



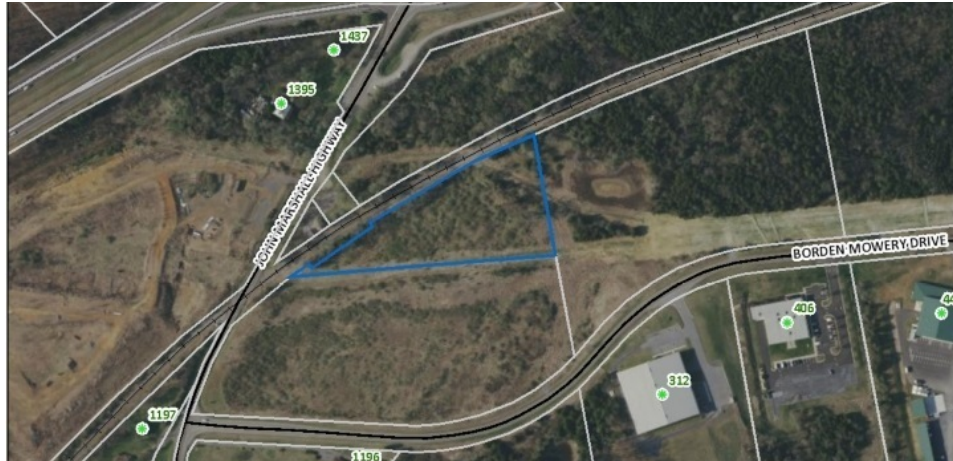
STRASBURG BUSINESS PARK 3.74 AC

BORDEN MOWERY DRIVE
STRASBURG, VA 22657

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Property Summary



OFFERING SUMMARY

Sale Price:	\$261,800
Lot Size:	3.74 Acres
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Strasburg
Price / SF:	\$1.61

PROPERTY OVERVIEW

Northern Shenandoah Industrial / Business Park is located at I-81 Exit 296, Strasburg, VA. The 3.74 acre commercial property is located at the corner of Borden Mowery Drive and John Marshall Highway [Rte. #55]. The Business Park is home to First Bank, Carpers Woodworking, Holtzman Propane, Kickin Asphalt and the Town of Strasburg Facilities Service Operation. Directly across Rte. #55, Richmond American Homes has begun building 58 homes in a 118 unit residential development. Property has relatively flat topography with a gas easement on a portion of the development land. Lot backs up to railroad, which provides a secluded lot with easy accessibility from Borden Mowery Drive, located near the entrance to the Business Park. There is an additional 10.45 acres that could be assembled for 14.19 acres of commercial development. Must see to appreciate this site.

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
- Assorted lot sized available to meet your requirements

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SVN | Commercial Specialists

