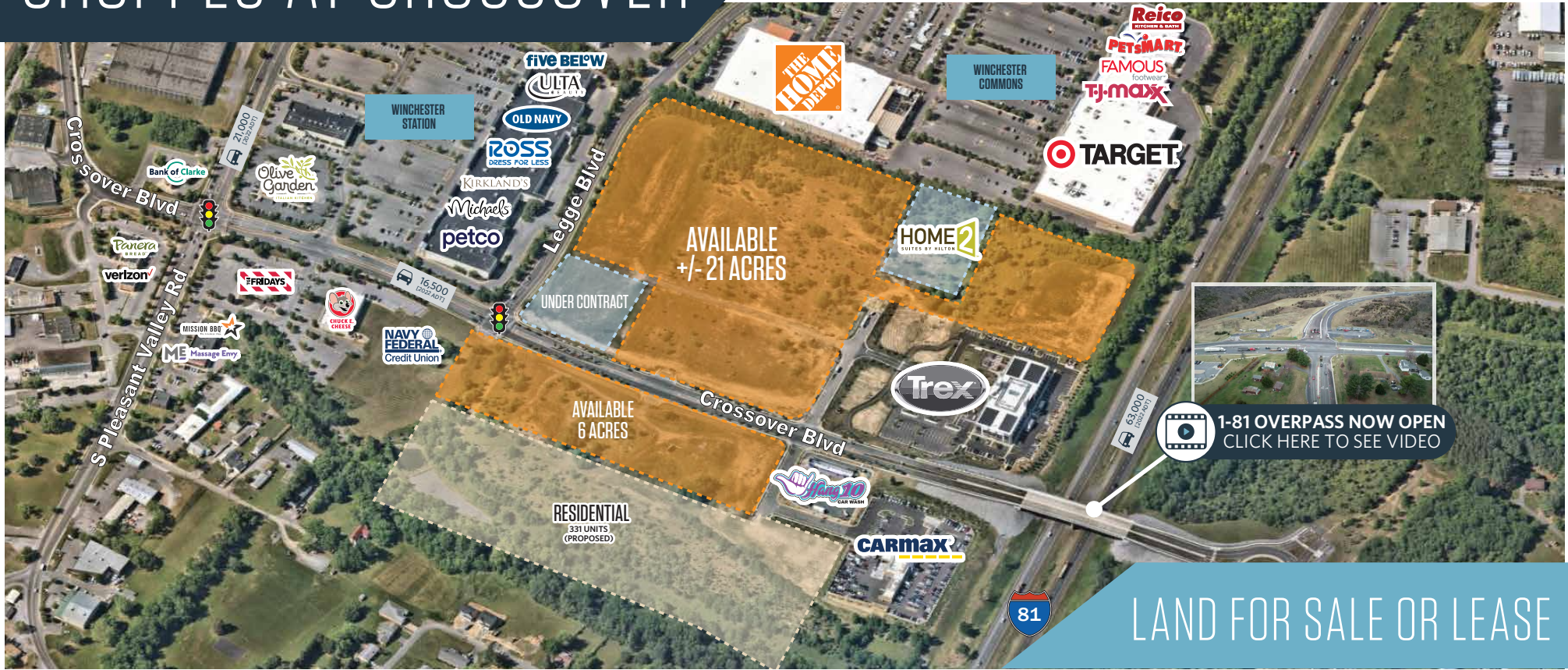


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Crossover Blvd, between Hwy 81 & Legge Blvd, Winchester, VA 22601
Winchester City



LAND FOR SALE OR LEASE



OVERVIEW

Commercial land for sale in the heart of Winchester's regional retail area. The new Crossover Boulevard/I-81 overpass is now open. Utilities are available at the property line. Ideal for retail, entertainment, restaurant, and automotive sales and service uses.

