



JOIN NEARBY RETAILERS:



PAD SITES FOR SALE OR LEASE:

- 0.75-5 AC pad sites available in major growth corridor
- Within a mile of Rt 81 and Strasburg Historic District
- Residential development planned in the rear
- Full access onto Route 11

AERIAL

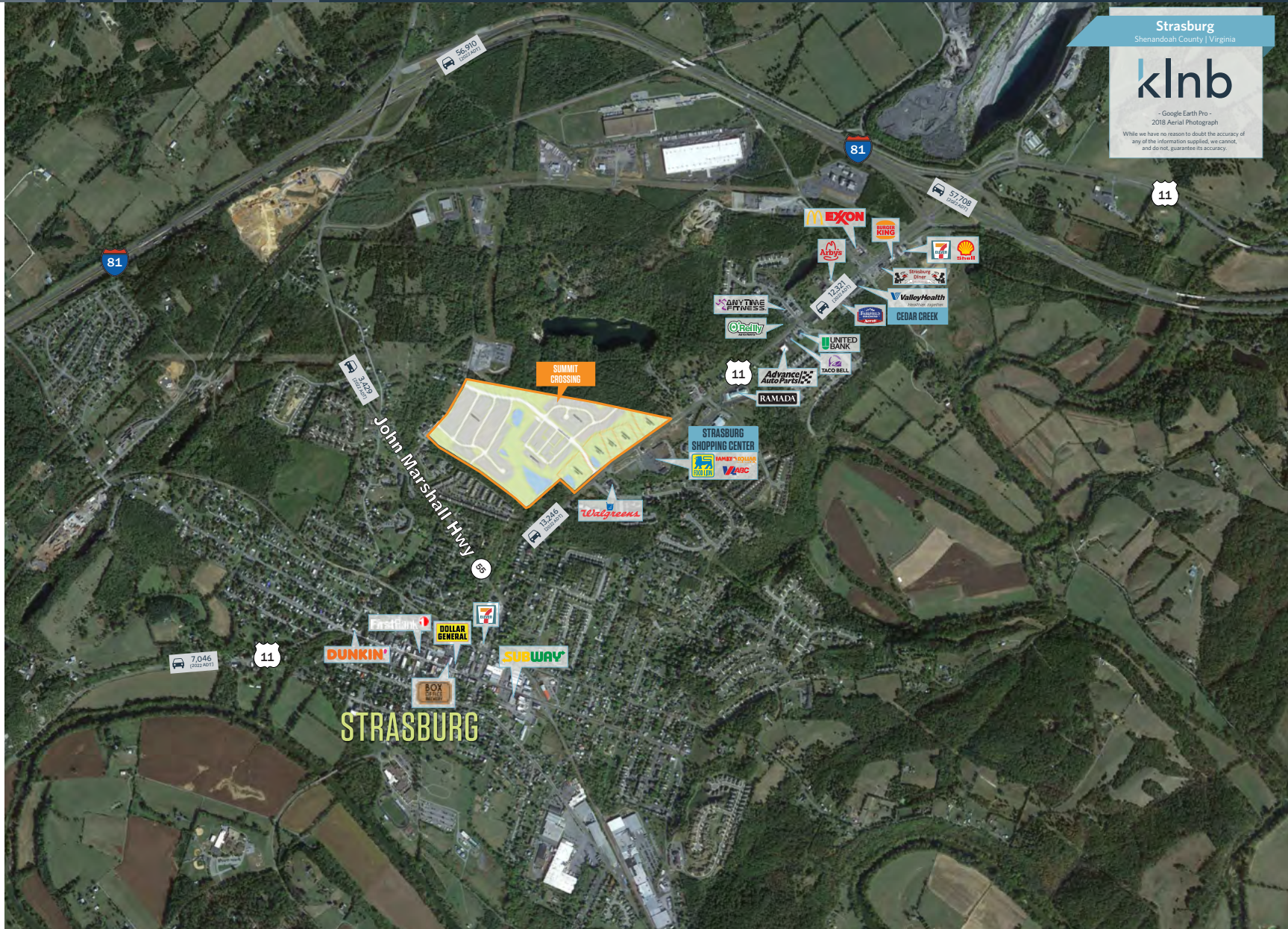
SUMMIT CROSSING

STRASBURG, VA 22657

Strasburg
Shenandoah County | Virginia

klNb

- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



BO GALLES

bgalles@klNb.com | 703-268-2712

JOSH WEINER

jweiner@klNb.com | 703-268-2715

klNb

MID-VIEW

SUMMIT CROSSING

STRASBURG, VA 22657



CLOSE-UP

SUMMIT CROSSING

STRASBURG, VA 22657



SITE PLAN

SUMMIT CROSSING

STRASBURG, VA 22657



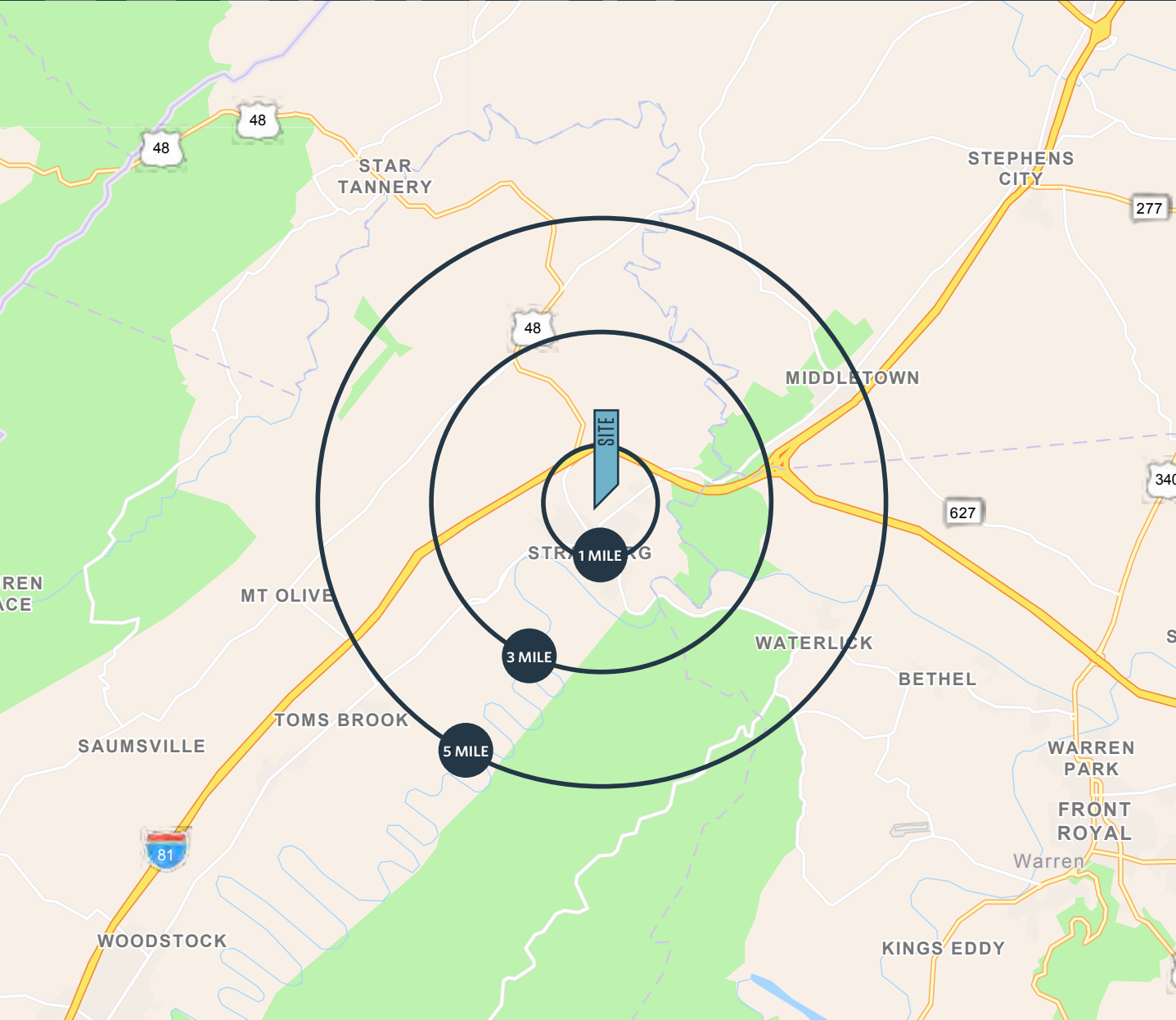
COMMERCIAL LANDBAYS			
SOUTH	A	2.00 AC	
	B	2.50 AC	
NORTH	C	1.25 AC	
	D	1.25 AC	
	E	1.25 AC	
	F	2.50 AC	
SWM PARCEL		2.25 AC	
TOTAL COMMERCIAL		13.00 AC	

RESIDENTIAL LANDBAYS					
UNITS	A	B	C	TOTALS	
	134	-	90	224	
	92	80	44	216	
	20	-	-	20	
				460	
				8 DU/AC	

LOCATION

SUMMIT CROSSING

STRASBURG, VA 22657



DEMOGRAPHICS | 2023:

3-MILE	5-MILE	7-MILE
Population		
5,562	9,955	14,771
Daytime Population		
4,233	8,279	11,699
Households		
2,311	4,060	6,019
Average HH Income		
\$73,831	\$75,011	\$79,832
Median Age		
38.3	39.3	41.6

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Route 11	13,246 ADT
John Marshall Hwy	3,429 ADT
I-81	57,708 ADT

FOR MORE INFORMATION, PLEASE CONTACT:

BO GALLES

bgalles@klnb.com

703-268-2712

JOSH WEINER

jweiner@klnb.com

703-268-2715

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.