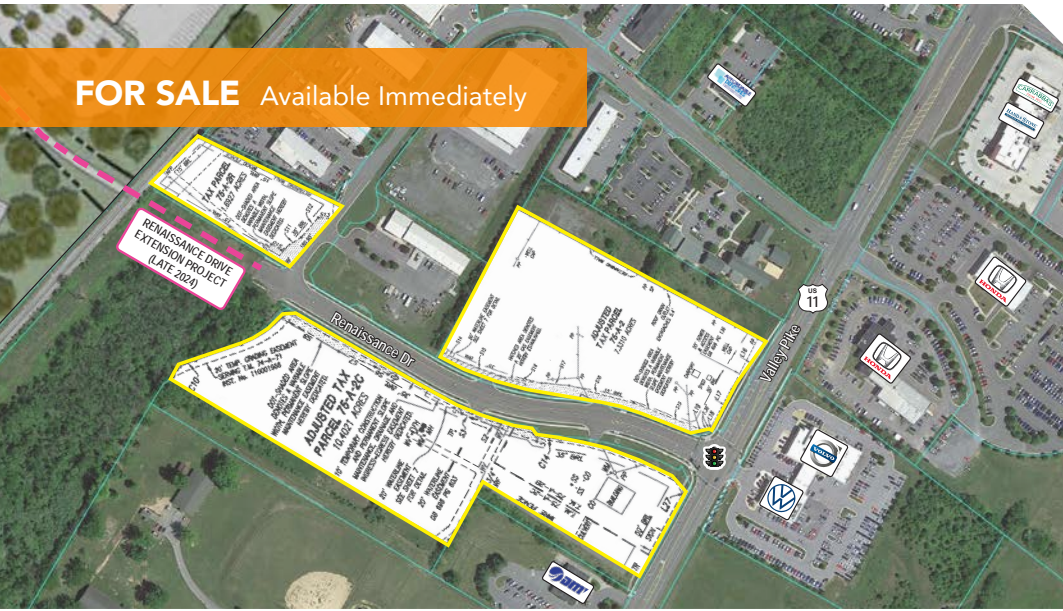


FOR SALE Available Immediately



Renaissance Drive Commercial Parcels

Winchester, VA 22602

Overview

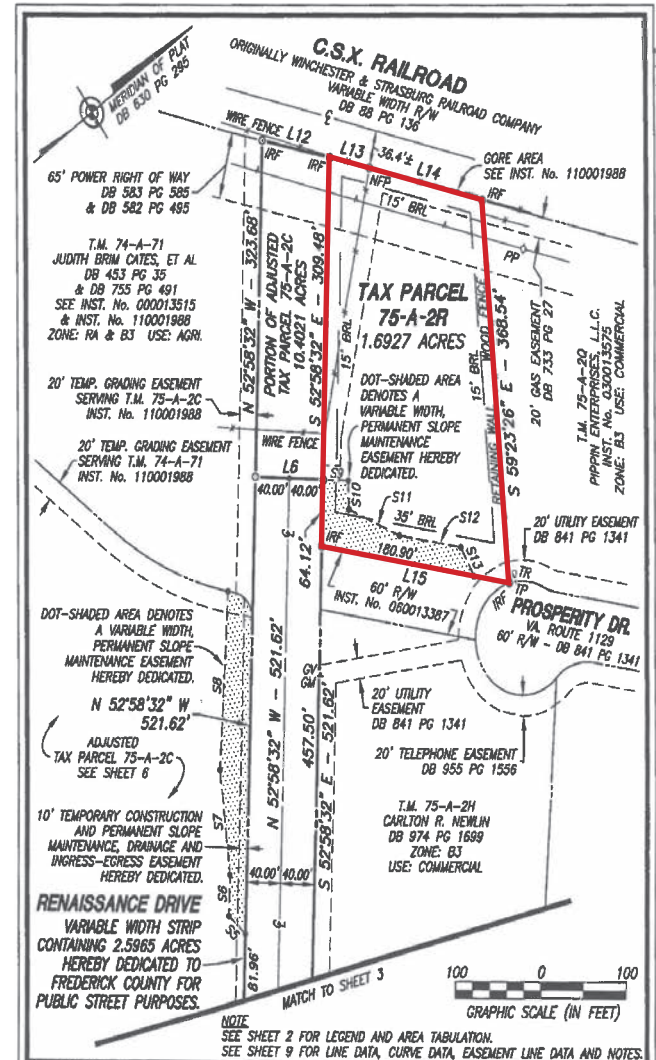
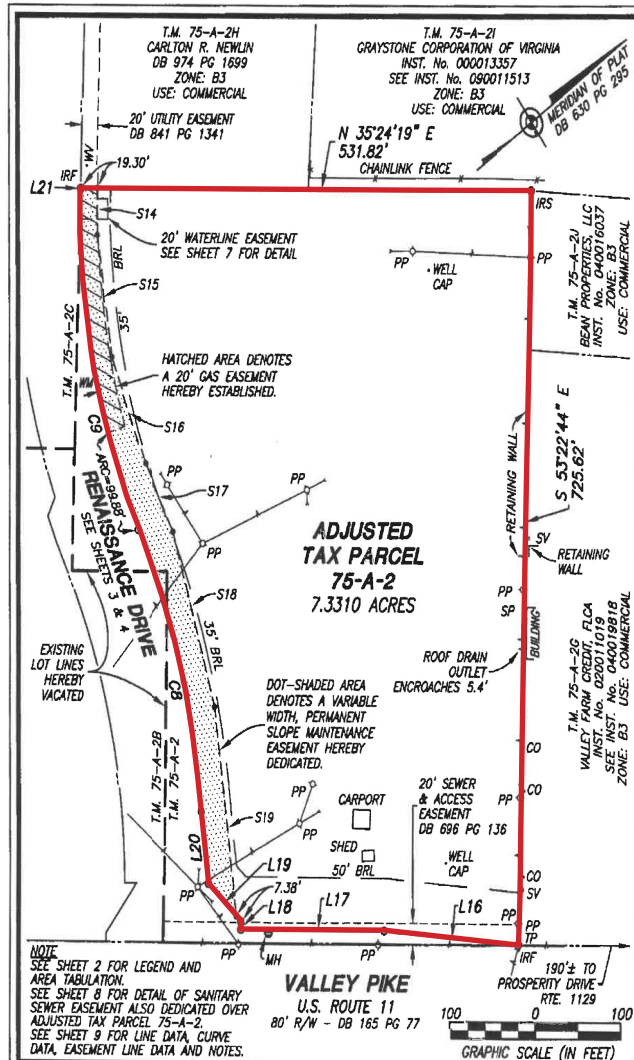
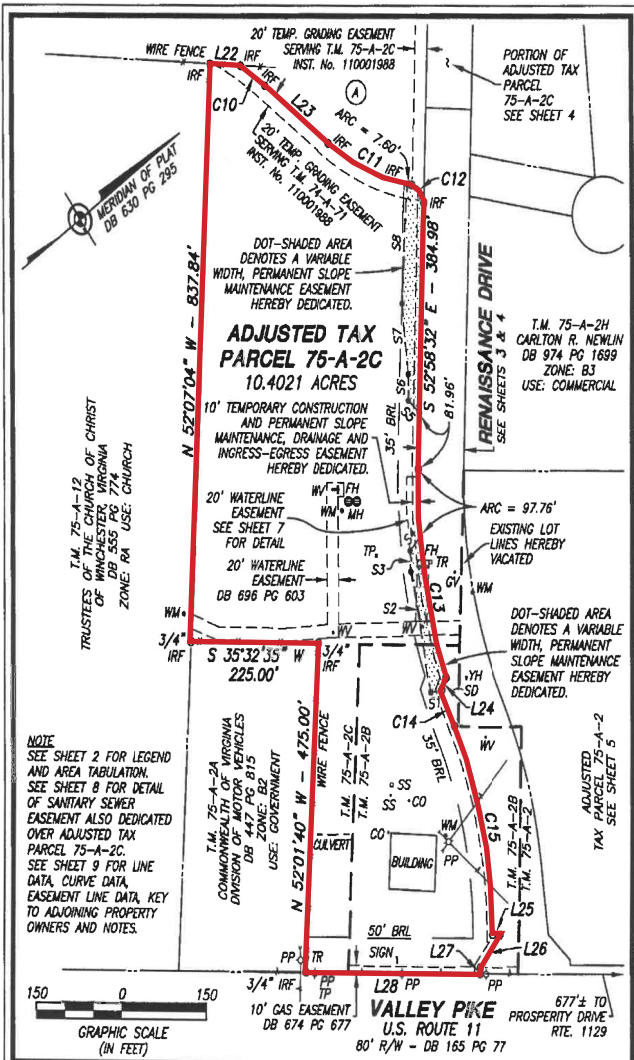
Commercial land available for sale at the full access intersection of US 11/Valley Pike and Renaissance Drive in the Kernstown submarket of Winchester, VA. A road connection over the railroad tracks at the back of the site will provide connection to Shady Elm Road and the Valley Innovation Park (Peterson Cos) in spring 2025.

