

AMHERST OFFICE SUBLEASE

1104 Amherst St #100, Winchester, VA 22601



PROPERTY DESCRIPTION

End Unit Office Condo available for Sublease.
On the Hospital Side of Winchester
Professional Conference Room or Waiting Area with Reception Desk
Private Offices, Kitchenette, and Restroom

PROPERTY HIGHLIGHTS

- Sublease can start approximately 9/1/2023
- Sublease until 4/30/2024

OFFERING SUMMARY

Lease Rate:	\$17.74 SF/yr (Gross)
Available SF:	1,507 SF
Building Size:	8,555 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	419	2,612	7,238
Total Population	1,078	5,443	15,047
Average HH Income	\$127,054	\$107,961	\$81,334

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ED MARTIN, CCIM

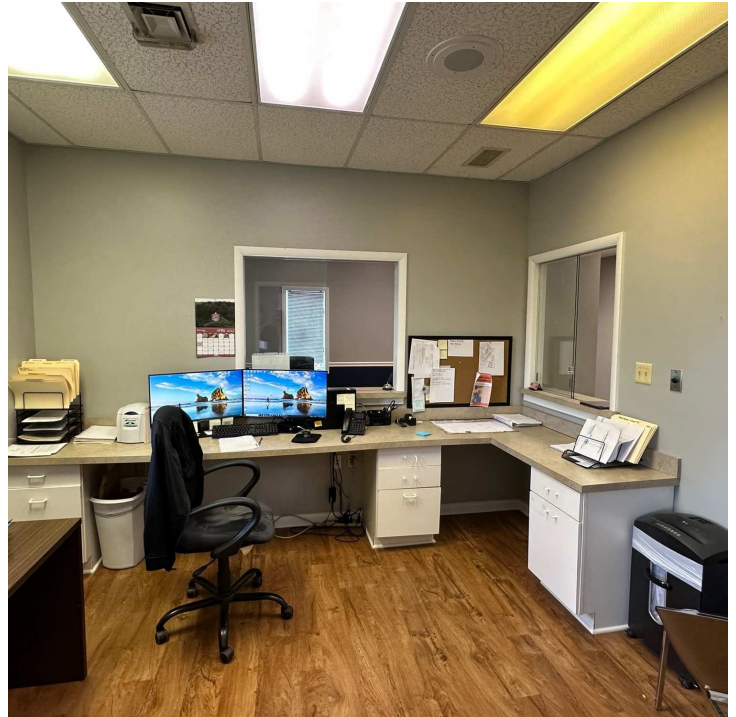
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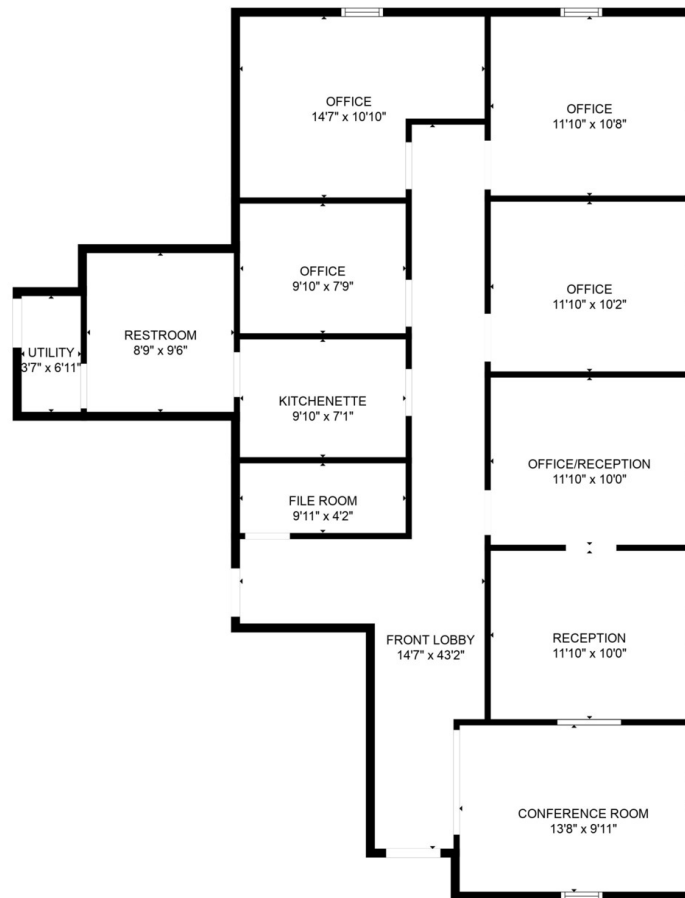
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GROSS INTERNAL AREA
FLOOR 1: 1366 sq. ft
TOTAL: 1366 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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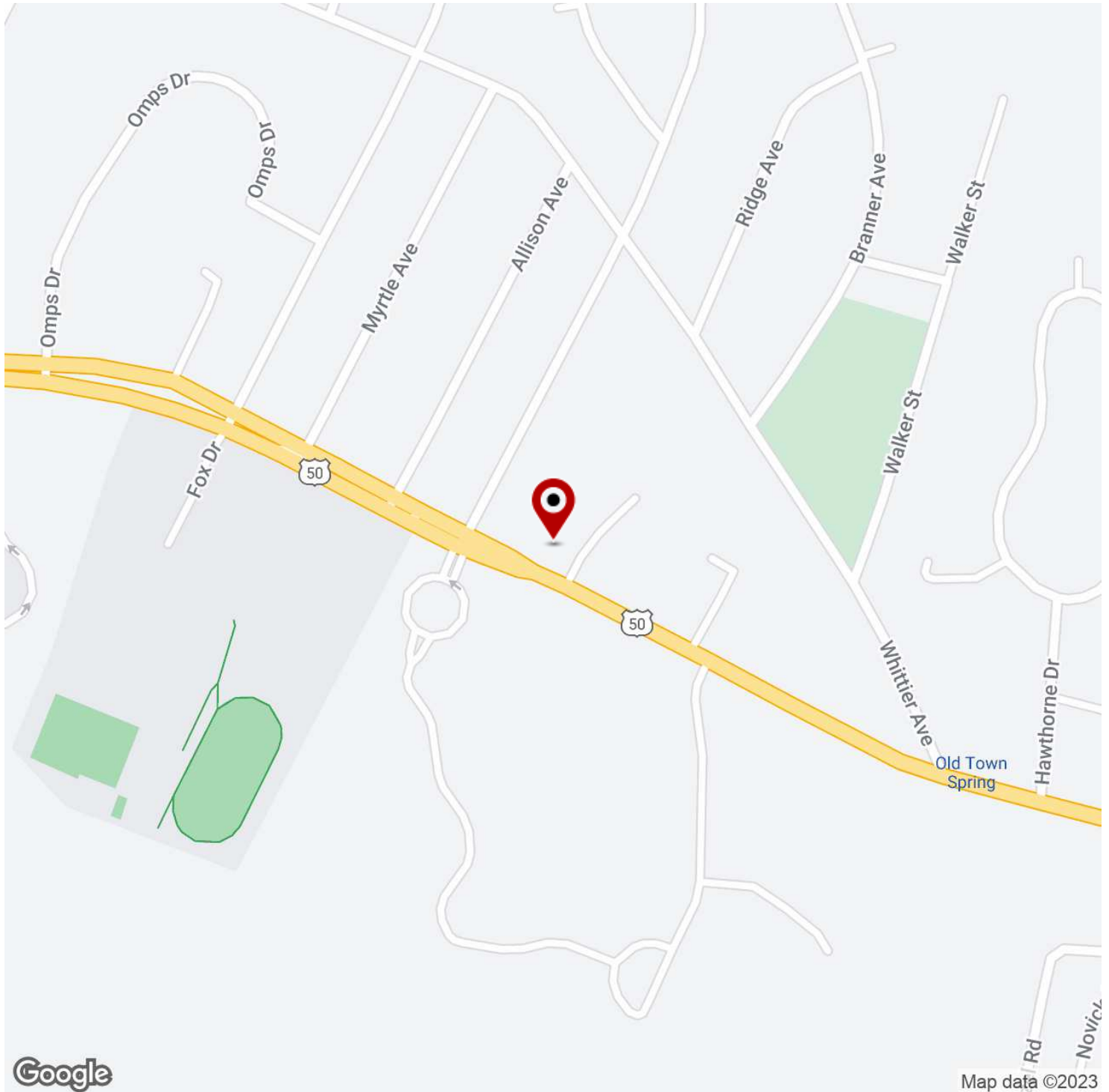
