



ONE | S T R E E T
COMMERCIAL PROPERTIES

Shenville Creamery

16090-16092 Evergreen Valley Road Timberville, VA 22853

Special Purpose Property For Lease

Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



PROPERTY DESCRIPTION

ONE Street Commercial Properties is proud to present this unique leasing opportunity.

This versatile listing provides an exceptional opportunity for a variety of commercial uses. Whether you're envisioning an office space, retail store, commercial kitchen, or beyond, this property can be tailored to suit your needs. Boasting ample space and a location that guarantees visibility, the potential for this commercial property is immense. Don't let this opportunity pass by - reach out today to explore the endless potential this property has to offer.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

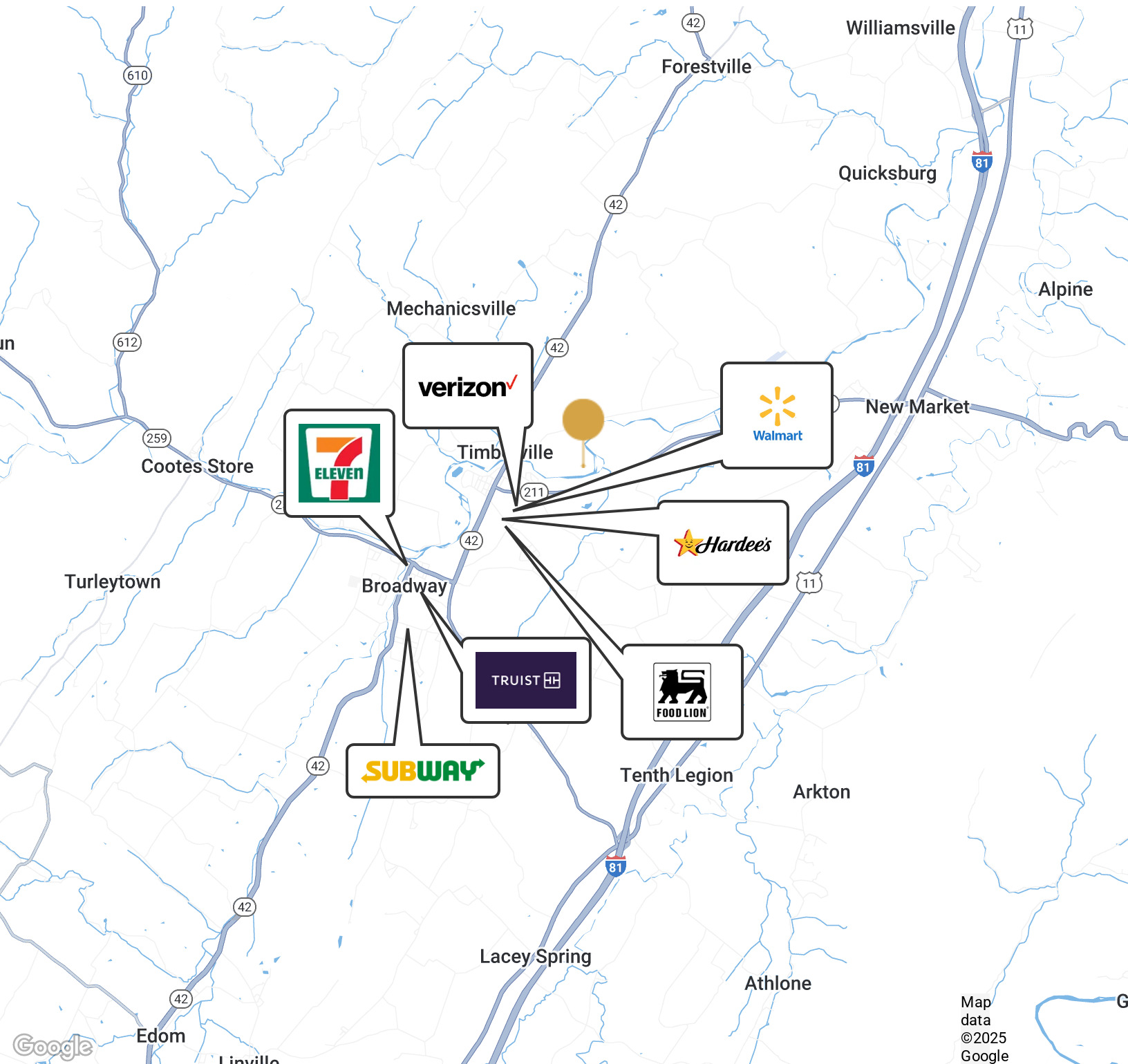
Lease Rate:	\$24.00 SF/yr (MG)
Number of Units:	2
Available SF:	5,000 SF
Lot Size:	1.85 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	321	2,121	5,694
Total Population	831	5,377	14,350
Average HH Income	\$85,379	\$81,484	\$86,140

