



144 FORT BOWMAN ROAD

STRASBURG, VA 22657

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Property Summary



OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	4.64 Acres
Zoning:	Comm
Market:	Northern Virginia
Submarket:	Strasburg
Price / SF:	\$2.11

PROPERTY OVERVIEW

PRICE REDUCED! Strasburg, Virginia, I-81 Exit #299 at Rt #11. Great exposure along the northbound entrance to I-81, one mile from I-66 commuter corridor. Commercial portion of a master planned adult residential community. Property consists of 4.64 acres which includes two lots; 1.33 acres and 3.31 acres. Water and sewer are available for the site development. Land is mostly cleared with rolling hills, previously had house, which has been removed. Neighboring tenants along Rt #11 are as follows; 7 Eleven, Burger King, Denny's, McDonald's, Hardee's, Medical Offices, Shopping Center and Marriot Hotel. Ideal site for hotel, restaurant, office, medical, auto related, etc. Priced for immediate sale! Make your buying dollars go further in the Shenandoah Valley. Variable Rate Commission.

PROPERTY HIGHLIGHTS

- Highly visible and terrific views
- Location is along the commuter corridor to DC area, I-81 to I-66
- Last remaining commercial parcels at interchange
- 4.64 acres, made up of two lots; 1.33 and 3.31 acres
- Flexible zoning outside the Strasburg beautification district

