

Join Starbucks at Traffic Light, Across New Chick-fil-A & Mcdonald's

1213 Richmond Ave. | Staunton, VA

(540) 849-9020
www.trianglerealtors.net

FOR SALE, LEASE, BUILD-TO-SUIT: 1 TO 3 ACRES



PROPERTY HIGHLIGHTS

- Close Proximity to Lowe's, Walmart, Chili's, Sheetz, Martin's Grocery, Chick-fil-A
- 35,000+ Cars/Day and 50,000+ on I-81
- At First Traffic Light off I-81
- See agent for pricing
- Delivery Condition - Rough Grade with Utilities
- Additional Land Available

MORE INFORMATION

Triangle
Realtors

Triangle Realtors
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street
Staunton, VA 24401

PO Box 4807
Charlottesville, VA 22905

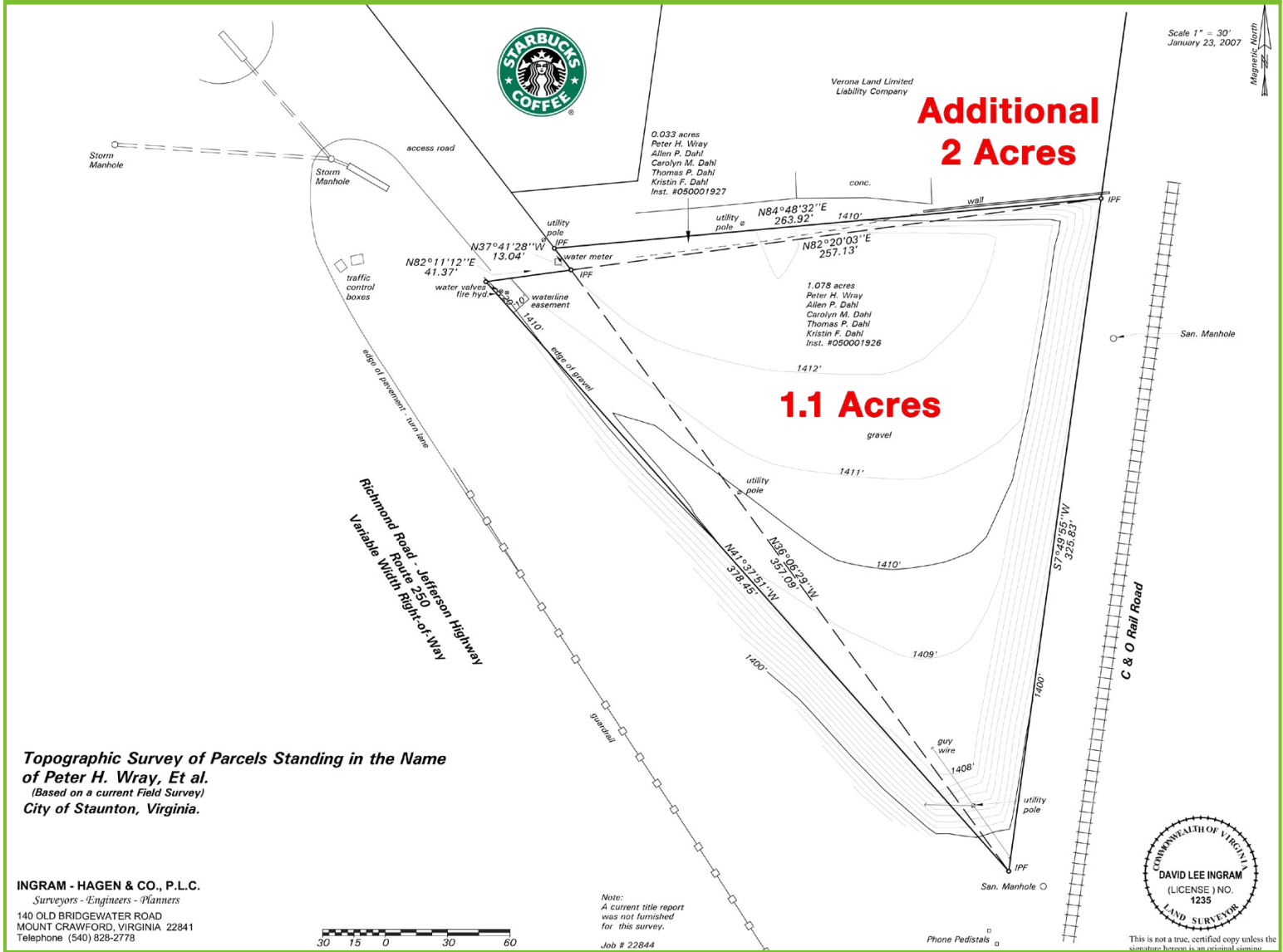
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Pad Site Survey



DEMOGRAPHICS

| | 7 miles | 10 miles | 20 miles |
|---------------|----------|----------|----------|
| Population | 54,117 | 91,228 | 159,683 |
| Avg HH Income | \$73,201 | \$72,039 | \$73,514 |

TRAFFIC COUNTS

| | |
|---------|------------|
| I-81 | 54,000 VPD |
| I-64 | 32,000 VPD |
| Rt. 250 | 35,000 VPD |

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