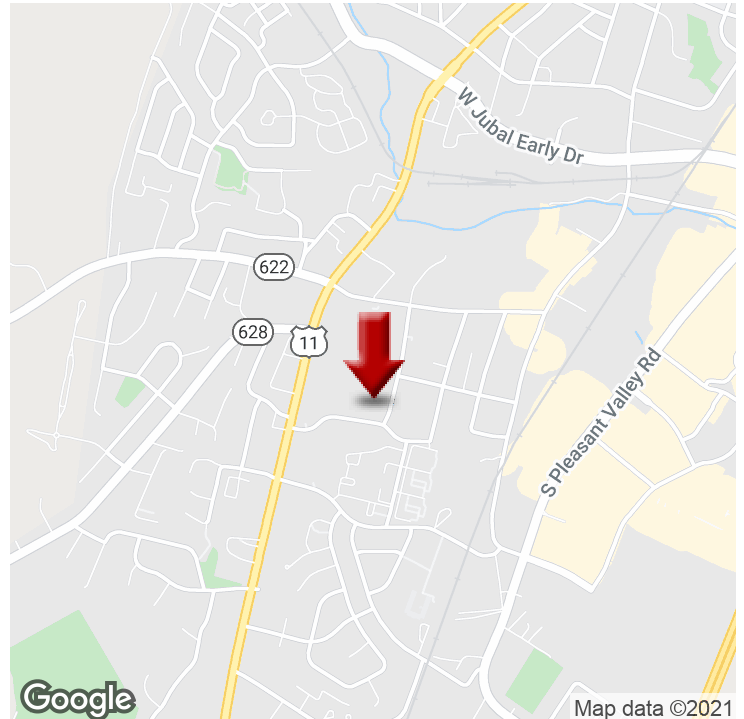


HOPE CENTER

314 Hope Dr, Winchester, VA 22601



OFFERING SUMMARY

AVAILABLE :	1,400 SF - 9,000 SF
ZONING USES:	Retail/Office Medical, Dental, Pet, Spa, Counseling, Education
LOCATION:	HOPE DRIVE and VALOR Dr off Valley Ave

PROPERTY OVERVIEW

HOPE CENTER located off Valley Ave, on Hope Drive features retail/office/medical space. Growing market with new residential housing development in immediate area. Zoning allows for multiple commercial uses including medical, dental, office, retail, fitness, spa, pet care. Excellent visibility. Future road connector planned from Hope Dr to Rt. 522, Front Royal Pike. Lease Rate \$12.50 + NNN

PROPERTY HIGHLIGHTS

- Retail/Medical/Office contiguous space available , with signage
- 1,400 SF up to 9,000 SF adjoining suites, separate entrances
- Built-out offices, large open work space, kitchen + ADA bathrooms
- Signage available, great visibility fronting Hope Drive
- Ample Parking - reserved spaces available at entry
- Future road connector planned from Hope Dr to Pleasant Valley

