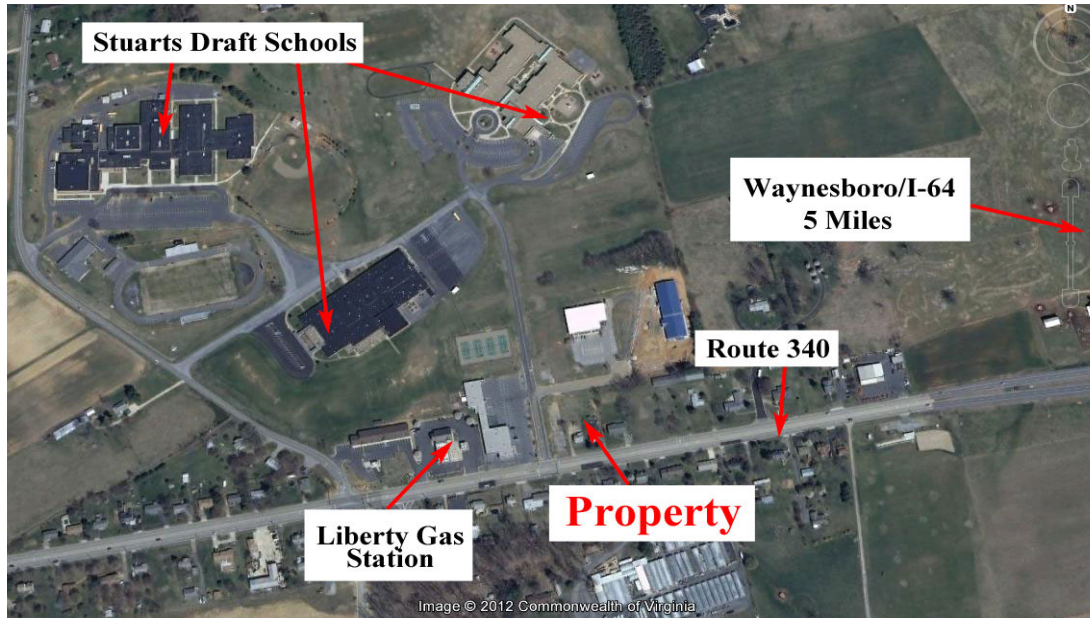


**AVAILABLE: 1.1 ACRE CORNER COMMERCIAL
PARCEL AT TRAFFIC LIGHT**

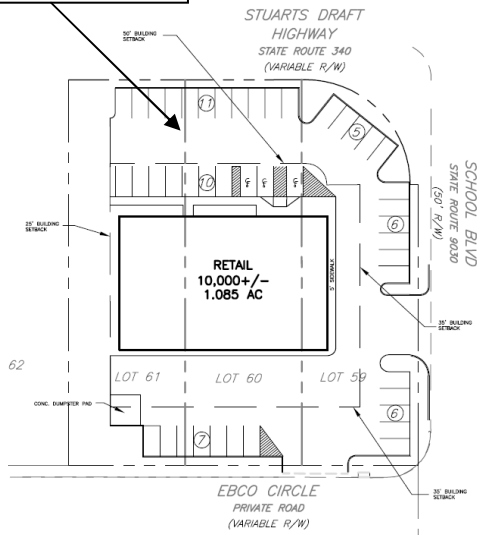
Stuarts Draft, VA

Triangle
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- **Great 1.1 Acre Corner Commercial Parcel For Ground Lease or Build to Suit**
- **At Entrance to Stuarts Draft Schools**
- **Exit 94 near Waynesboro, VA: One of the Highest Growth Exits in the State!!**

Concept Plan



Demographics

Estimate	3Mi	5Mi	10Mi
Population	7,788	20,619	82,552
Households	3,084	8,141	34,542
Avg HH Income	\$51,510	\$55,791	\$49,090

Peter Wray, Principal Broker
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