



**BOOSALIS**  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

**10, 18 & 30 W STRASBURG ROAD, FRONT ROYAL, VA 22630**



## PROPERTY SUMMARY

Three adjacent parcels comprised of approximately 1.48 acres of C-1 (commercial) zoned land for sale in Front Royal, VA. Opportunity to rezone for dense residential townhome or apartment community.

## LOCATION OVERVIEW

Excellent location on the corner of N Shenandoah Road and W Strasburg Road. This site overlooks the picturesque Shenandoah backdrop all while being minutes from town with an abundance of local amenities.

## OFFERING SUMMARY

ACRES:	1.48
ZONING:	C-1 (commercial)
MARKET:	Washington DC
SUBMARKET:	Warren County
PARCEL ID:	20A123 22 (.51 ac)
	20A123 23 (.47 ac)
	20A123 26 (.50 ac)

## FOR MORE INFORMATION

### GEORGE BOOSALIS

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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**AERIAL**



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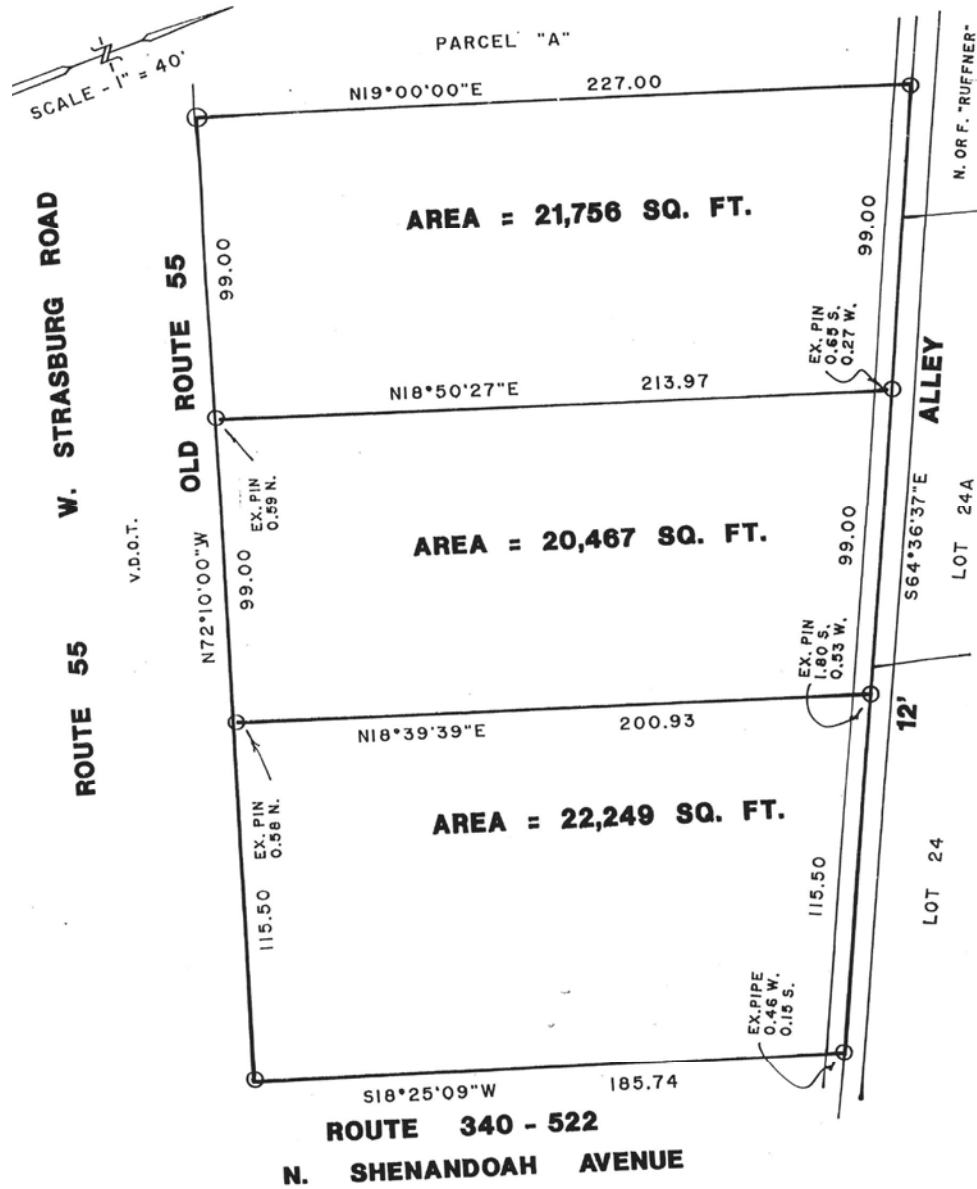


