



For Sublease

An excellent retail opportunity

- 13,200 s.f.
- Large, dedicated parking field with 60 spaces
- Attractive, newly constructed building
- Excellent signage opportunities
- Easy access to I-81 via Berryville Avenue

**326 Amherst Street
Winchester, VA**

Greg Ferrante

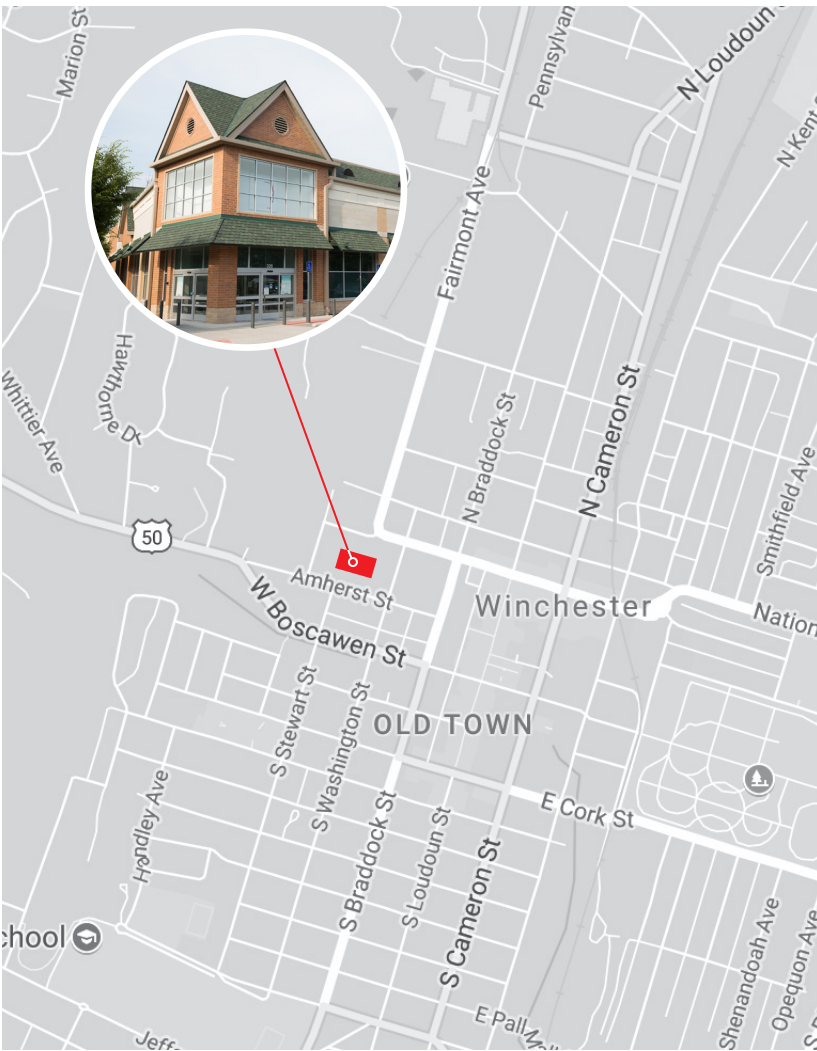
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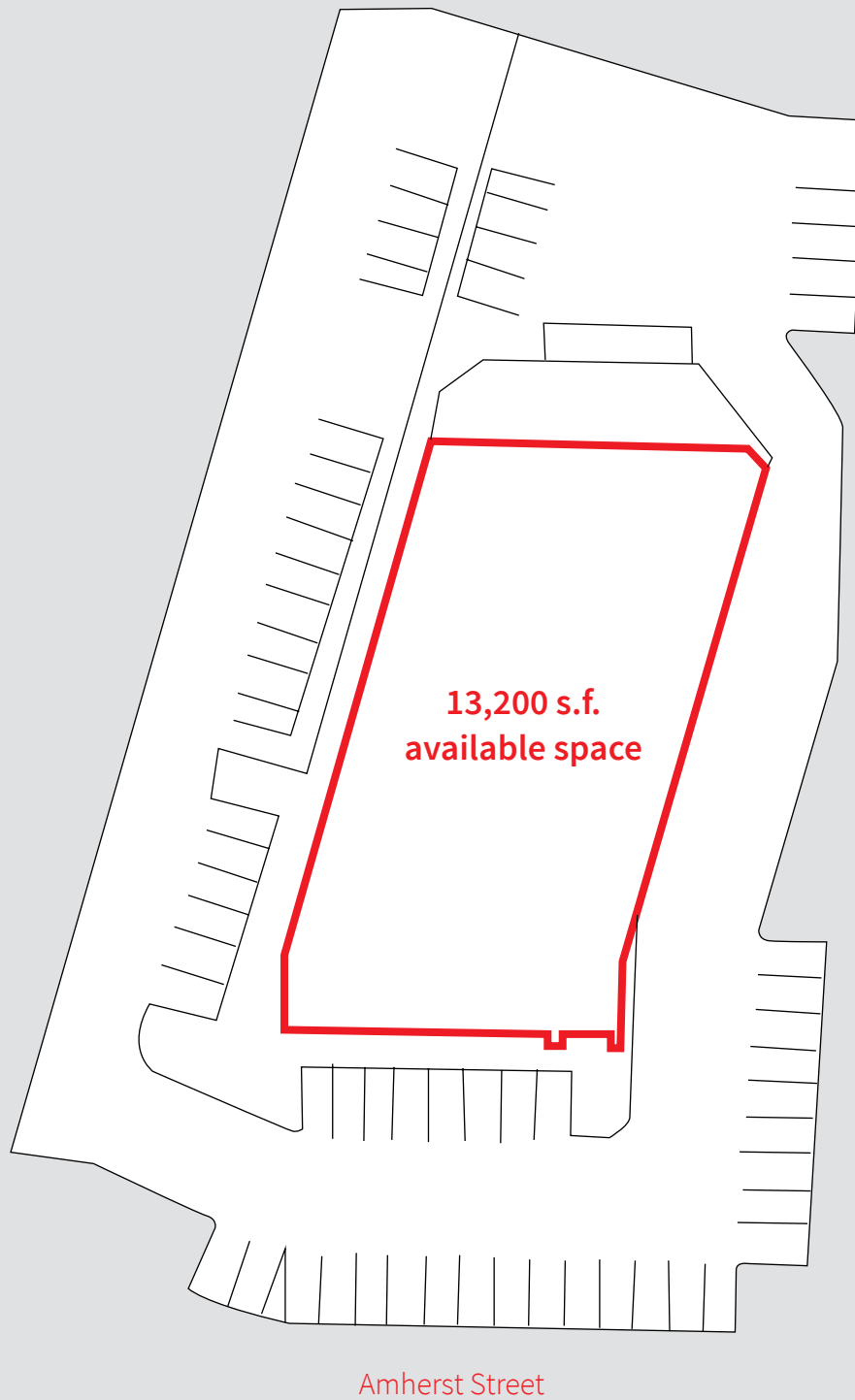


Winchester VA by the numbers



Demographics	1 mi	3 mi	5 mi
2017 Population	10,566	45,014	63,435
2022 Projection	10,731	46,236	66,383
Number of Employees	10,208	59,429	69,473
Income			
Average HH Income	\$72,815	\$71,318	\$75,855
Median HH Income	\$46,997	\$52,328	\$56,784
Per Capita Income	\$30,905	\$28,746	\$29,569
Households			
Total Households	4,572	17,401	24,110
Median Age	38.4	36.9	37.9
Esri Source: 2017			

The sublease space



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**For more information,
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