KW COMMERCIAL
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Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
O: 703.282.2131
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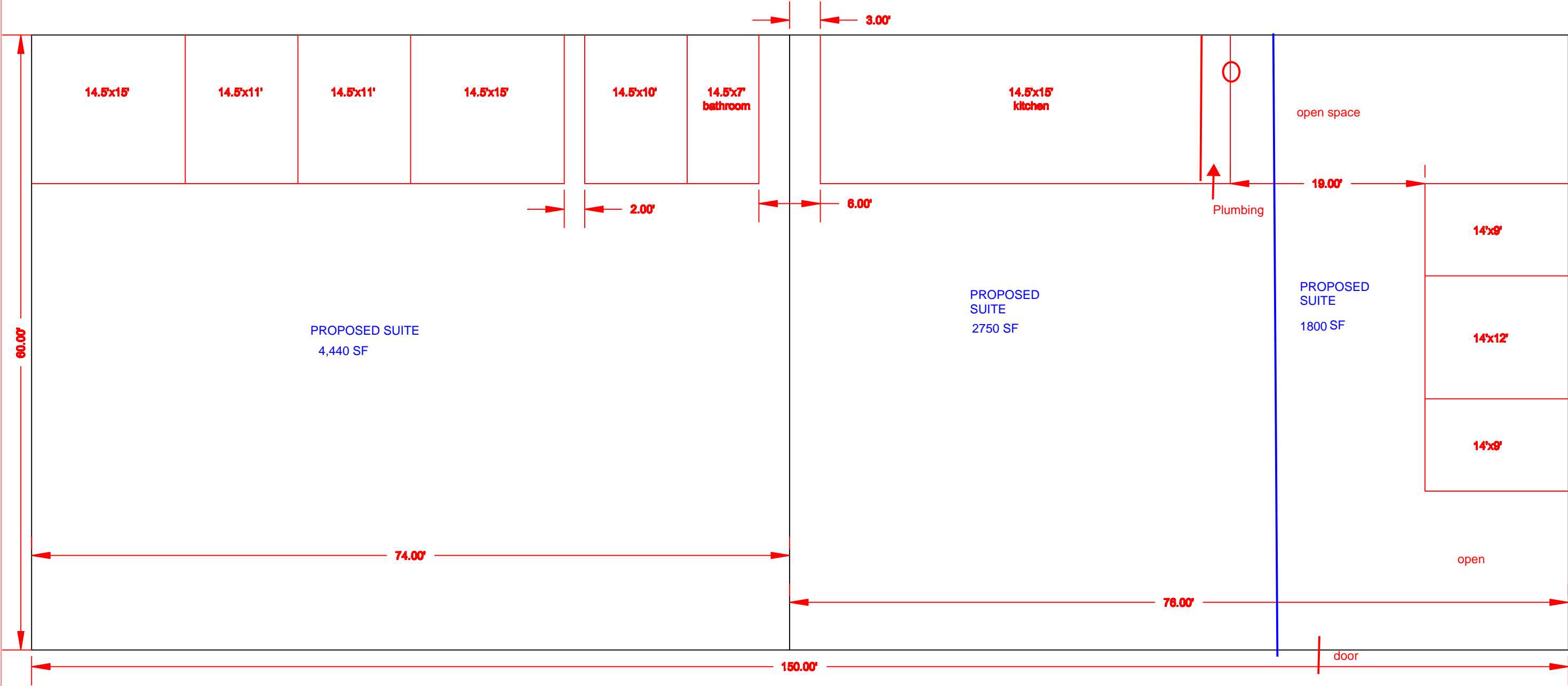
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314 HOPE DRIVE
PROPOSED RETAIL/OFFICE SUITES

