



# PRIME PAD FOR DEVELOPMENT

Flying J Pilot Truck Stop  
4692 MARTINSBURG PIKE  
CLEAR BROOK, VA 22624

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4692 Martinsburg Pike

Whitehall S/C

Exxon

Shell CStore

Amazon Distribution Center

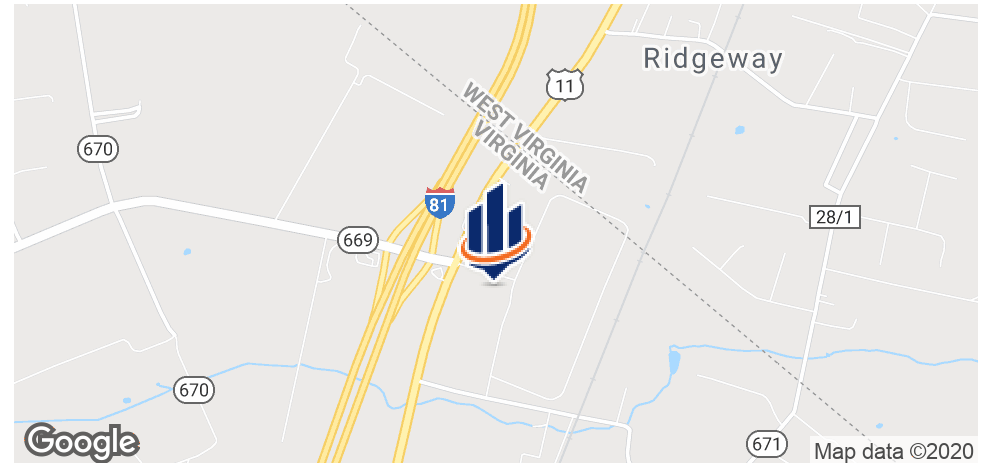
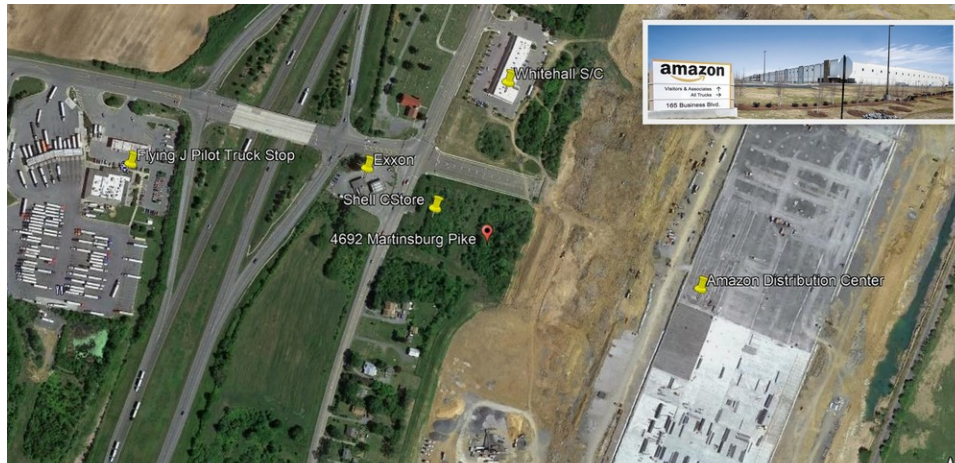


Google Earth





# Property Summary



## OFFERING SUMMARY

Sale Price:	\$729,000
Lot Size:	1.75 Acres
Zoning:	B2M1
Market:	Northern Virginia
Submarket:	Winchester
Price / SF:	\$9.56

