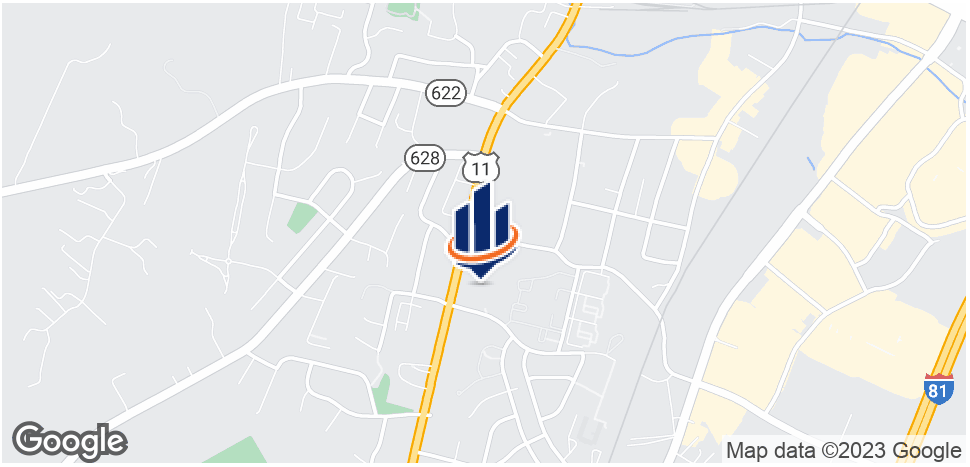
SOUTH PARK SHOPPING CENTER

2584 VALLEY AVENUE
WINCHESTER, VA 22601

Jim Guisewhite
Managing Director | Principal Broker
O: 540.535.0808 x13
jim.guisewhite@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	21,170 SF
Lease Rate:	$10.00 SF/yr (NNN)
Lot Size:	5.25 Acres
Year Built:	1986
Building Size:	52,216 SF
Zoning:	B2
Market:	Northern Virginia
Submarket:	Winchester

PROPERTY OVERVIEW

South Park Shopping Center has a prominent position along the busy Valley Avenue (Rt #11) business corridor. SVN has "Big Box" space being offered for possible sub-division as needed by Tenants. We have 21,170 square feet available to be delivered for your need. We have a construction crew for quick turnaround to meet your requirements.
Seeking the following uses for this center; Grocery (freezer space and dock door still available), retail, sporting goods, home furnishings, antiques and collectibles, fitness, tool supplies, medical, amusement, etc. Let your imagination be your guide. If you can think it, we can build it! Contact SVN with your needs and make arrangements for a personal tour of the space. Lease rate offered at $10.00 psf NNN! All serious offers to be considered! Landlord holds a Virginia real estate license. Variable Rate Commission.

PROPERTY HIGHLIGHTS

- 21,170 sq. ft. available, sub-divisions will be considered
- Contractors on site for quick delivery of space, some use requirements may affect lease rate
- Busy Valley Avenue business corridor
- Plenty of storefront glass for great visual exposure with possible pylon
- Dock door available for deliveries with walk up ramp to main door

