



# DOWNTOWN JUDICIAL & GOVERNMENT OFFICE CORRIDOR

119 SOUTH KENT ST.  
WINCHESTER, VA 22601

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$1,095.00 per month (NN)
Building Size:	1,375 SF
Available SF:	1,375 SF
Zoning:	B1

## PROPERTY OVERVIEW

SVN has listed two Townhouse style office spaces located one block from the City offices and the Judicial center with close proximity to the County offices as well. Both office spaces are end cap units with multiple floor offices. Each space has 1,375 Sq Ft of interior space, 3 offices on the ground floor and 3 offices on the second level. Multiple entrances; one on street and two rear entrances with plenty of parking on the rear of the building. We have multiple spaces ready for immediate occupancy. Great space for satellite office or incubator space for start up business. Now being offered at a low rental rate of \$1,095 per month. Tenant pays utilities.

## PROPERTY HIGHLIGHTS

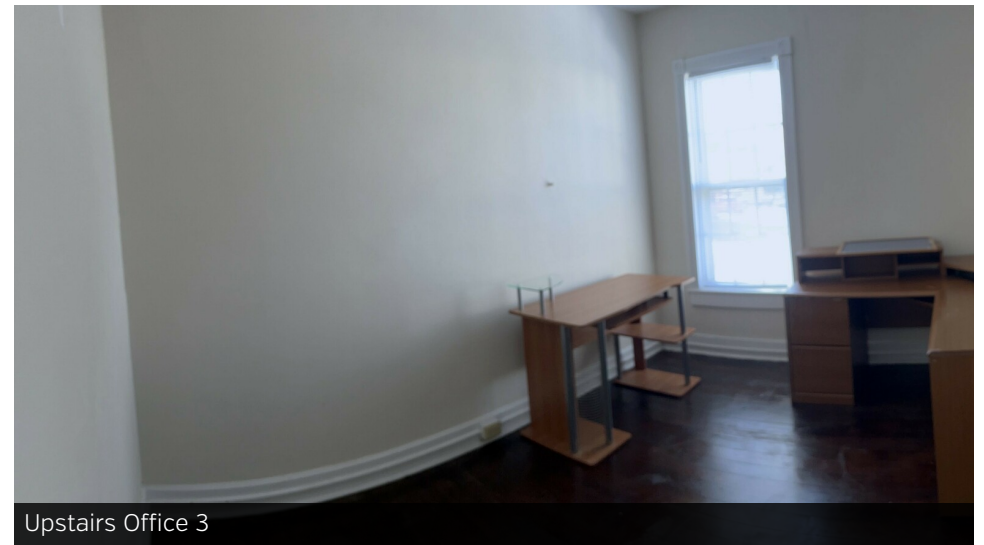
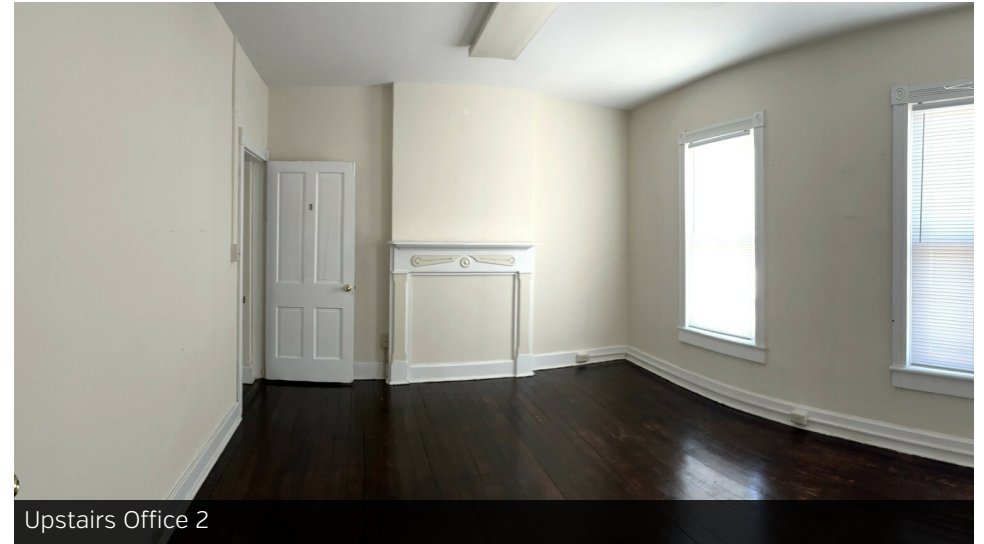
- End Cap Office space with off street parking
- 6 offices available, 2 story building
- 1375 total square feet of space
- One block from Judicial Center in Winchester
- Near the corner of Cork and Kent Street