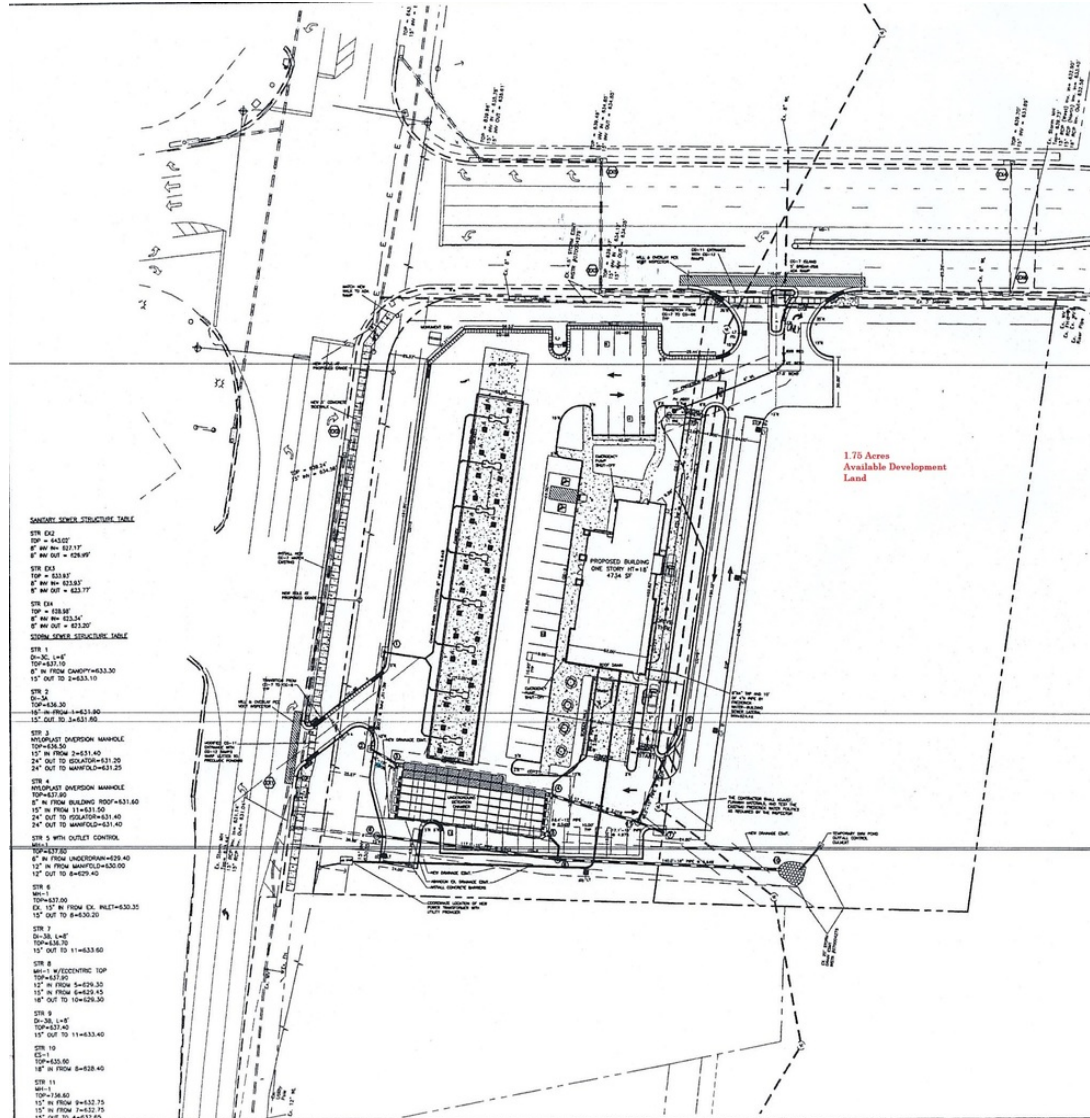
## PROPERTY OVERVIEW

1.75 acres of commercial development land located along high-volume traffic U.S. Rte. 11, just off I-81 Exit 323, the last exit in VA., and directly in front of Amazon's new One-Million-Square-Foot Distribution Center. Adjacent to new Handy-Mart at busy lighted intersection. B2 Zoning supports a host of highway commercial uses, with seller having a preference for restaurant/food service. Take advantage of a continually growing market of interstate travelers and local commuters. Priced at \$416,571 per acre.