Quick Facts

- Availability** Immediate
- Size** 1.7 - 10.4 Acres
- Purchase Price** TBD
- Zoning** B2: General Business; B3: Industrial Transition
- Nearby Tenants**



2023 Demographics	3 mile	5 miles	7 miles
POPULATION	27,352	53,024	93,174
HOUSEHOLDS	10,282	20,253	35,498
AVG. HH INCOME	\$109,210	\$106,631	\$106,033
DAYTIME POPULATION	23,005	62,815	115,698
TRAFFIC COUNT	10,246 AADT <small>(Placer.ai)</small> (Valley Pike - Rt 11)	59,000 AADT <small>(VDOT)</small> (I-81)	



FINAL PLAT FOR LOT CONSOLIDATION AND RIGHT OF WAY DEDICATION OF THE LAND OF BOWMAN-SHOENAKER COMPANIES, INC. AND ALIZARIN CRIMSON, LLC

RENAISSANCE DRIVE

BACK CREEK MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 150' DATE: DECEMBER 2, 2011

GREENWAY ENGINEERING, INC.

Engineers Surveyors

151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
FAX: (540) 722-9528
www.greenwayeng.com

FOUNDED IN 1971

REVISED: APRIL 10, 2012

COMMONWEALTH OF VIRGINIA

Richard A. Edens
Lic. No. 2550
4-10-12

LAND SURVEYOR

4613 SHEET 6 OF 9
ESMT 11-14

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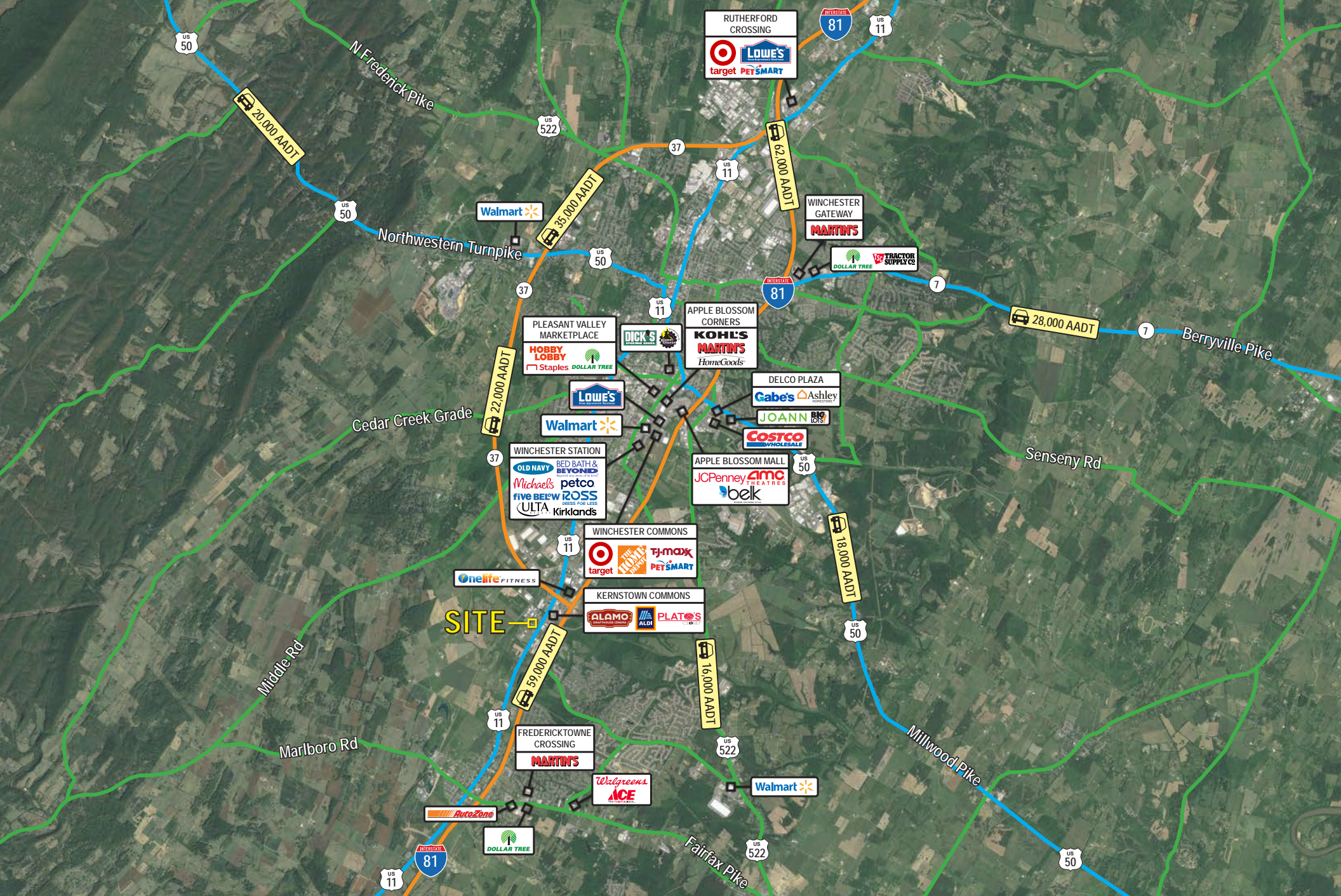
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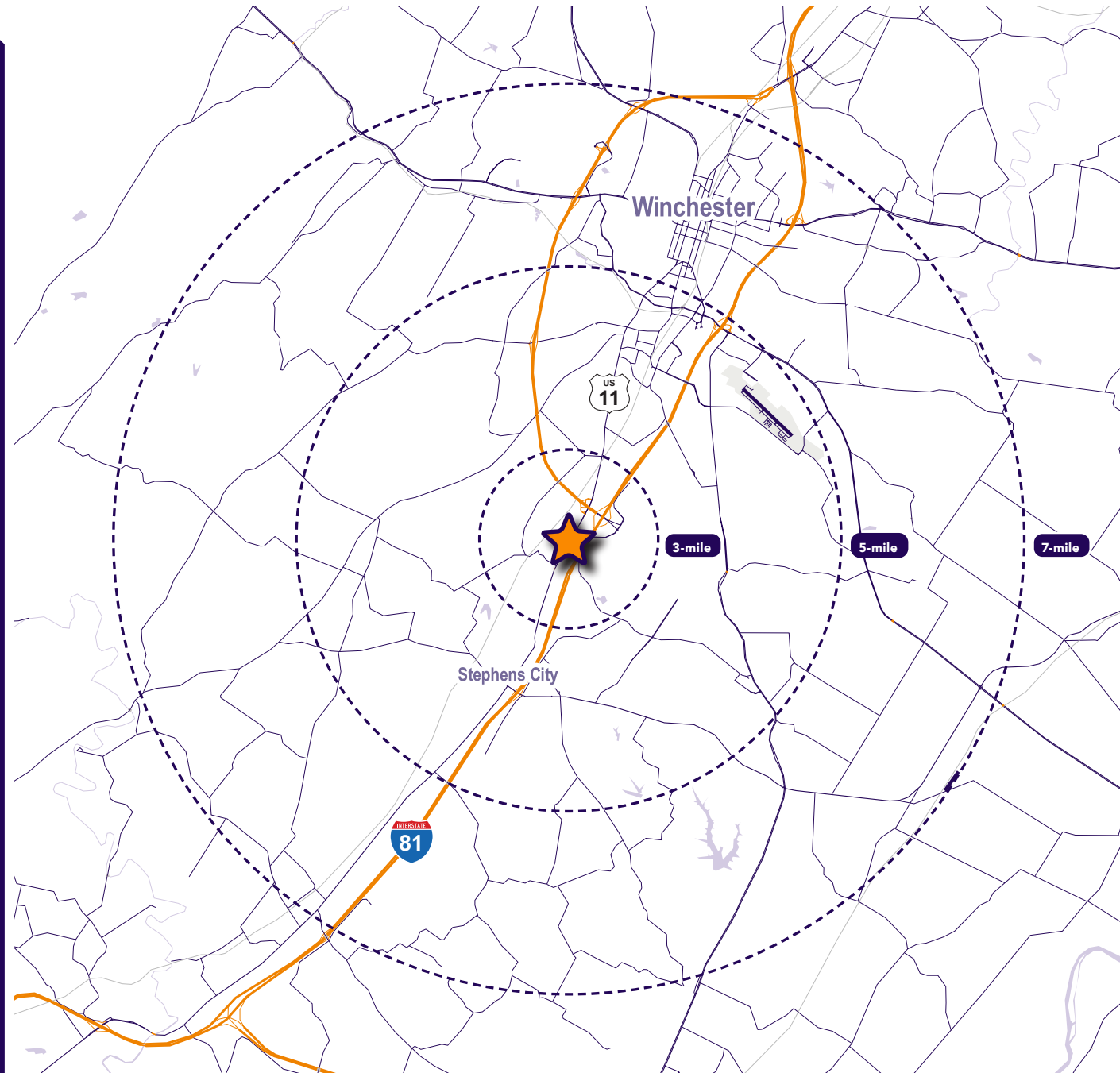
Interested? Contact:

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