QUICK FACTS

- Availability:** Immediate
- Parcel Sizes:** 1.28 - 13.10 Acres
- Price:** Negotiable
- Zoning:** CM1 (Commercial Industrial District)

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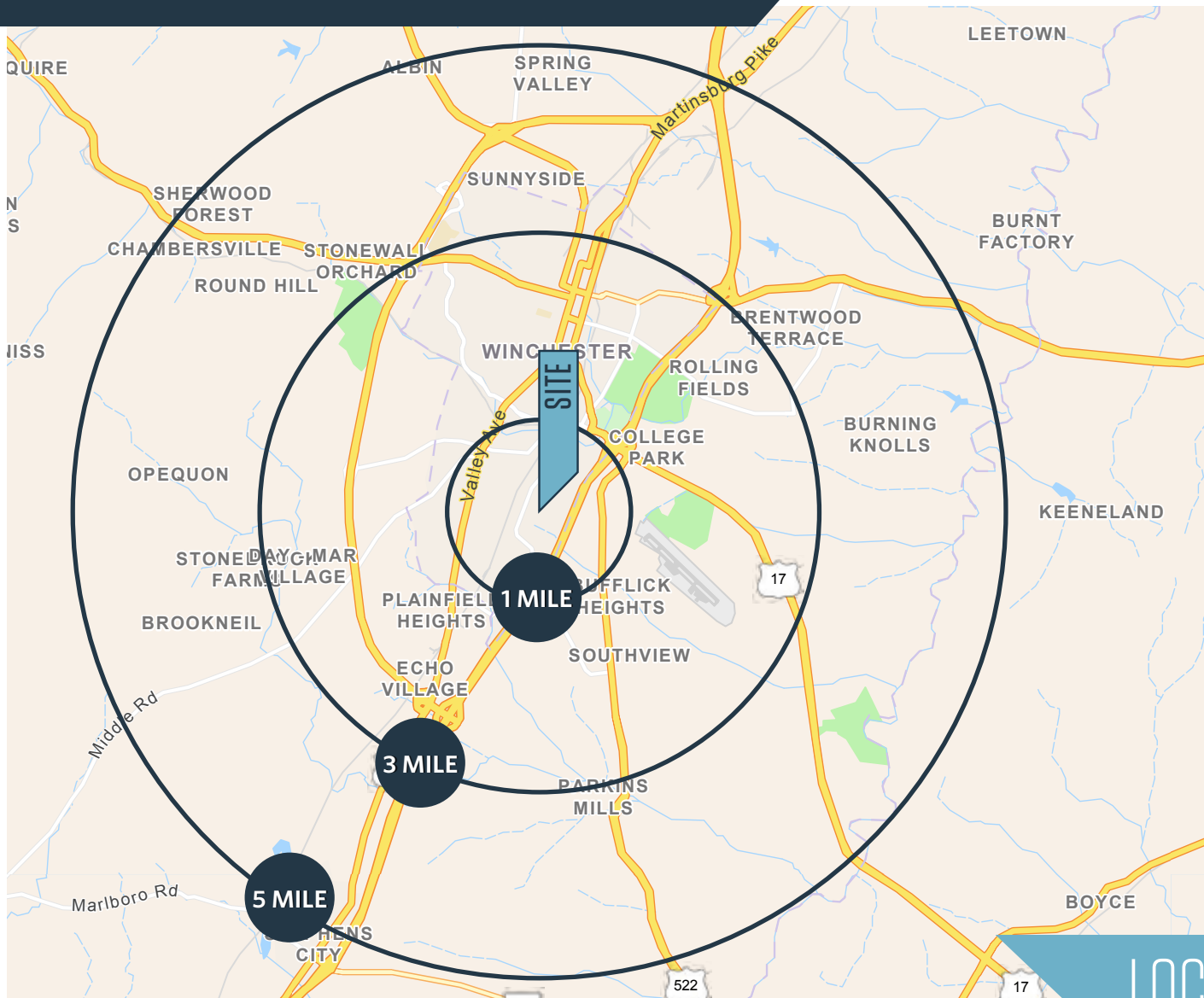
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
4,416	42,024	79,370
Daytime Population		
6,549	36,097	55,284
Households		
1,825	16,623	30,175
Average HH Income		
\$69,637	\$101,040	\$104,670