All measurements are approximate



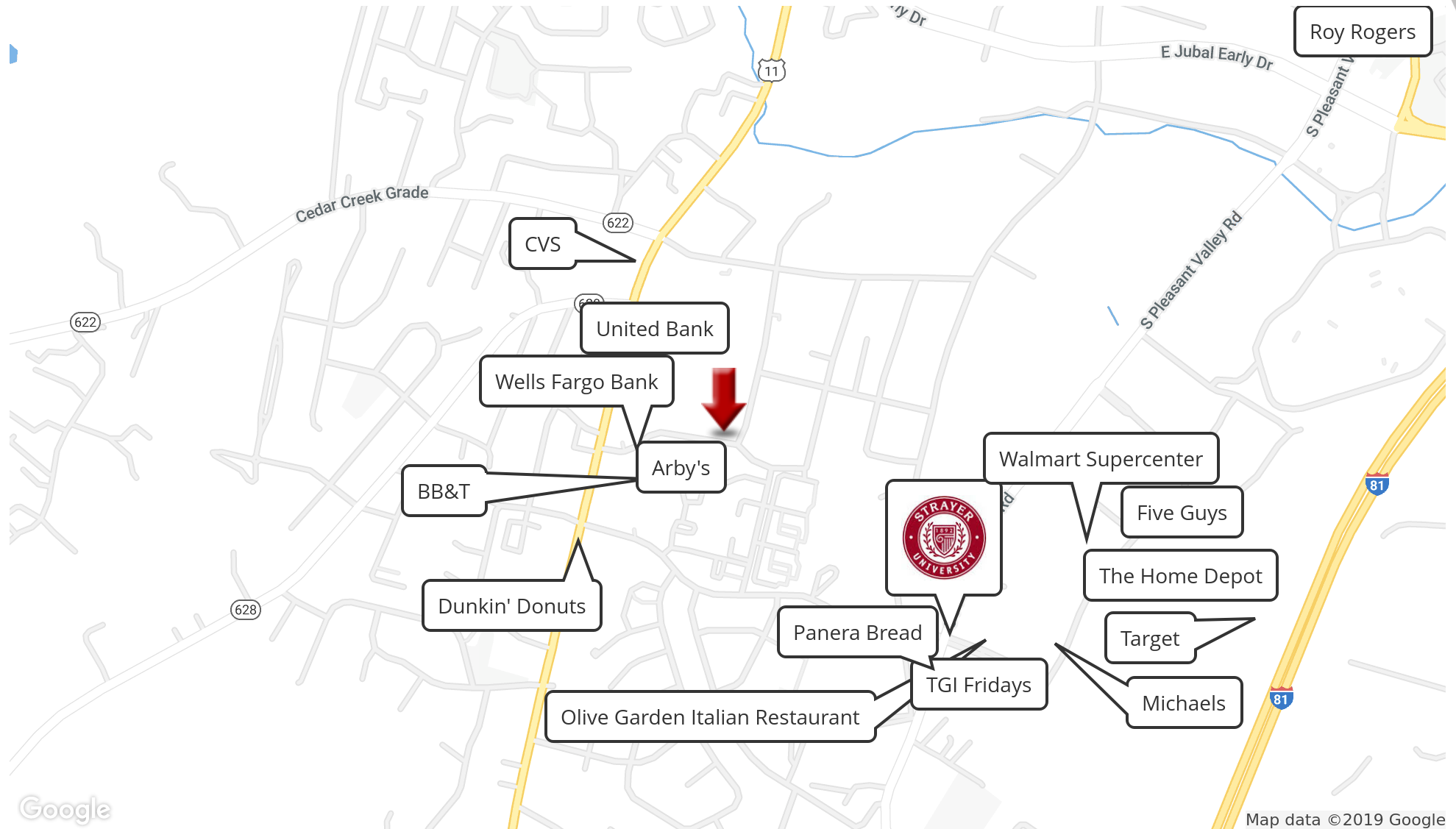
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

