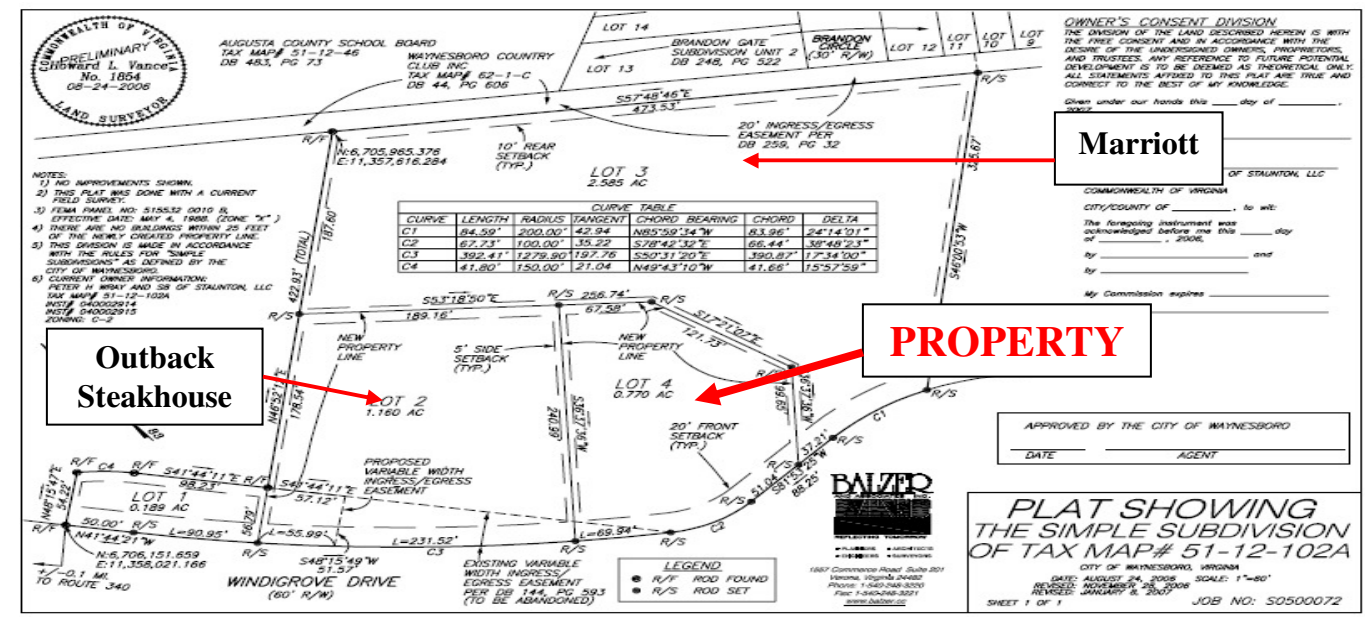


JOIN MARRIOTT & OUTBACK STEAKHOUSE WAYNESBORO, VA



SALE OR GROUND LEASE



Triangle Realtors

Peter Wray . 540-849-9020 cell . 540-885-5181 office
Triangle Realtors . 2903 North Augusta Street . Staunton, VA 24401
phwray@triangler Realtors.net . www.triangler Realtors.net

Sales OPPORTUNITY:

WAYNESBORO VA

- **.77 Acres**
- **One of Highest Growth Exits in Virginia**
- **Traffic Count: 26,000-30,000 cars/day-Route 340
PLUS 35,000-40,000 cars/day-I-64**

Surrounding Businesses:

Outback Steakhouse, Marriott, Target, Kohl's, Bed Bath and Beyond, Pet Smart, Lowe's, Wal-Mart, Home Depot, Martin's Grocery, Starbucks, KFC, Sonic, Ruby Tuesday, Applebee's, Radio Shack, Cracker Barrel, Chick-Fil-A, Quizos Sub, Cato Fashions, etc!

**SALE OR
GROUND
LEASE**

Demographics

Estimate	3Mi	5Mi	10Mi
Population	20,579	36,490	72,298
Households	8,858	15,236	29,917
Avg HH Income	\$57,581	\$54,761	\$56,830

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