



BIG BOX REDEVELOPMENT OPPORTUNITY

752 S MAIN ST
WOODSTOCK, VA 22664

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4.93 Acres
See Summary

20,490 SF
2.16 AC

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,399,000
Building Size:	20,490 SF
Lot Size:	2.156 Acres
Price / SF:	\$68.28
Year Built:	1950
Zoning:	Commercial
Market:	Northern Virginia
Submarket:	Woodstock
APN:	045A4 A 031A

PROPERTY OVERVIEW

SVN is proud to announce that we have a great redevelopment opportunity with almost 400 linear ft. on Main St in Woodstock, VA. 20,490 sq. ft. building on 20.16 acres of land zoned for commercial use. This property comes with a City approved redevelopment for 48 apartments over commercial. Site plan and architectural drawings will need to be completed for development. Imagine this property redeveloped as a neighborhood Shopping Center with retail and office, property is across the street from The Woodstock Medical center. Explore the possibilities! Priced at \$68psf or \$1,399,000! Also available for lease at \$7.00psf NNN!

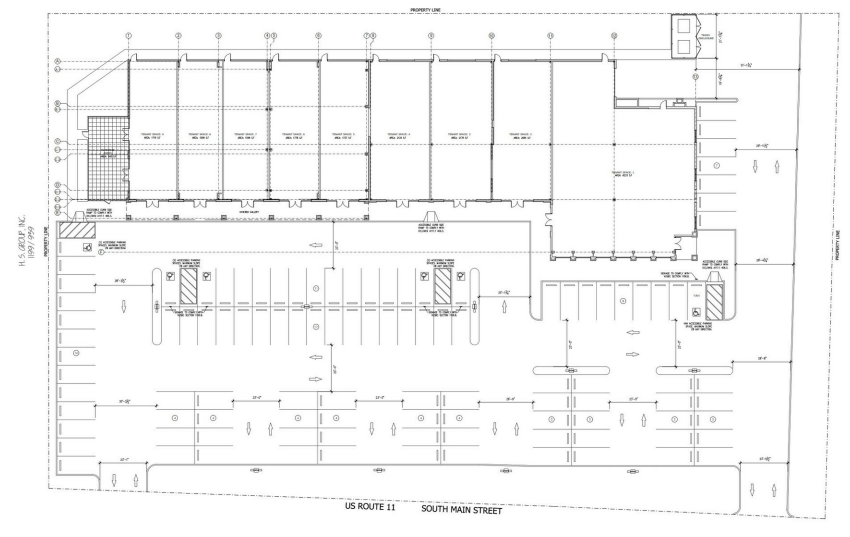
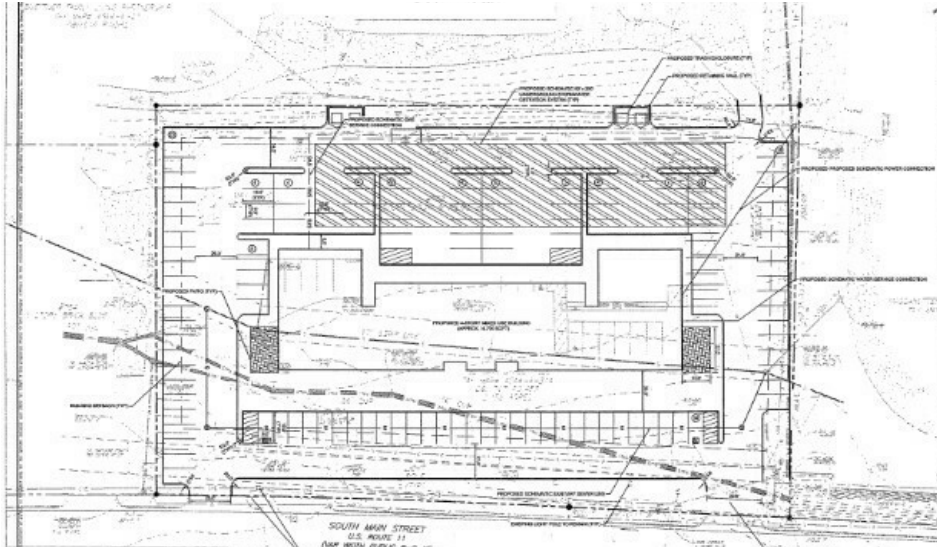
PROPERTY HIGHLIGHTS

- 400 ft. of Rt. 11 frontage, high visibility Main St location with plenty of parking
- Approved mixed use, 48 apartments over commercial, retail/office shopping center, big box retail, amusement center

