

## JOIN THESE RETAILERS



City of  
Winchester  
Circuit  
Court



The Shenandoah Valley  
Civil War Museum



## FORMER BANK BRANCH AVAILABLE

- Building Size: 7,621 SF
- Finished Basement: 2,208 SF
- Land Area: .27 acres
- Rare availability in downtown Winchester.

**MATT SKALET**

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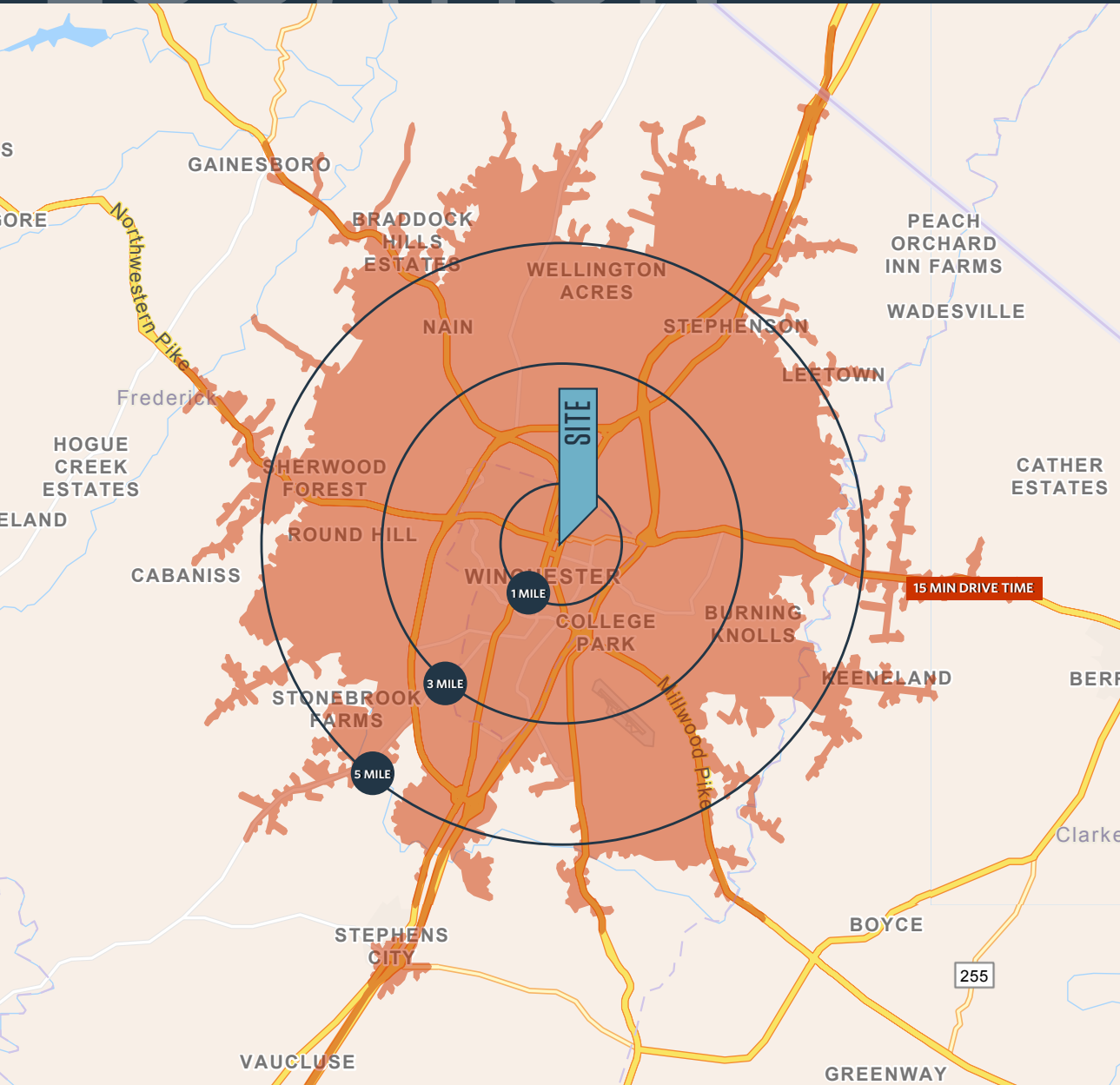
**RYAN SCHMITZ**

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# LOCATION

## 38 ROUSS AVE

WINCHESTER, VA 22601, FREDERICK COUNTY



### DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE	15- MIN DRIVE TIME
Population	13,381	49,324	70,615	73,178
Daytime Population	5,302	43,091	52,226	92,617
Households	5,404	19,097	27,017	28,089
Average HH Income	\$88,117	\$98,454	\$104,024	\$103,797

### TRAFFIC COUNTS | 2022:

N Cameron St	7,491 ADT
East Boscawen St	1,525 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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