

FOR SALE

4.89 PAD READY ACRES ON I 81 EXIT 150

0 LEE HWY TROUTVILLE, VA 24175



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0 LEE HWY | TROUTVILLE VA

Poe & Cronk
REAL ESTATE GROUP

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OFFERING SUMMARY

Sale Price: \$1,395,000

Lot Size: 4.89 Acres

Price / SF: \$6.55

PROPERTY OVERVIEW

Presented exclusively by Stephen Pendergrass of Poe & Cronk Real Estate Group in partnership with Jay Kilby, this 4.89 acre offering at the Exit 150 roundabout represents one of the most compelling pad ready opportunities in the corridor.

The parcel is flat, highly visible, and strategically positioned with frontage on Lee Highway, along with the second curb cut off the heavily traveled Interstate 81 Exit 150 roundabout. Access, visibility, and traffic counts converge here in a way that retailers and developers actively seek but rarely find in one tract.

The site sits in close proximity to a proposed mega box concept, further strengthening the long term retail draw and positioning this location for sustained customer traffic and regional pull.

The property is pad ready with storm water infrastructure and utility stubs in place, allowing a buyer to move directly into vertical construction. The acreage supports a single user or retail development that capitalizes on the strength of the interchange.

Opportunities at fully improved interchanges are limited. This site offers the access, infrastructure, and surrounding momentum that experienced operators look for when placing capital.