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**SURVEY**



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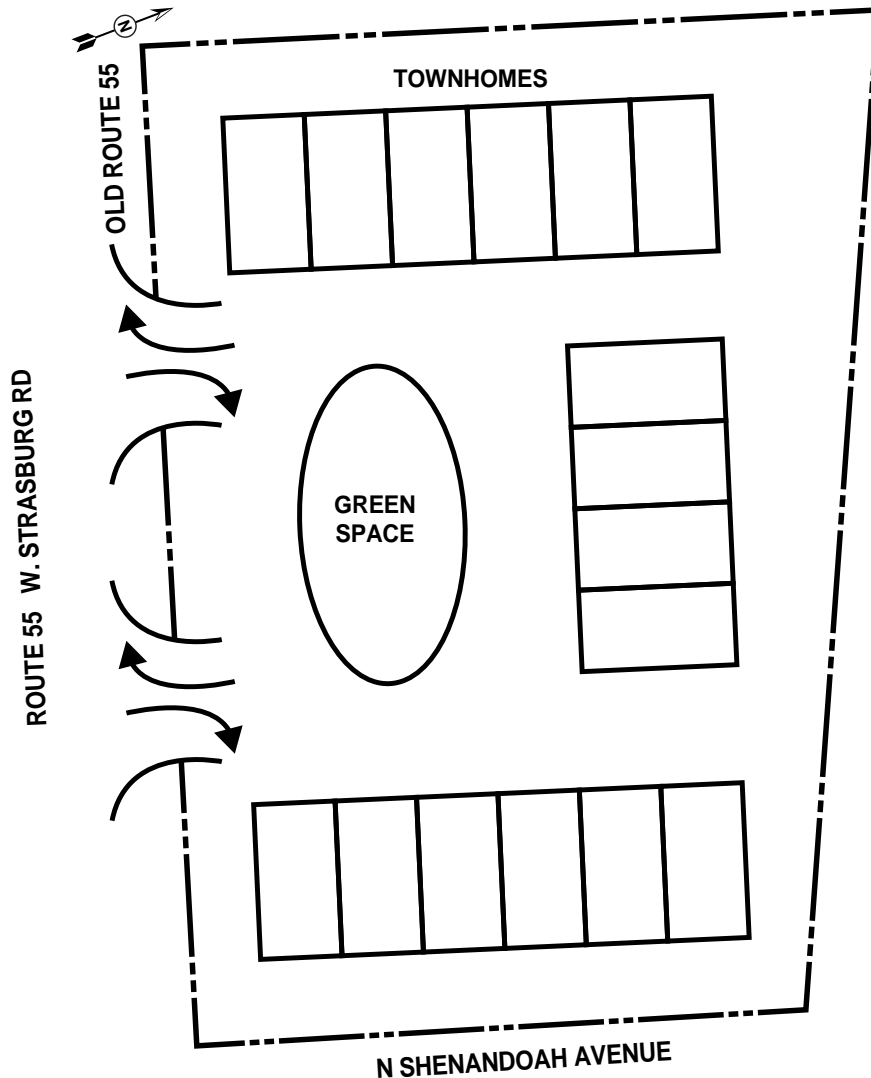


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## CONCEPTUAL SITE PLAN



Non-architectural townhome concept.