## PROPERTY HIGHLIGHTS

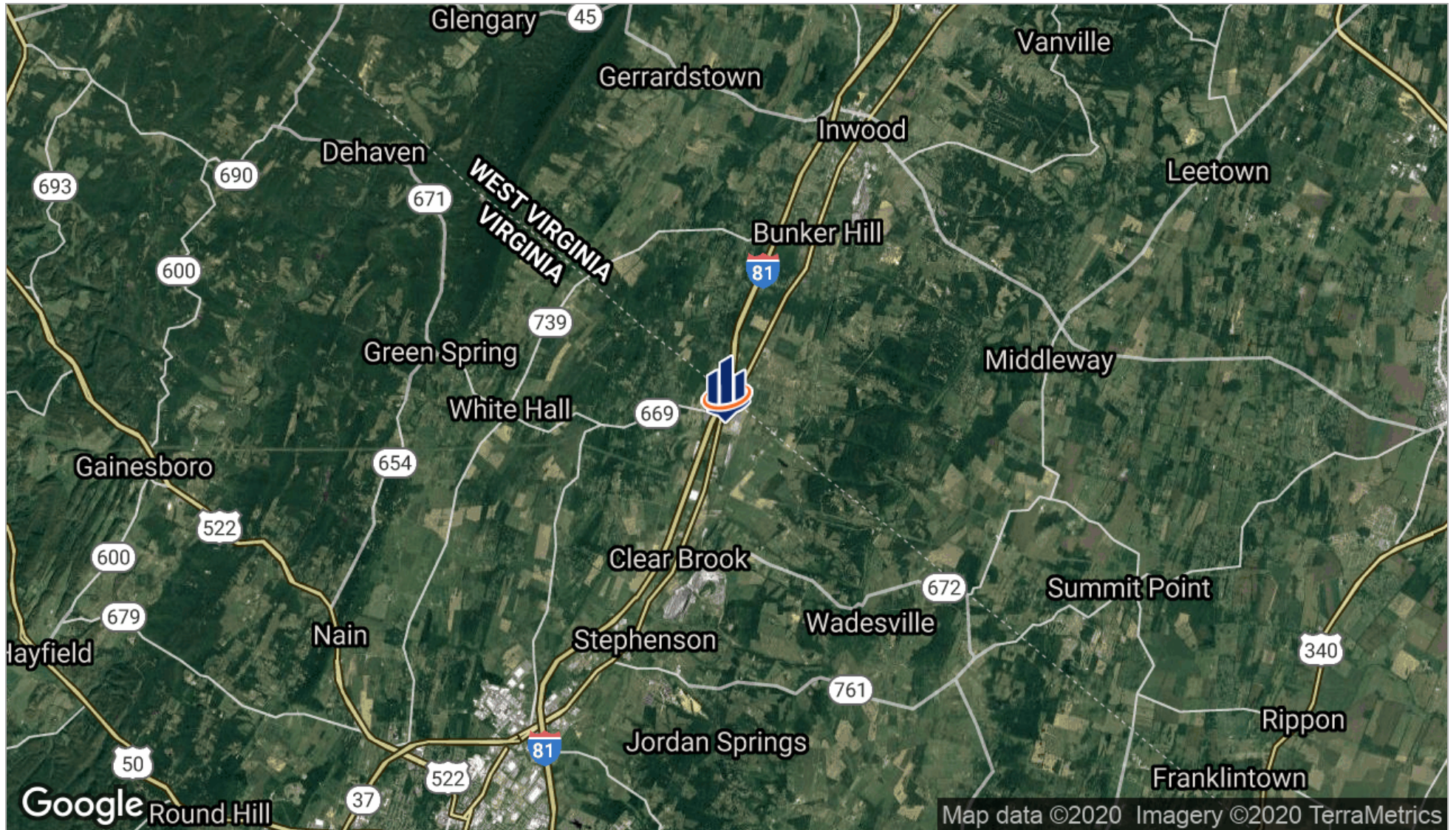
- Located at last exit before fuel tax increase
- Located directly across from I-81 exit 323 ramp
- High-volume traffic artery between Virginia and West Virginia
- Directly in front of new One-Million-Square-Foot Amazon Distribution Center
- Next to new Handy-Mart at busy lighted intersection.