HOPE CENTER RETAIL

304-324 Hope Dr, Winchester, VA 22601



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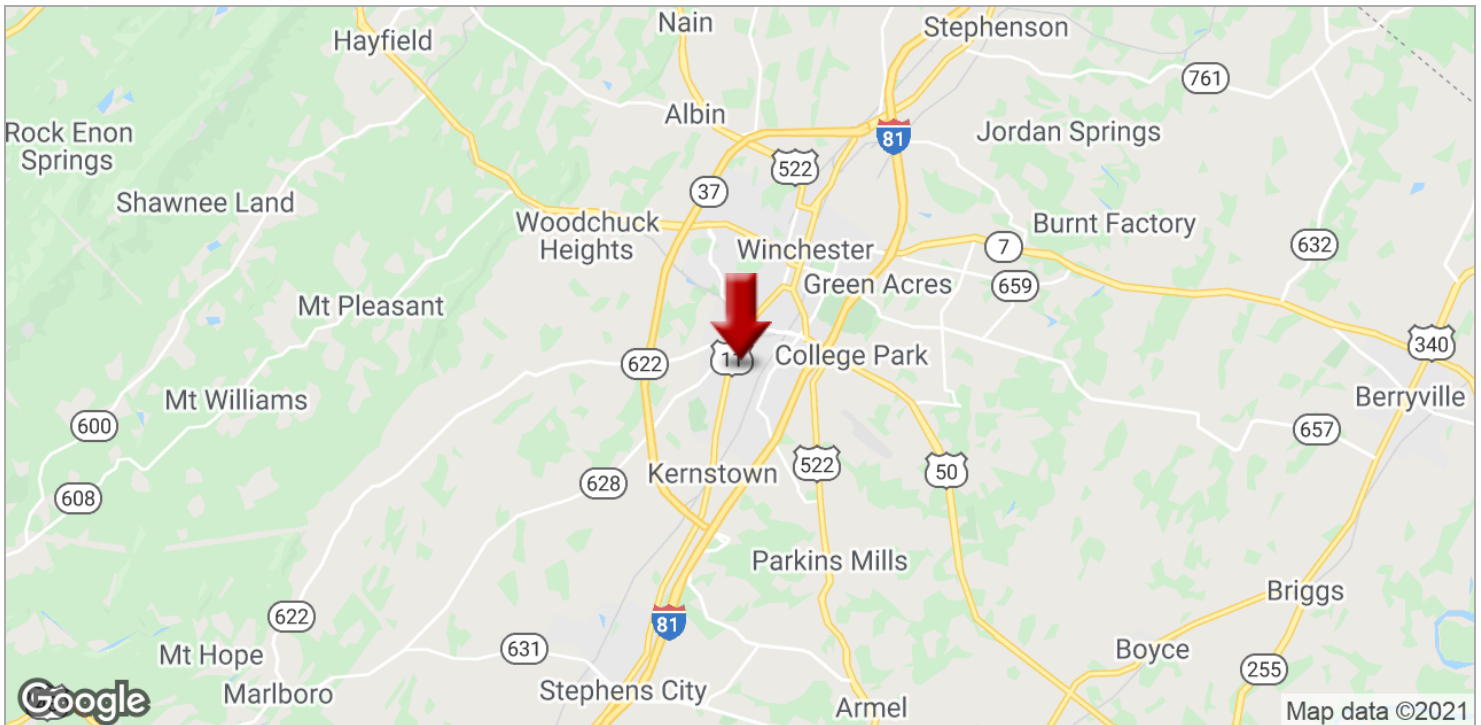
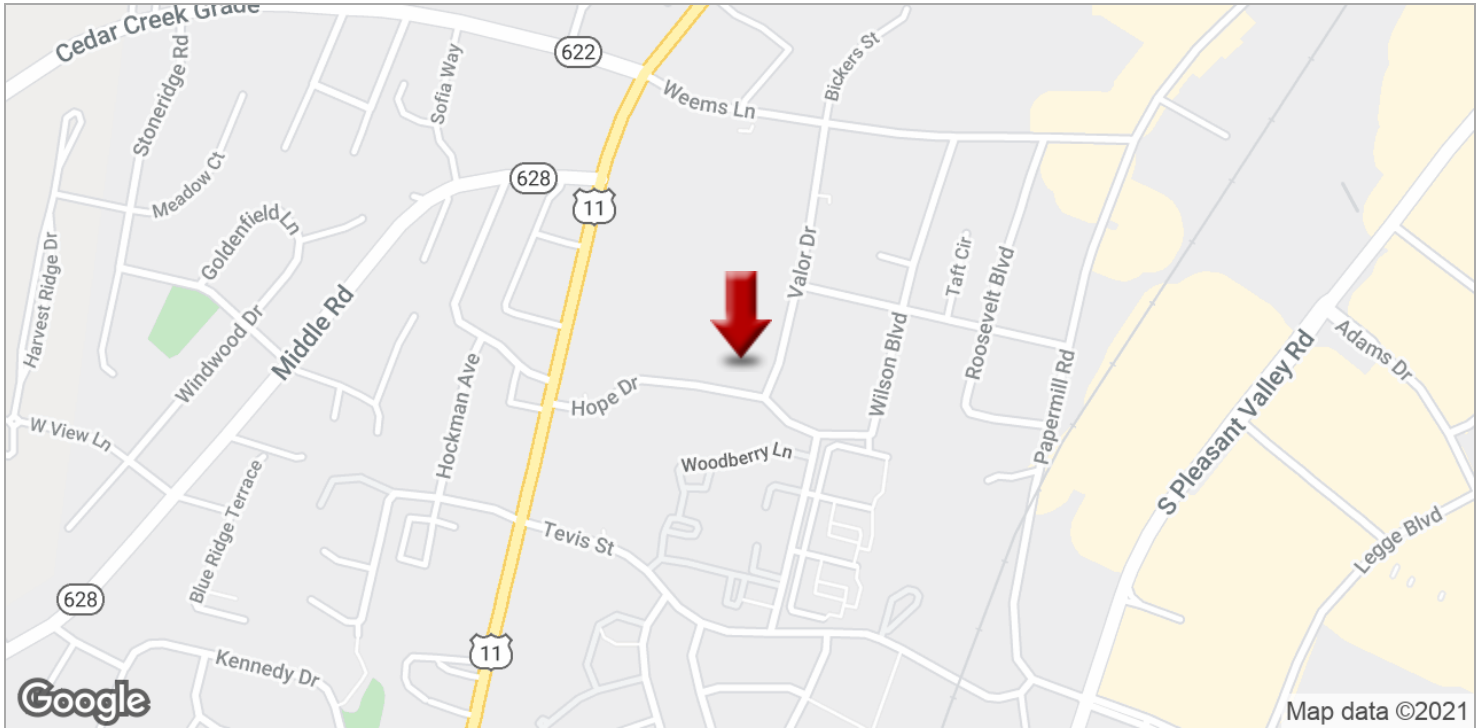
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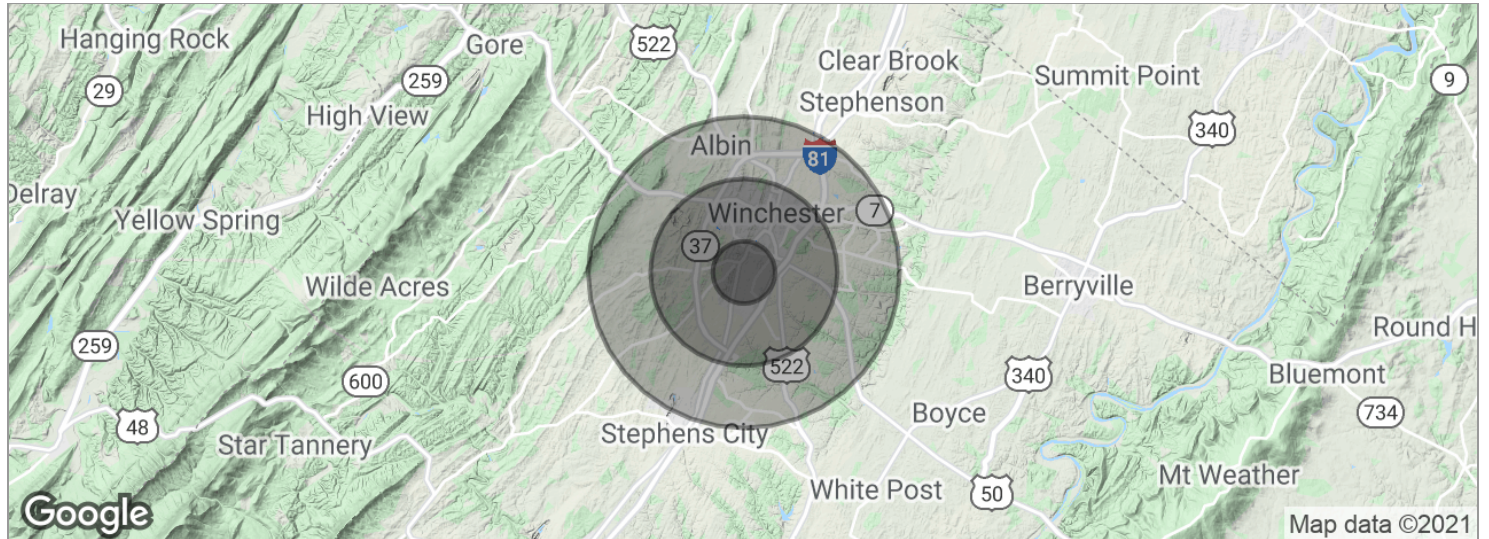
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HOPE CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,340	34,593	68,192
Median age	36.4	37.4	36.3
Median age (male)	32.5	36.0	34.9
Median age (Female)	37.4	37.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,632	13,768	26,276
# of persons per HH	2.4	2.5	2.6
Average HH income	\$62,859	\$65,063	\$67,158
Average house value	\$399,017	\$370,840	\$308,863

* Demographic data derived from 2010 US Census

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320 HOPE DRIVE - PROPOSED ROAD EXTENSION