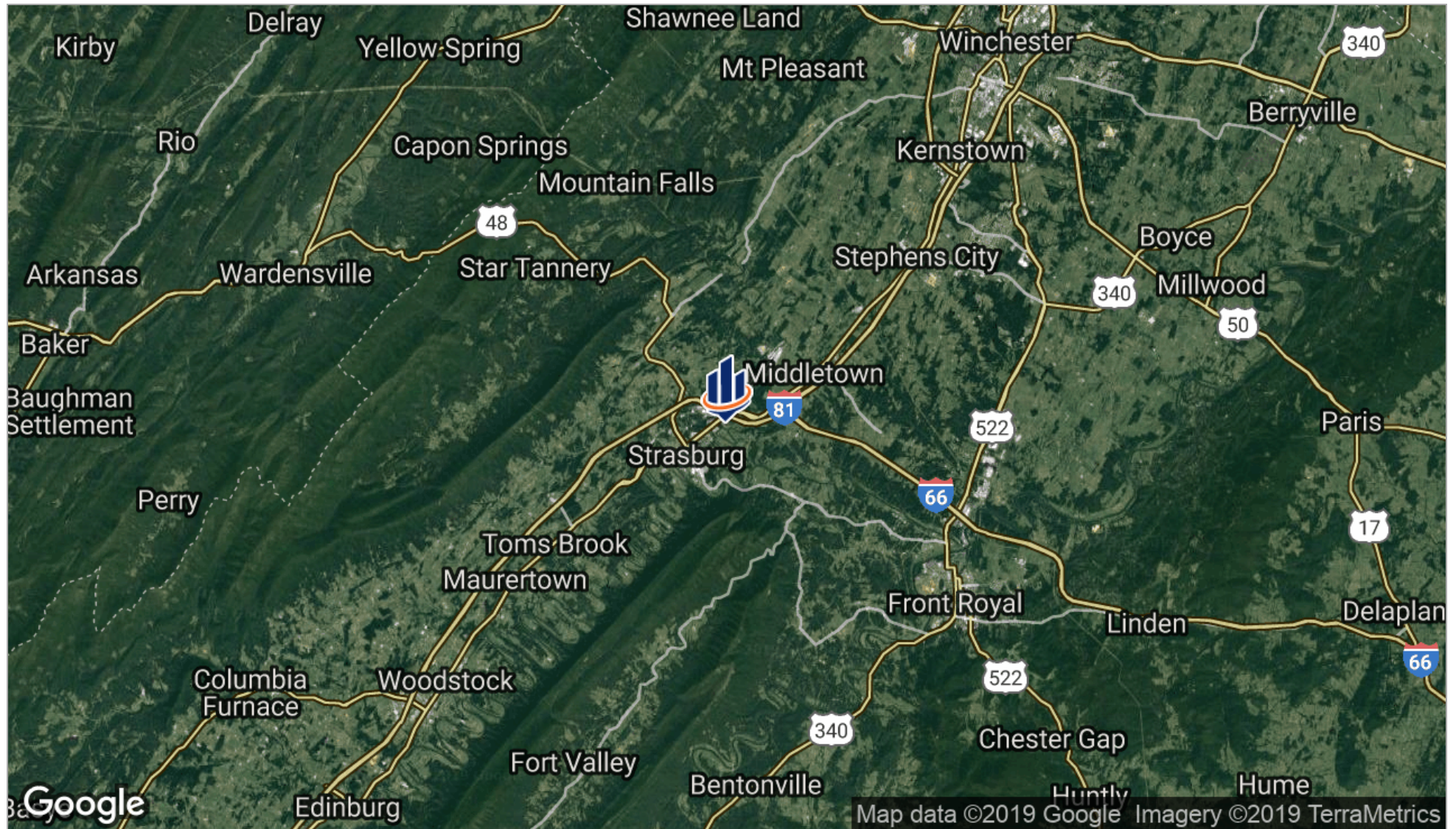
Additional Photos



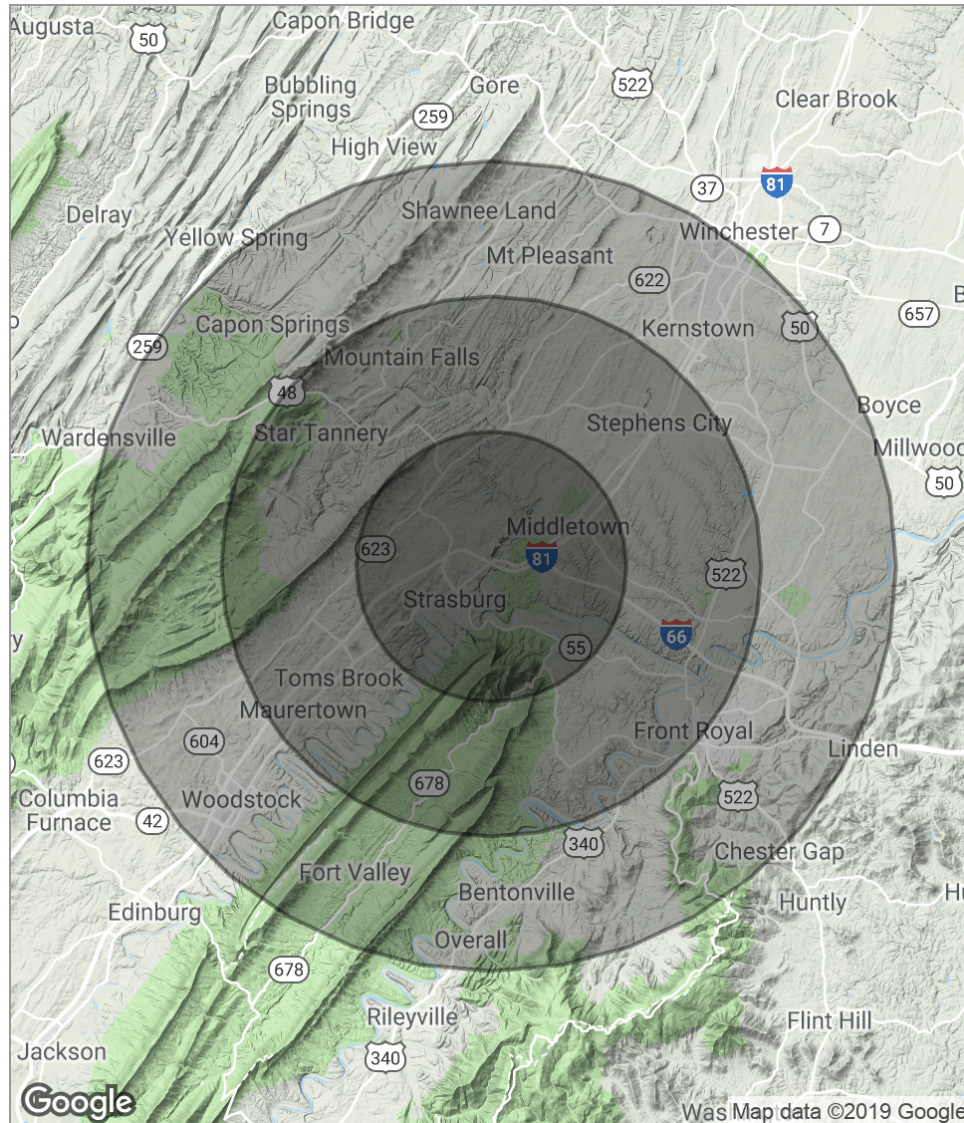
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	13,206	37,078	103,409
Median age	40.5	41.4	39.6
Median age [Male]	38.4	40.3	38.5
Median age [Female]	42.2	42.3	40.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	5,417	14,849	40,597
# of persons per HH	2.4	2.5	2.5
Average HH income	\$62,111	\$68,632	\$69,267
Average house value	\$308,639	\$279,822	\$273,023

* Demographic data derived from 2010 US Census