# Additional Photos

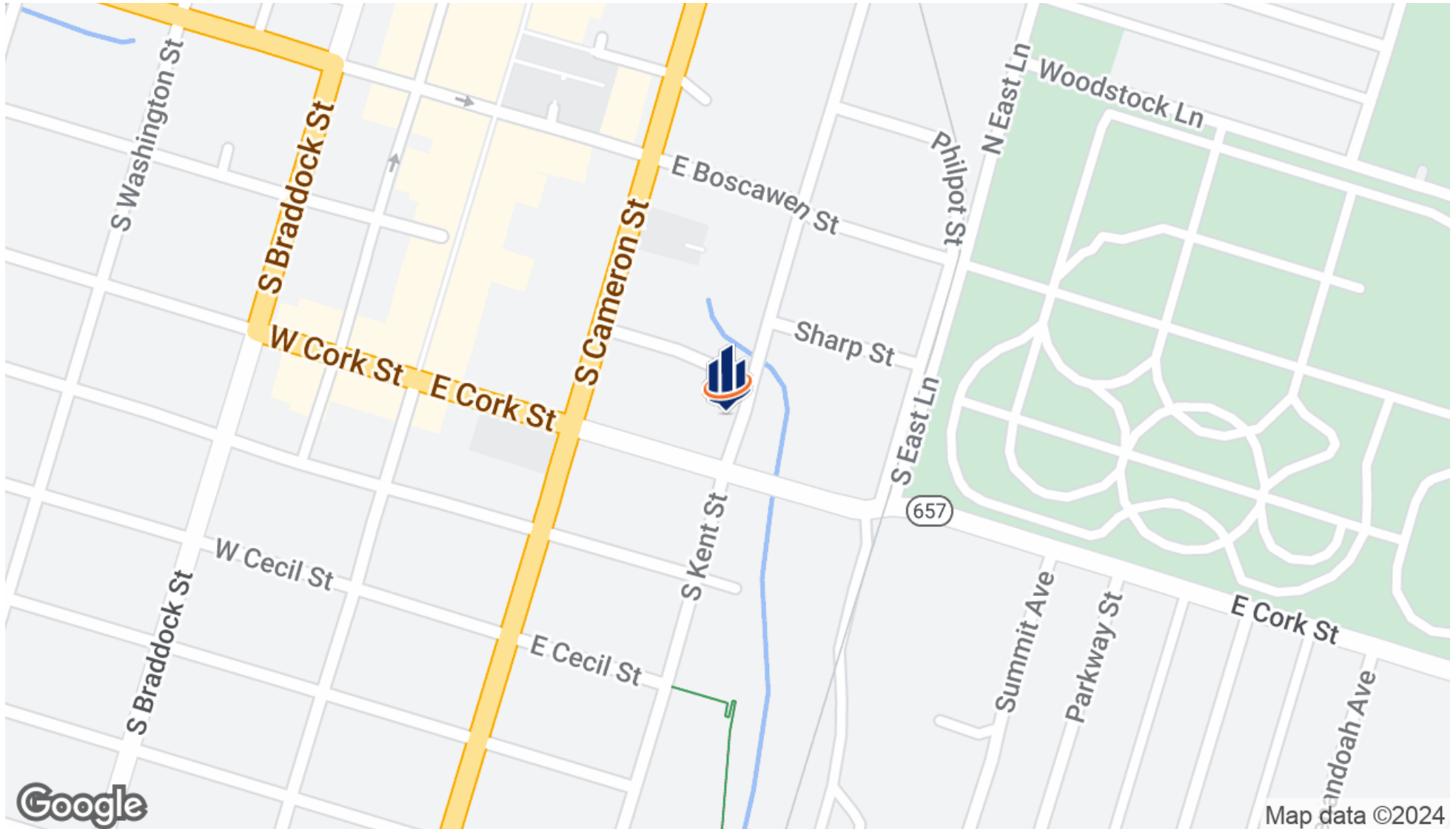




# Additional Photos



# Location Map





# Demographics Map & Report

## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	65,185	108,952	158,068
Average Age	40.4	41.4	41.4
Average Age (Male)	39.2	40.2	40.8
Average Age (Female)	41.7	42.5	42.1

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	26,388	43,817	64,075
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,704	\$88,204	\$85,854
Average House Value	\$250,170	\$268,003	\$262,165

\* Demographic data derived from 2020 ACS - US Census