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

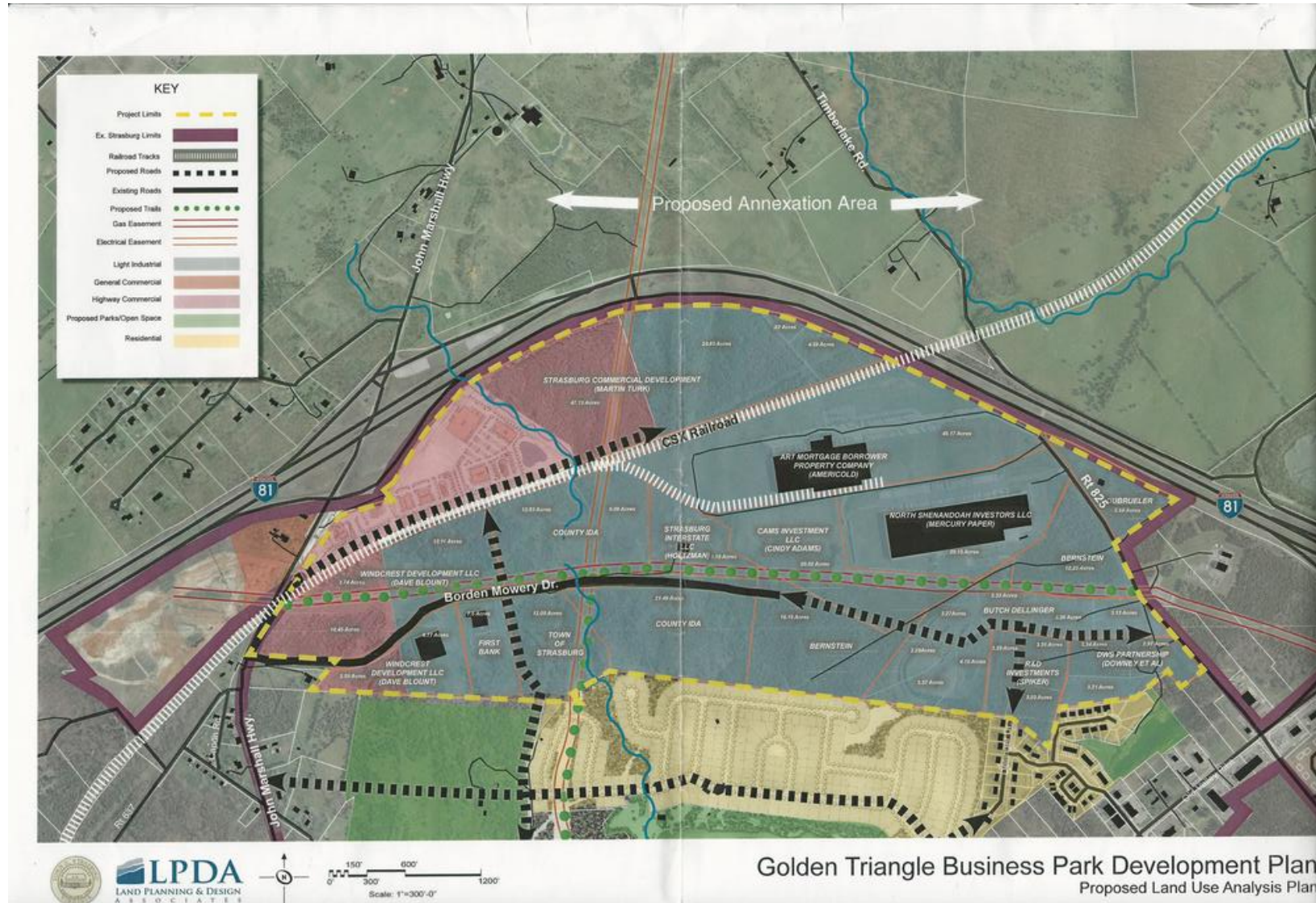


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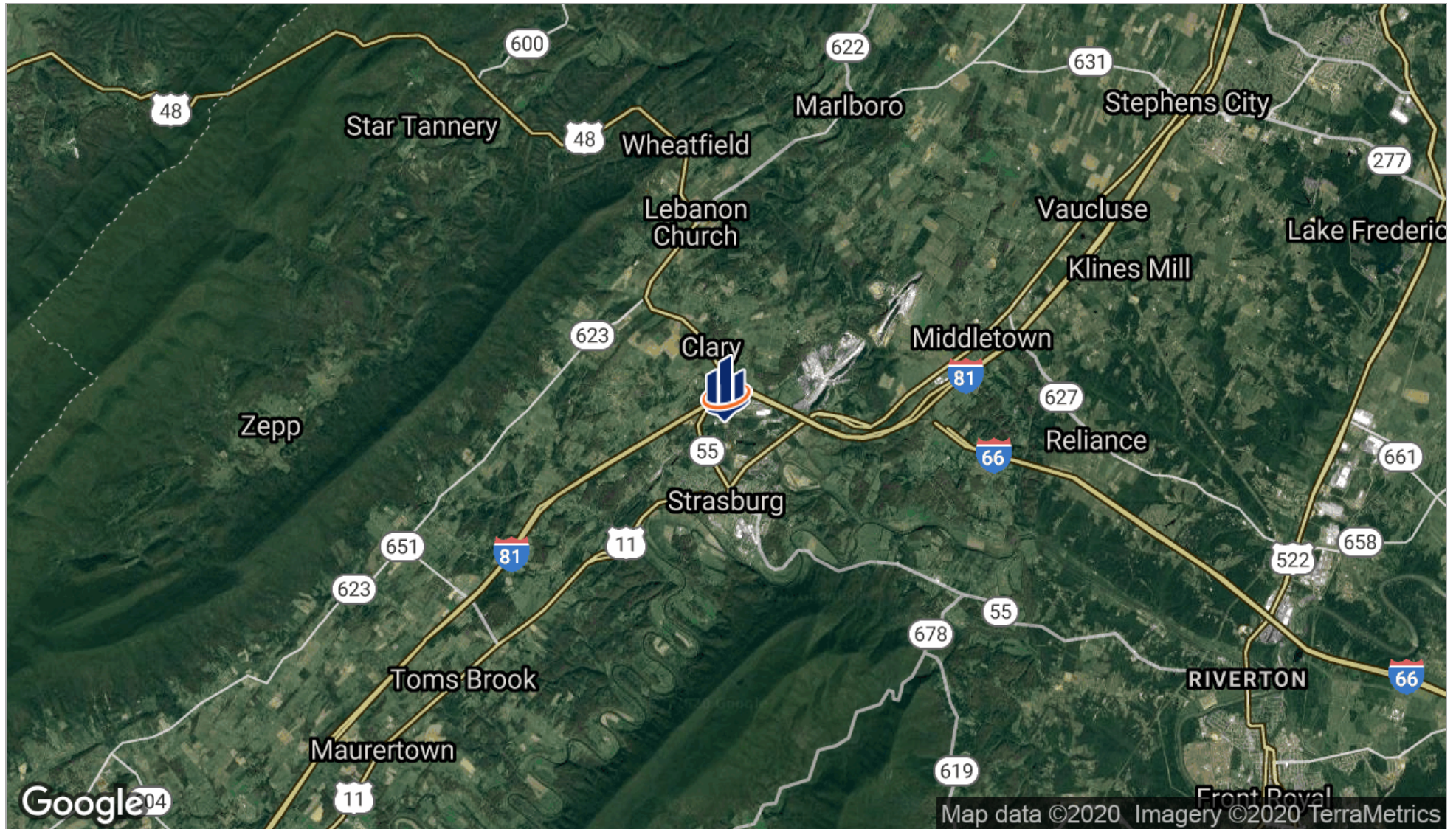