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

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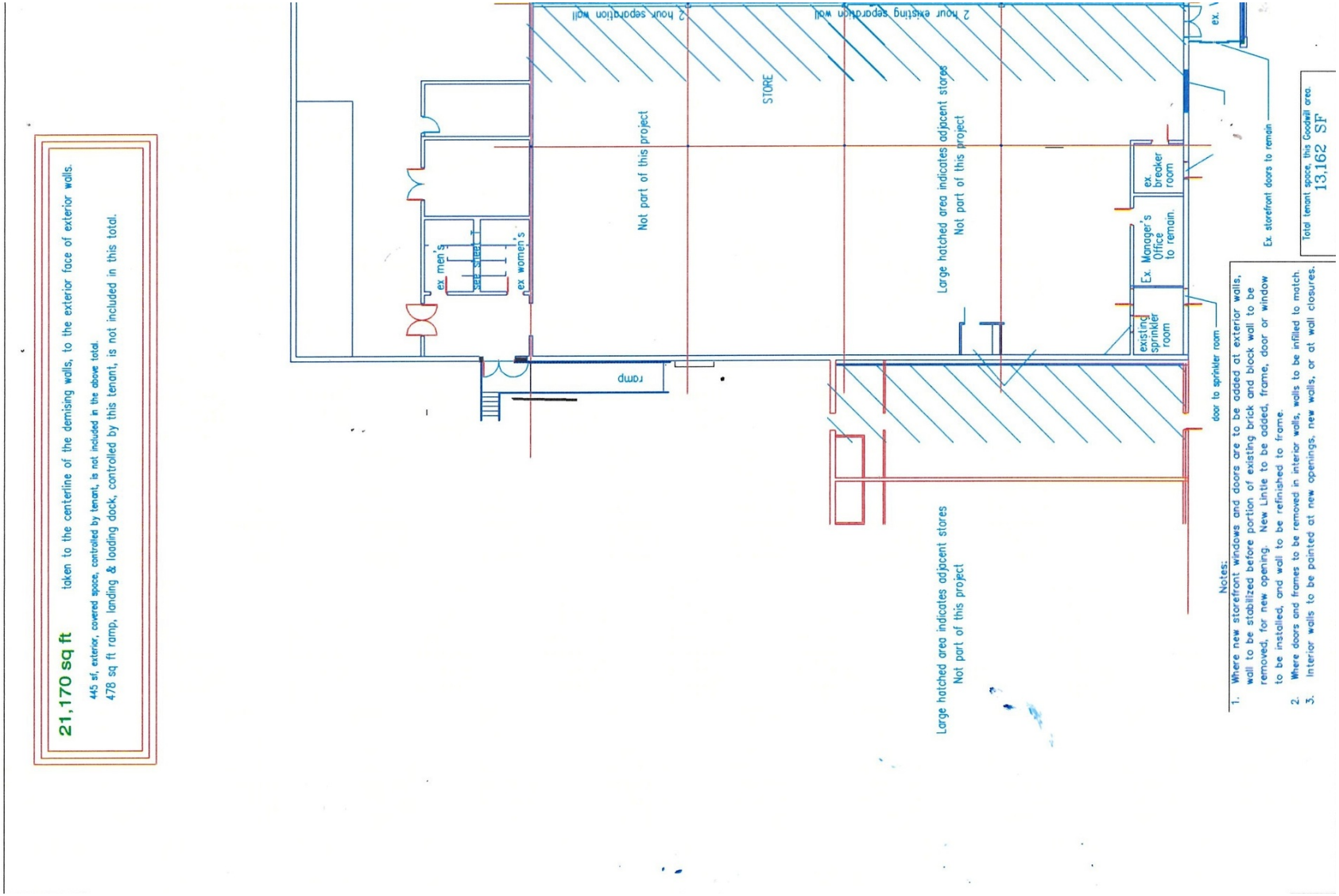

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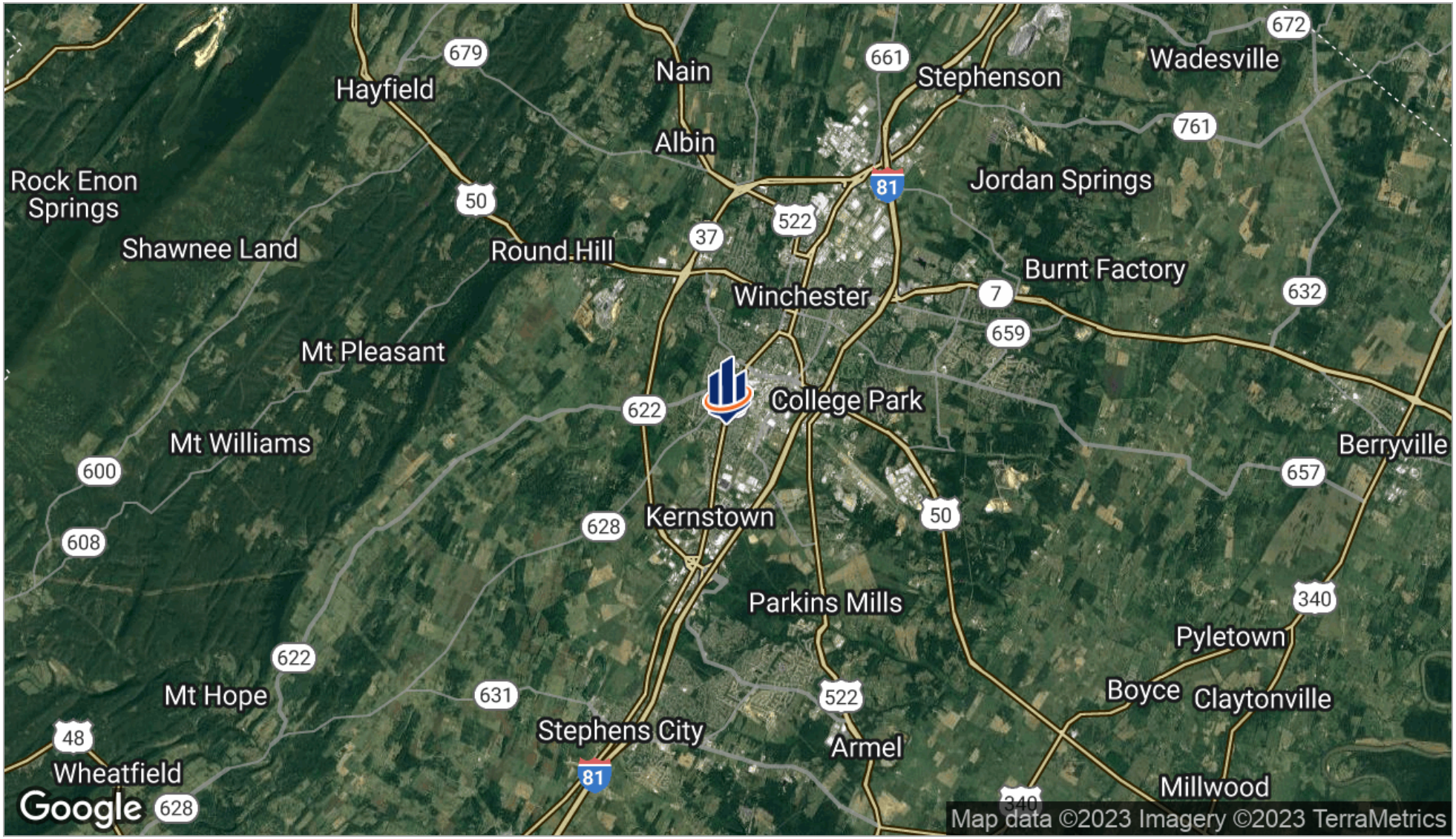
Location Maps



