

Staunton Crossing

Parcels For Sale, Lease, Build-to-Suit

(540) 849-9020
www.trianglerealtors.net

NEW RETAIL DEVELOPMENT



PROPERTY HIGHLIGHTS

- 20 Acres off I-81 in Staunton, VA
- 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
- IDEAL for Big Box, Specialty Stores, Hotel, Restaurants, C-Stores
- 11 State Universities and Colleges within a 35 minute drive time
- Owner Agent

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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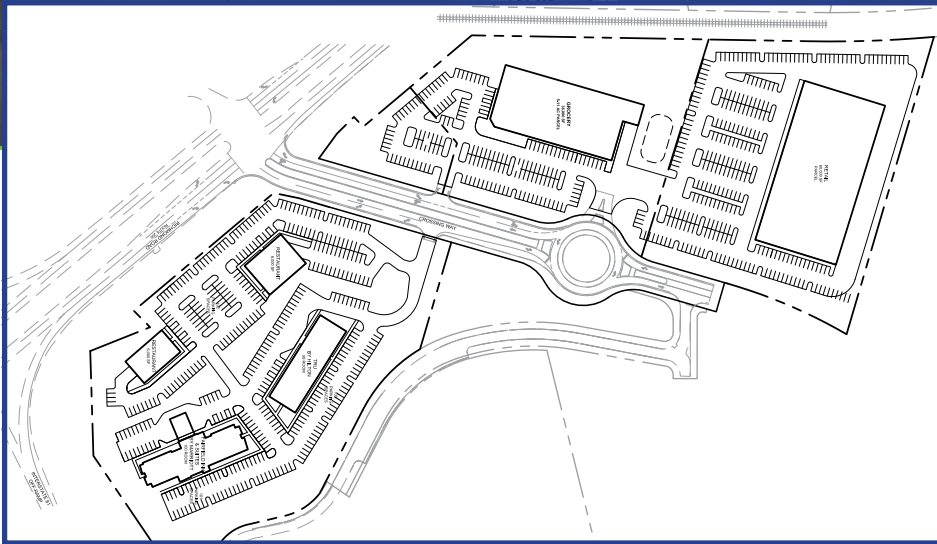
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Concept



DEMOGRAPHICS

	7 miles	10 miles	20 miles
2015 Population	52,741	88,383	153,872
Avg HH Income	\$61,145	\$63,490	\$65,676

TRAFFIC COUNTS

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

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