

# Retail For Lease at Wal-Mart Traffic Light

1027 Richmond Ave. | Staunton, VA

(540) 849-9020  
www.trianglerealtors.net

## AVAILABLE: 2,000 SF



### PROPERTY HIGHLIGHTS

- \$25.35/SF NNN
- 2,000 SF Available For Lease
- Additional 1 Acre Available to the Rear of the building
- Adjacent future Wawa
- Close Proximity to Lowe's, Walmart, Chili's, Sheetz, Martin's Grocery, I-81/I-64
- At Best Traffic Light in All of Augusta County
- Owner/Agent

### MORE INFORMATION

Triangle,  
Realtors

Triangle Realtors  
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street  
Staunton, VA 24401

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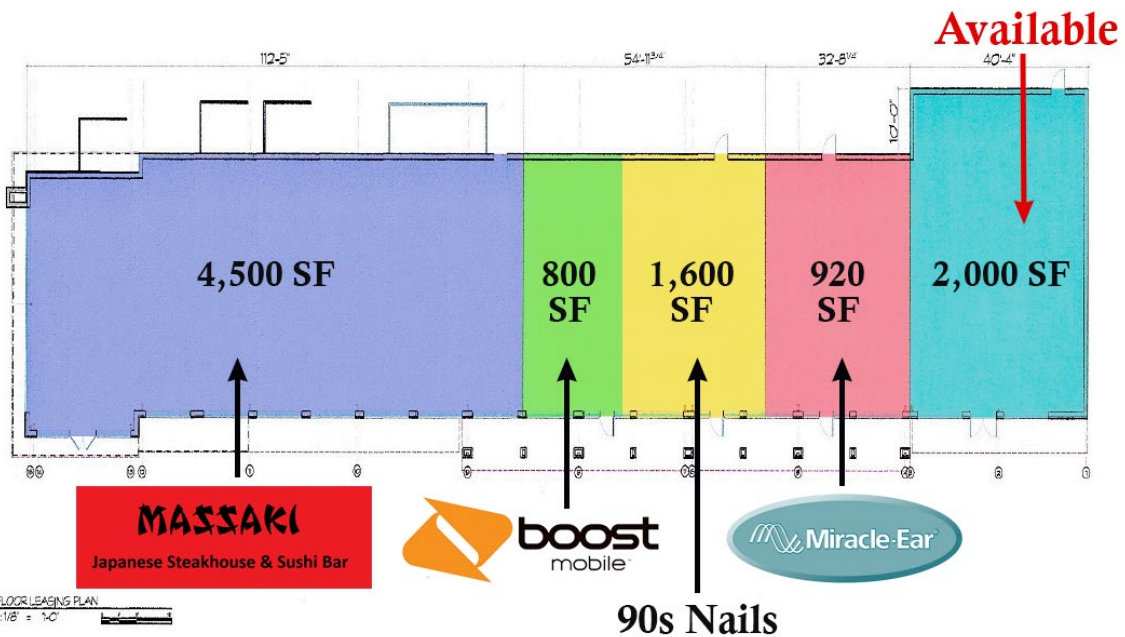
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## Elevation & Site Plan



11 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	1,924	22,684	40,781
Avg HH Income	\$60,151	\$80,083	\$81,166

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