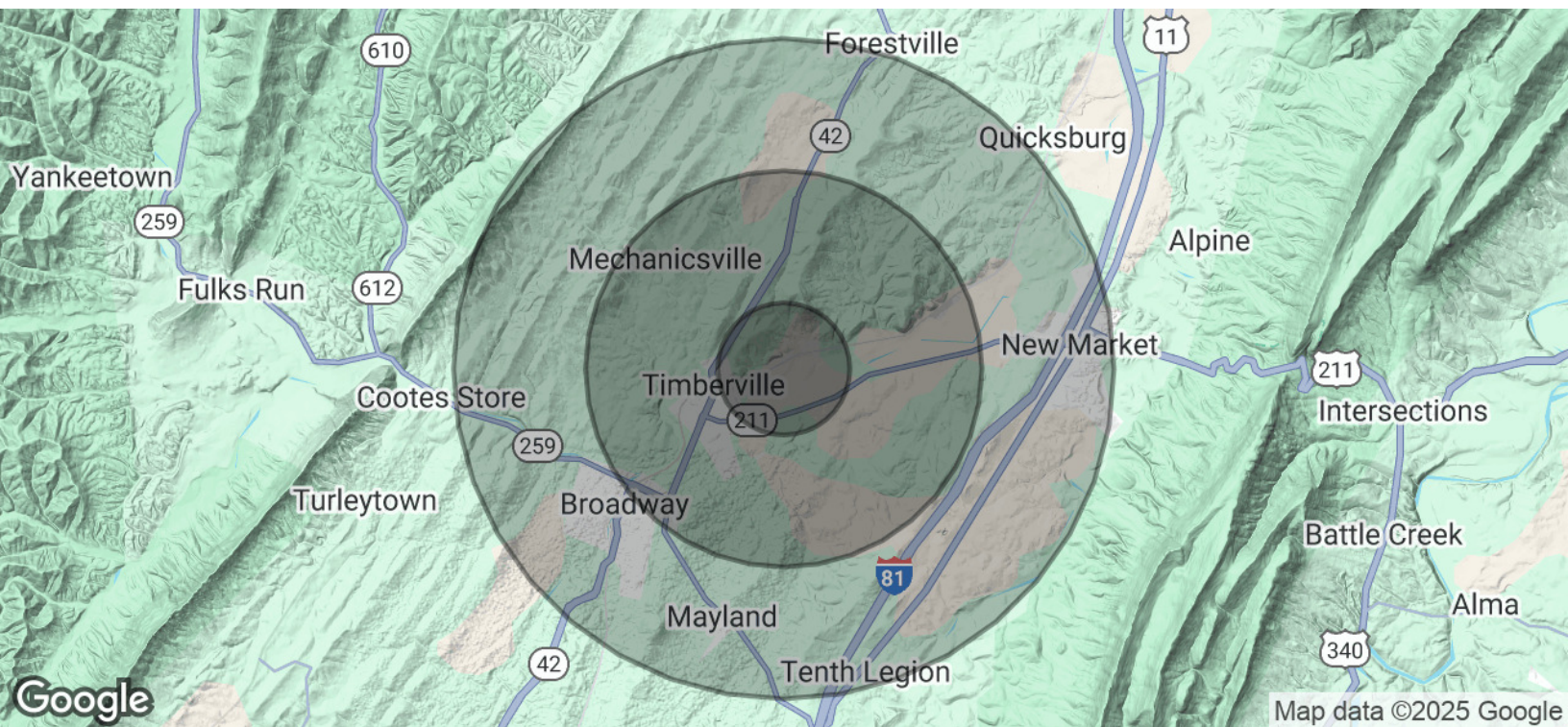
Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



Antoinette Khatib //
antoinette@onestreet.one
703.303.5000



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	831	5,377	14,350
Average Age	42	42	42
Average Age (Male)	41	40	41
Average Age (Female)	44	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	321	2,121	5,694
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$85,379	\$81,484	\$86,140
Average House Value	\$311,637	\$278,642	\$301,155

Demographics data derived from AlphaMap

Antoinette Khatib //
antoinette@onestreet.one
703.303.5000