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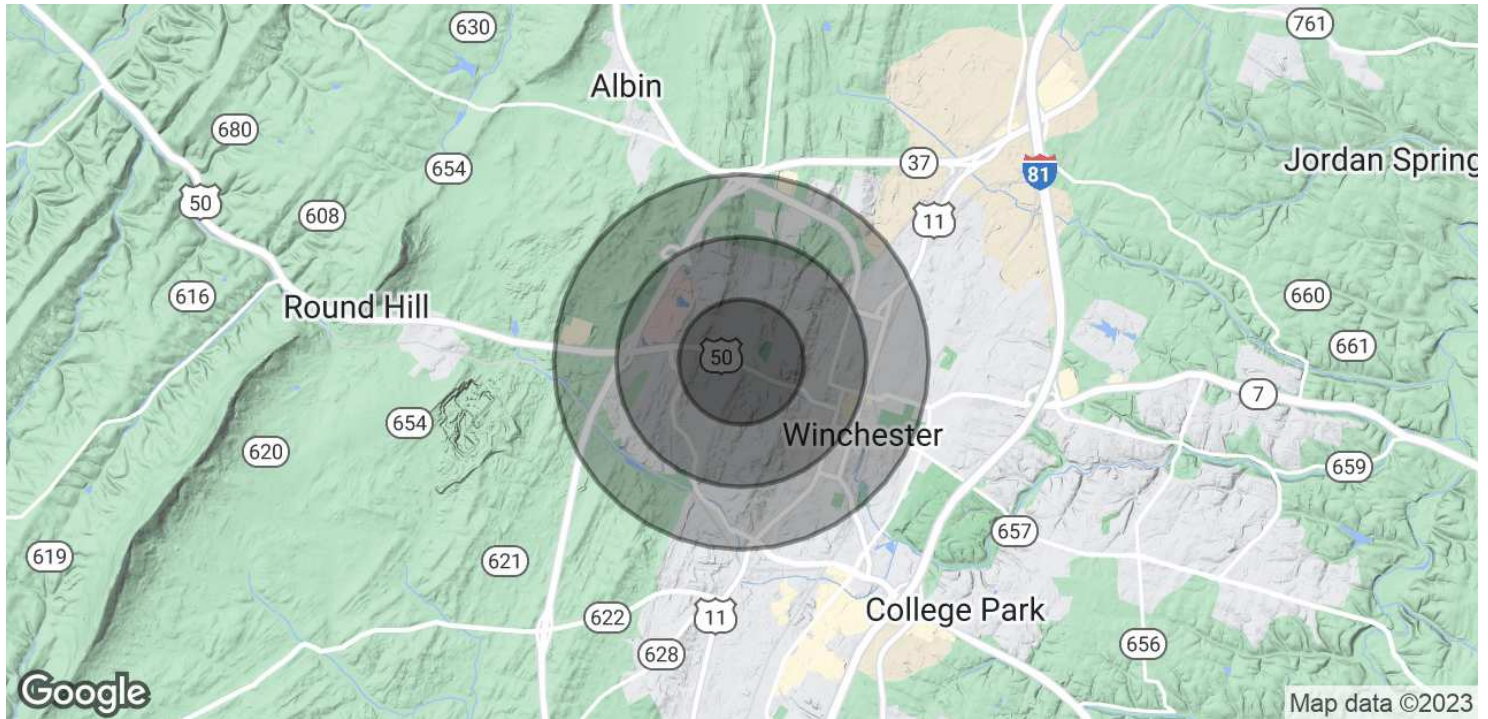
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,078	5,443	15,047
Average Age	54.2	51.2	45.6
Average Age (Male)	51.8	47.8	42.4
Average Age (Female)	55.7	53.6	48.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	419	2,612	7,238
# of Persons per HH	2.6	2.1	2.1
Average HH Income	\$127,054	\$107,961	\$81,334
Average House Value	\$332,794	\$357,727	\$250,085

* Demographic data derived from 2020 ACS - US Census

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