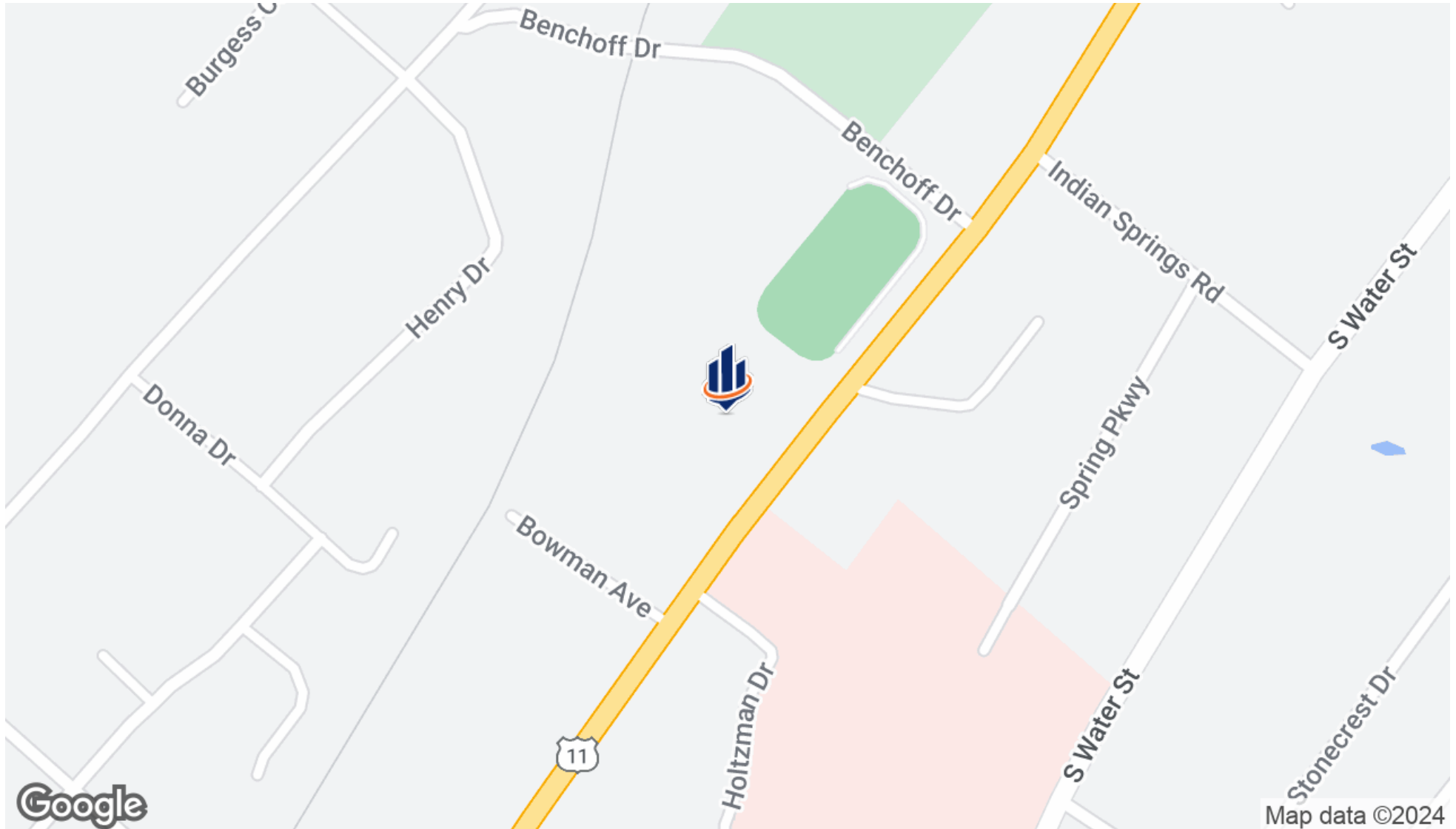
Additional Photos



Redevelopment Options



Location Map



Demographics Map & Report

POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	12,883	24,095	52,170
Average Age	42.2	44.9	45.8
Average Age (Male)	39.1	42.9	43.7
Average Age (Female)	44.9	46.3	46.6

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	5,843	11,338	25,290
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$142,666	\$103,142	\$78,457
Average House Value	\$210,204	\$228,933	\$222,079

2020 American Community Survey (ACS)

