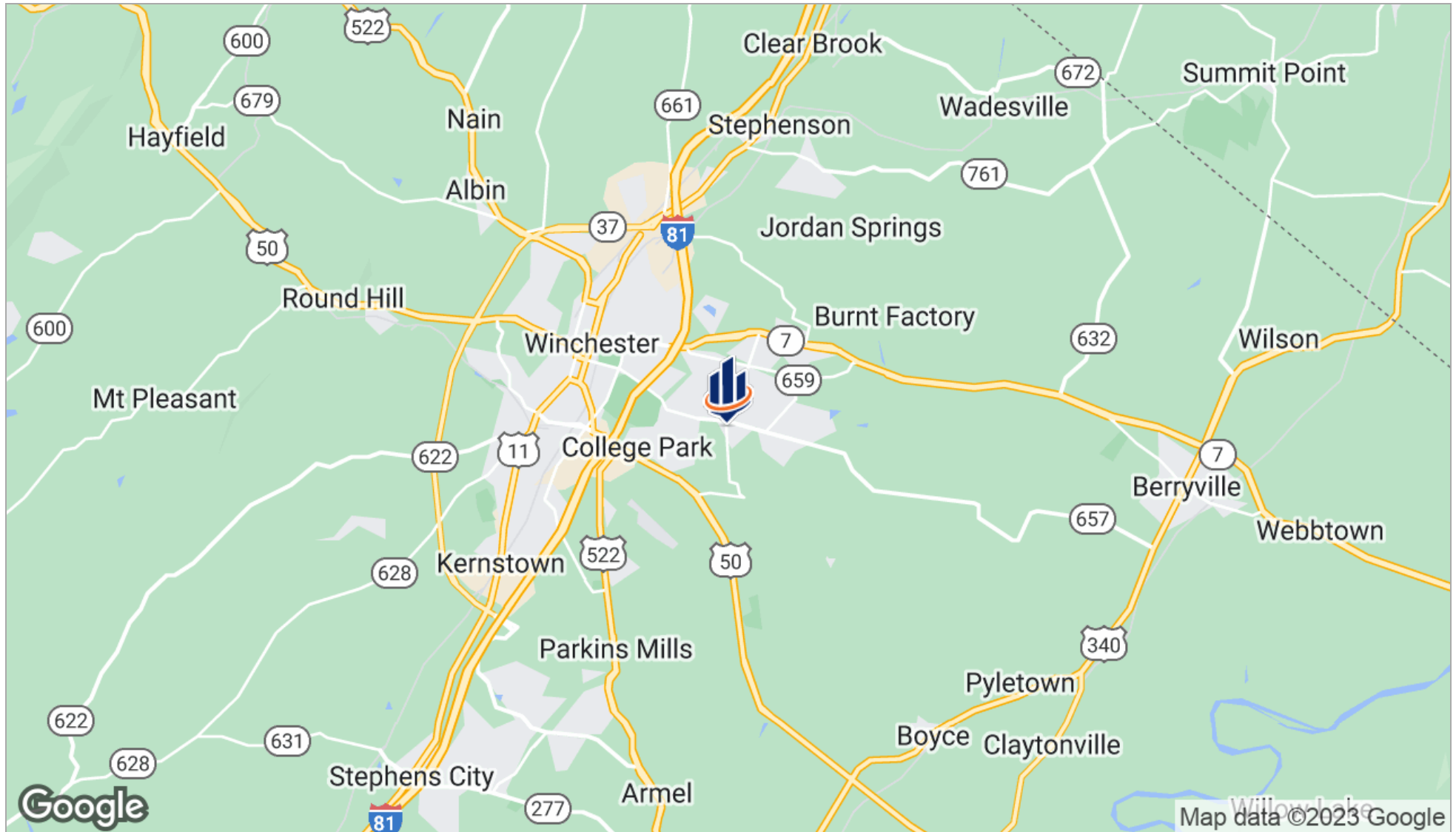
Additional Photos



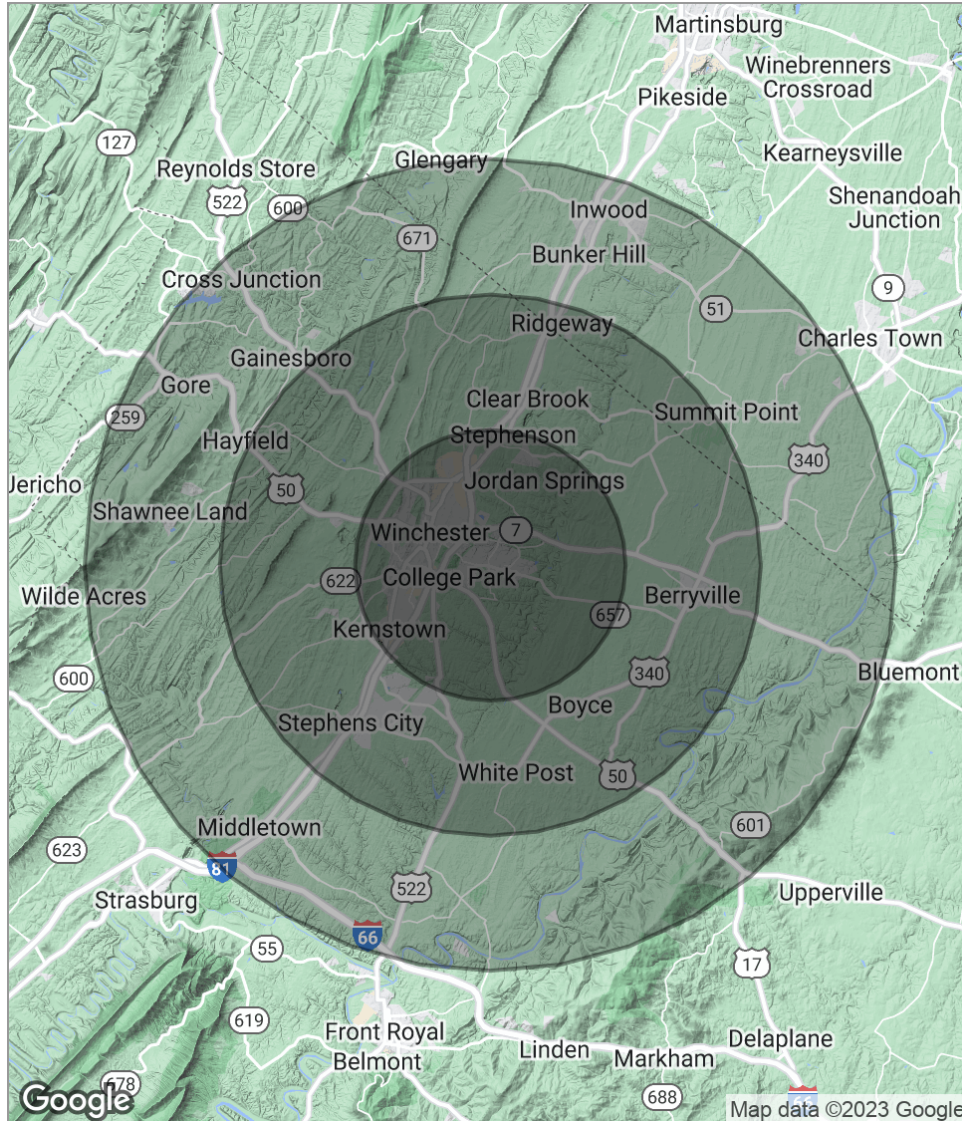
B-2 Zoned Properties

Lot#	Acreage	Activity	Offering Price
201D	1.14	Sold	Sold
201E	0.9	Sold	Sold
201F	2.52	Sold	Sold
201G	3.64		\$1,471,000.00
201H	1.47		\$663,000.00
201I	1.37		\$616,500.00
			\$2,750,500.00

Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	69,291	114,642	162,097
Median age	36.6	38.0	38.7
Median age [Male]	34.6	36.7	37.9
Median age [Female]	38.0	39.1	39.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	26,068	43,417	61,745
# of persons per HH	2.7	2.6	2.6
Average HH income	\$67,808	\$72,108	\$73,693
Average house value	\$317,527	\$308,788	\$296,214

* Demographic data derived from 2020 ACS - US Census