# Additional Photos



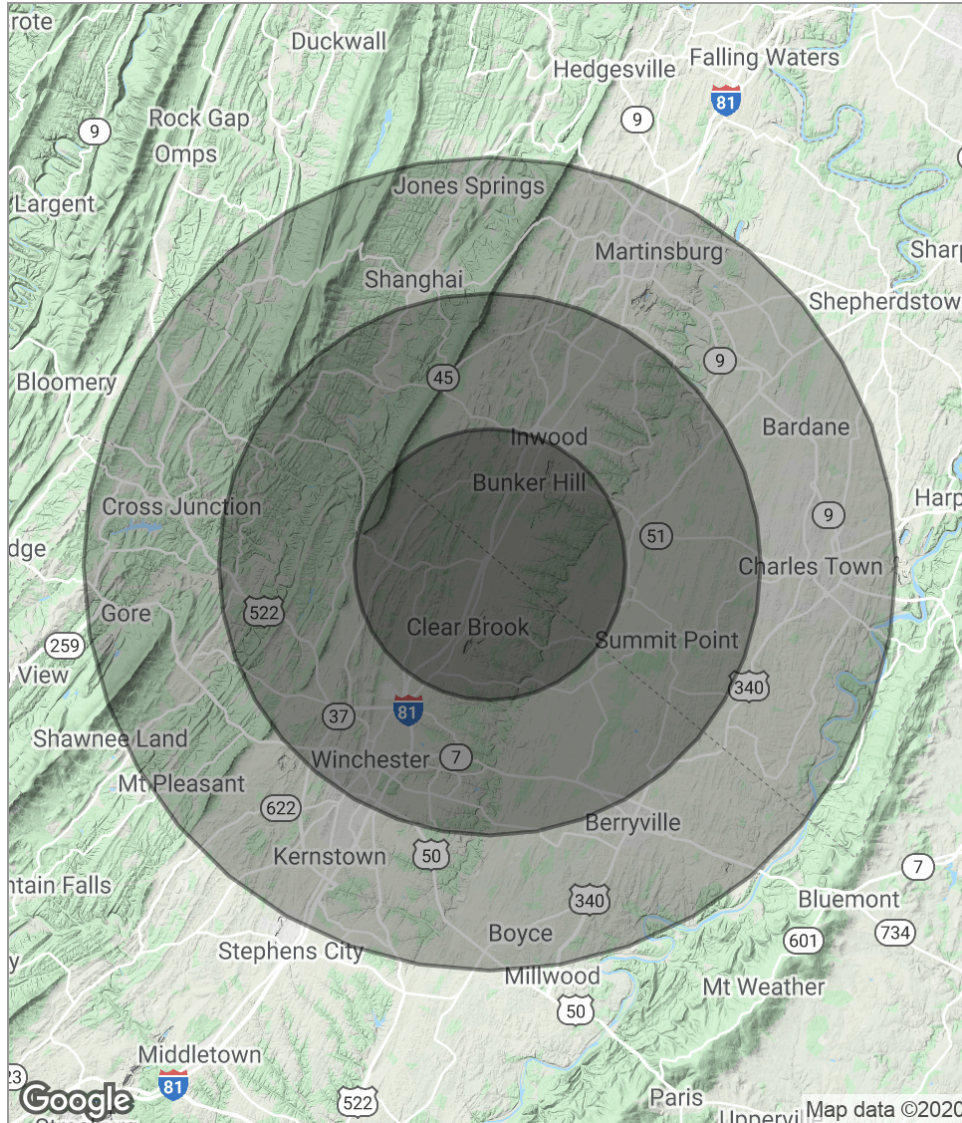


# Location Maps





# Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	14,748	96,920	203,996
Median age	42.1	37.9	37.8
Median age [Male]	42.1	37.0	37.3
Median age [Female]	42.0	38.7	38.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	5,819	36,003	77,545
# of persons per HH	2.5	2.7	2.6
Average HH income	\$70,297	\$70,110	\$69,449
Average house value	\$242,071	\$244,640	\$258,263

\* Demographic data derived from 2010 US Census