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Location Maps

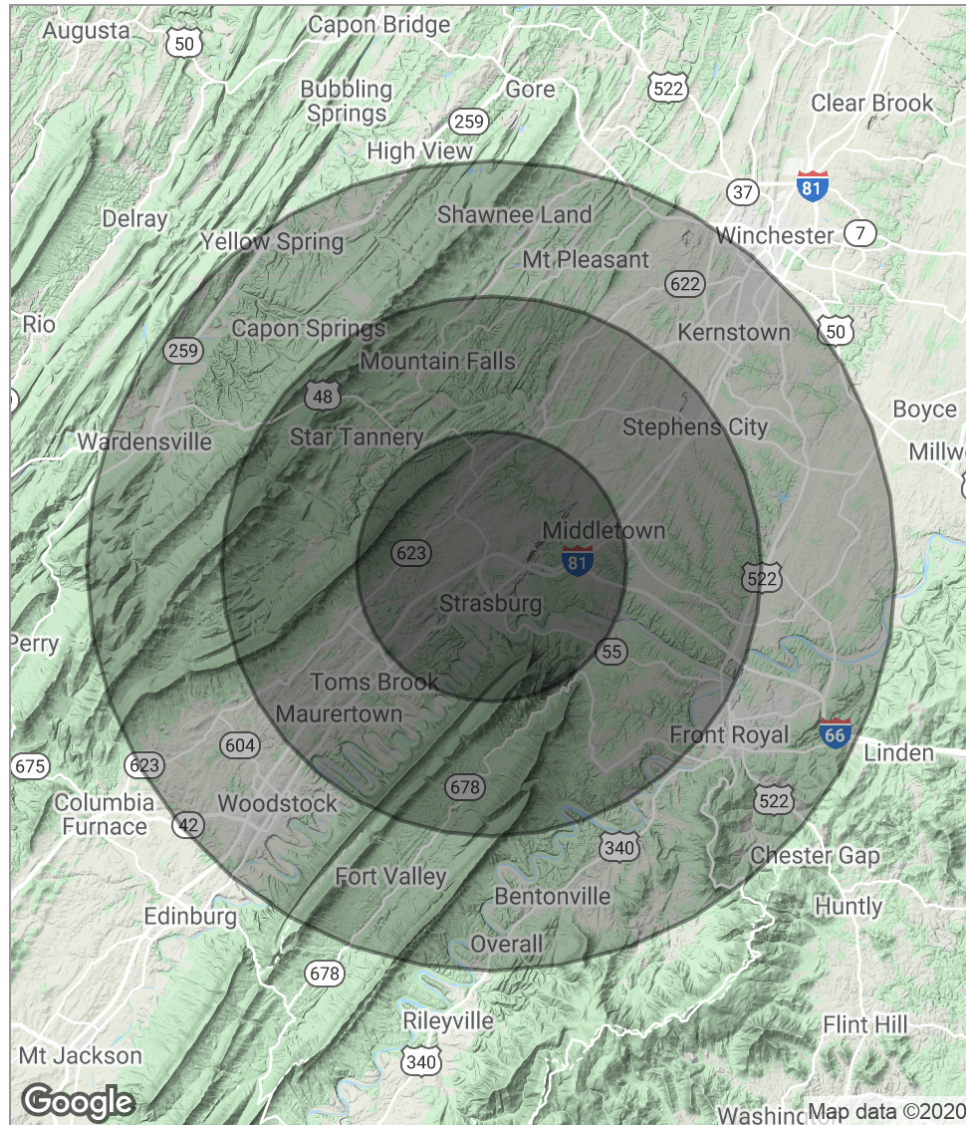


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Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	13,868	33,368	91,979
Median age	40.3	41.5	40.2
Median age [Male]	37.9	40.5	39.2
Median age [Female]	42.4	42.3	41.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	5,723	13,424	36,437
# of persons per HH	2.4	2.5	2.5
Average HH income	\$59,858	\$68,027	\$68,008
Average house value	\$296,531	\$284,717	\$268,073

* Demographic data derived from 2010 US Census