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I 81	63,000 ADT
Crossover Blvd	16,500 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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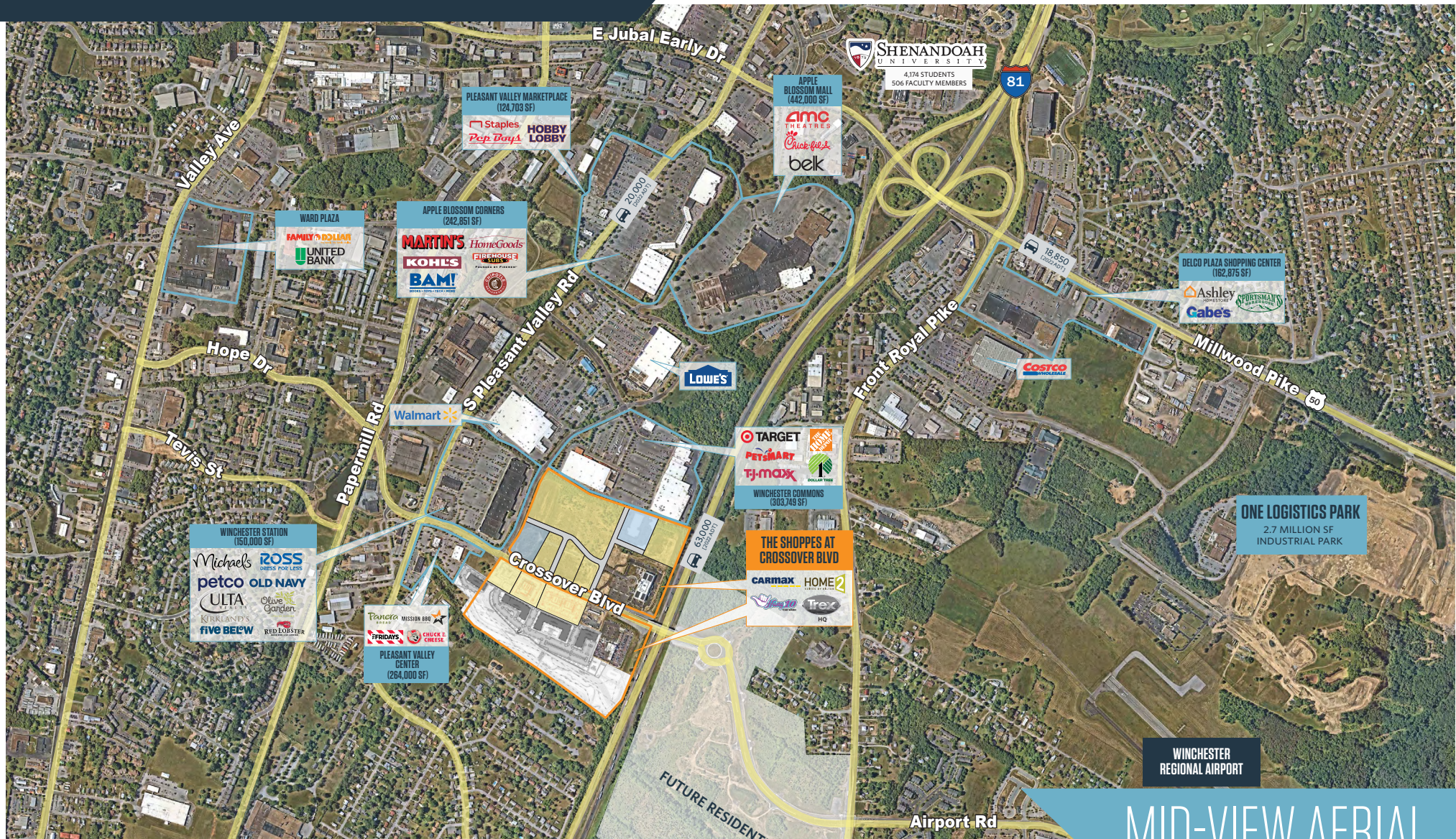
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MID-VIEW AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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