

Join Chipotle and Jersey Mike's

Only One Space Left!! | Staunton, VA

(540) 849-9020
www.trianglerealtors.net

NEW RETAIL DEVELOPMENT



PROPERTY HIGHLIGHTS

- Endcap space - 2,000 SF
- Base rent - \$37/PSF NNN
- Join Chipotle (Drive-thru) and Jersey Mike's
- Entrance at first traffic light off I-81
- Large trade area in Western Virginia with population of approximately 175,000
- Minutes from Historic Downtown Staunton
- Outstanding Regional Location at I-81 and I-64, Virginia's North/ South and East/West Corridors
- 11 State Universities and Colleges within a 35 minute drive time
- Owner / Agent

102 Crossing Way
Staunton, VA 24401

MORE INFORMATION

Triangle,
Realtors

Triangle Realtors
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street
Staunton, VA 24401

PO Box 4807
Charlottesville, VA 22905

C: (540) 849-9020

O: (540) 885-5181 ext. 11

phwray@trianglerealtors.net
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Front Elevation



DEMOGRAPHICS

	7 miles	10 miles	20 miles
Population	55,117	94,203	162,529
Avg HH Income	\$72,039	\$71,133	\$74,521

TRAFFIC COUNTS

I-81	54,000 VPD
I-64	32,000 VPD
Rt. 250	26,000 VPD

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