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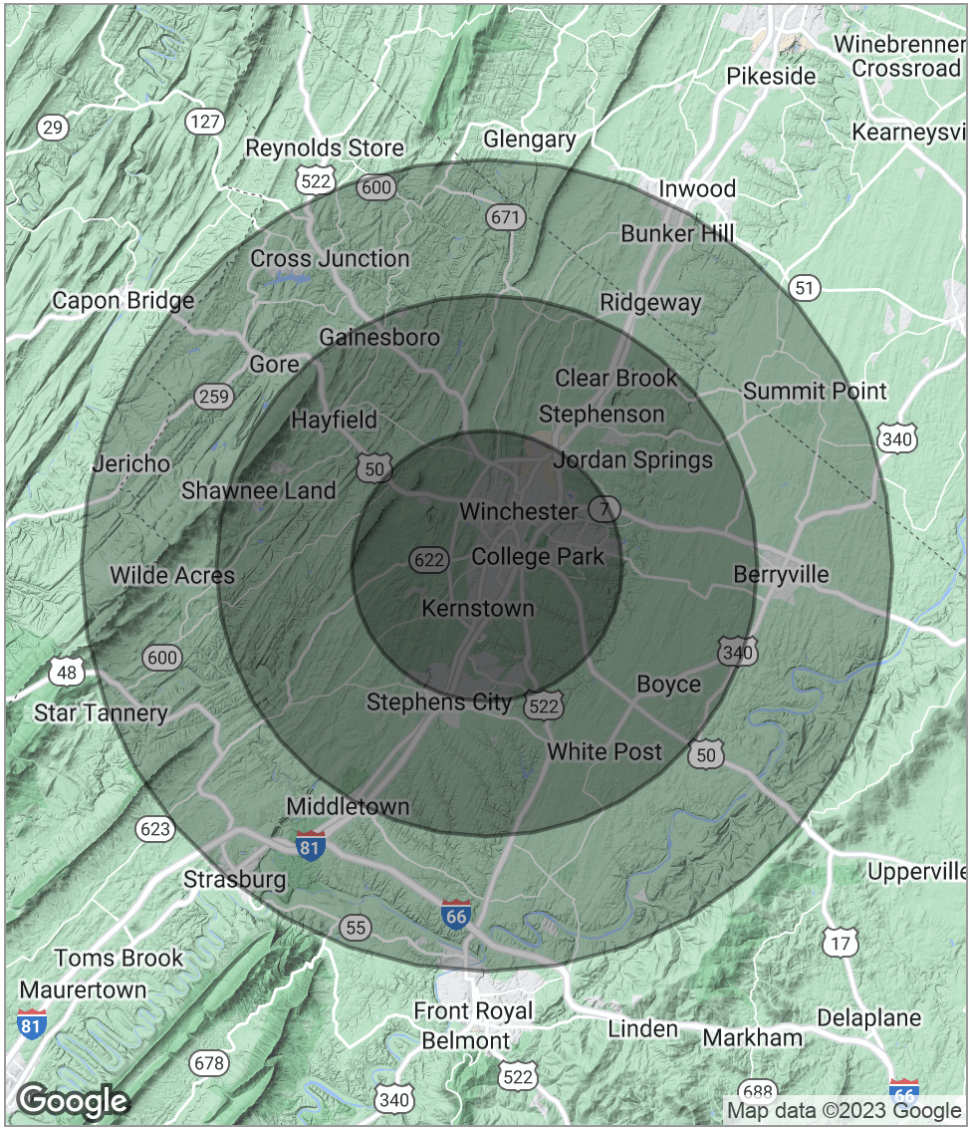
Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	66,970	115,058	154,402
Median age	36.3	37.8	38.8
Median age (Male)	35.0	36.6	38.0
Median age (Female)	37.3	38.9	39.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	25,834	43,557	58,972
# of persons per HH	2.6	2.6	2.6
Average HH income	$67,260	$71,740	$73,101
Average house value	$309,768	$302,186	$305,858

** Demographic data derived from 2020 ACS - US Census*

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