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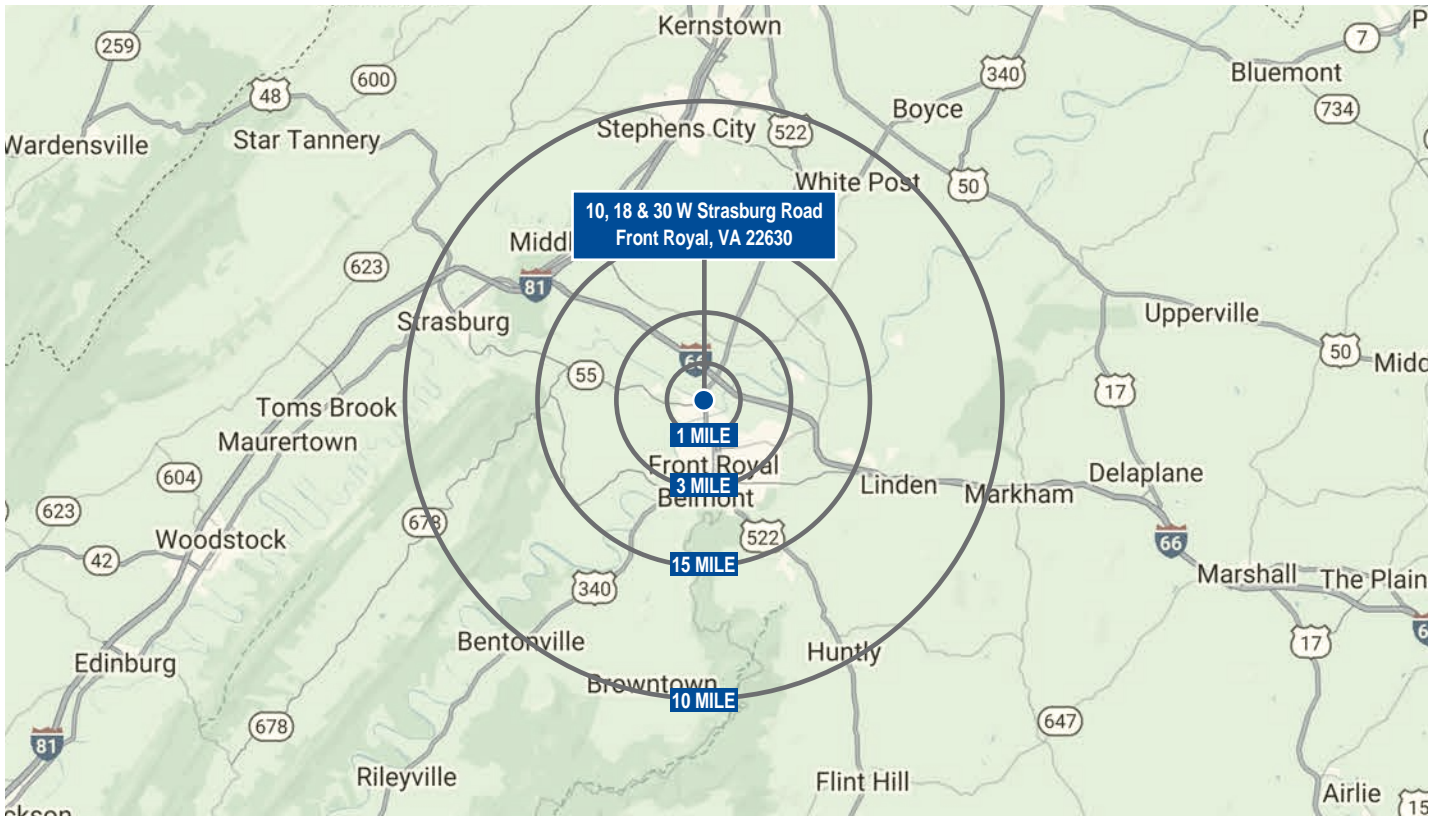


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### DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
Population	7,323	17,095	27,916	50,305
Households	3,044	6,668	10,688	19,251
Families	1,786	4,244	7,086	12,992
Average Household Size	2.37	2.52	2.55	2.55
Owner Occupied Housing Units	1,696	4,338	7,789	15,198
Renter Occupied Housing Units	1,348	2,330	2,899	4,053
Median Age	40.5	40.7	40.8	42.4
Median HH Income	\$55,859	\$60,344	\$67,968	\$75,326
Average HH Income	\$78,865	\$90,623	\$98,178	\$104,127

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