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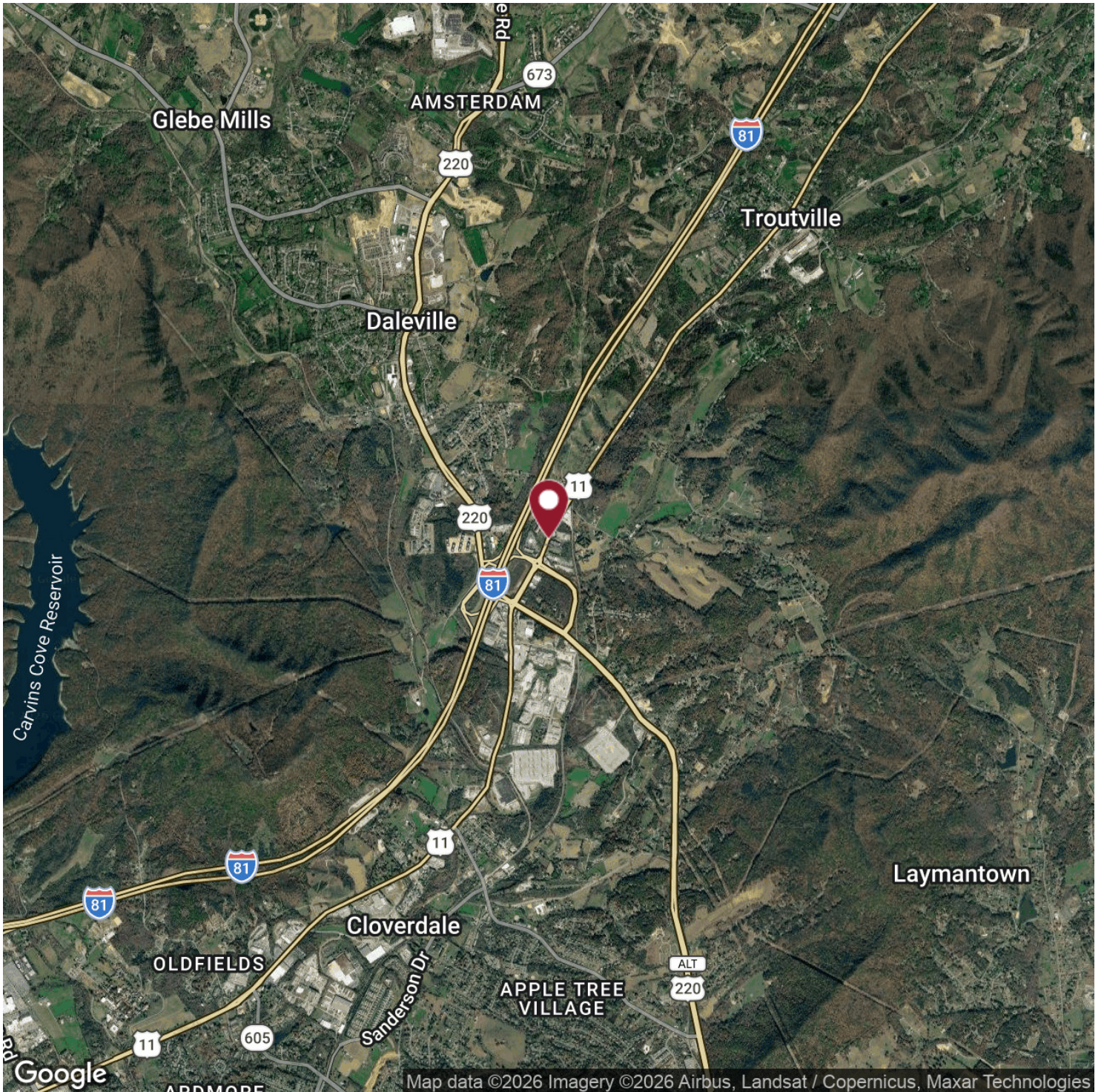
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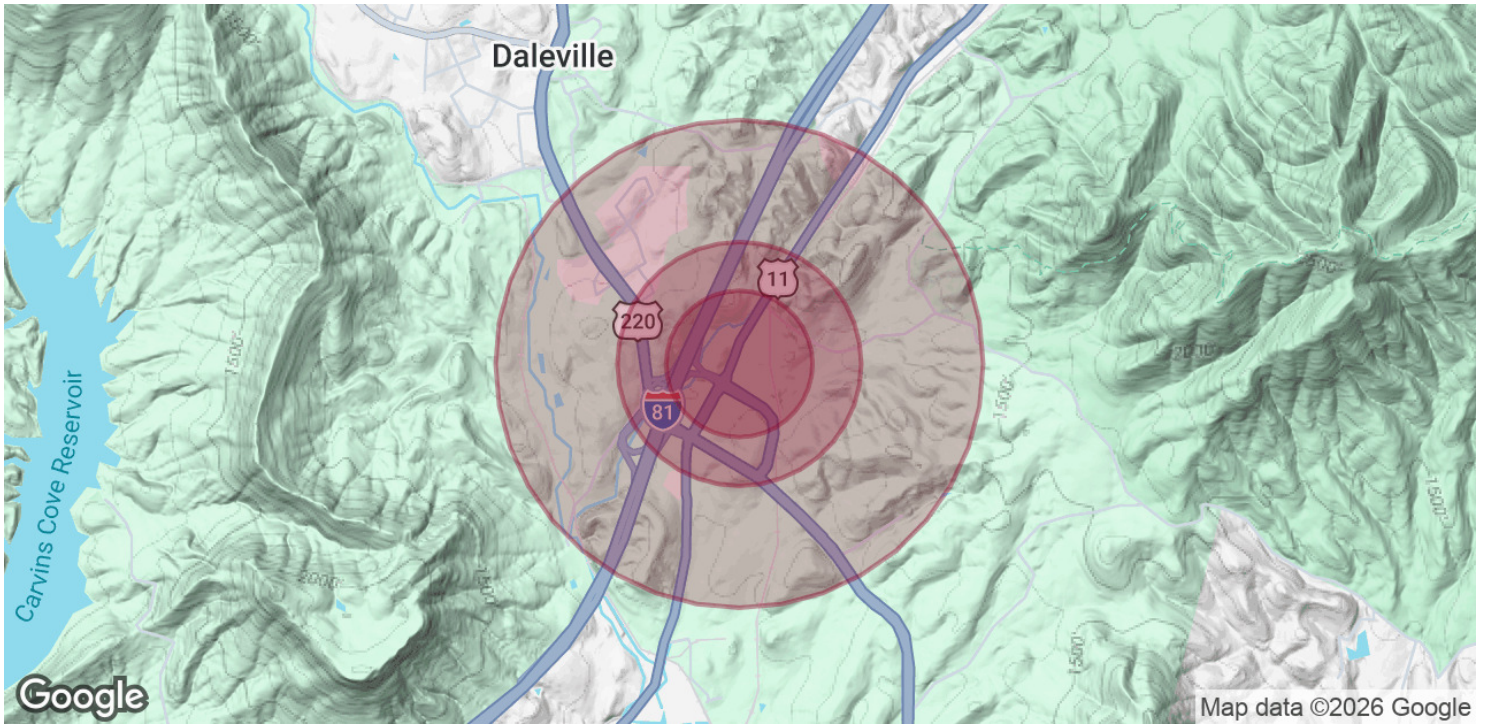
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	791	2,407	11,293
Average Age	39	39	39
Average Age (Male)	39	39	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	459	1,220	5,252
# of Persons per HH	1.7	2	2.2
Average HH Income	\$73,395	\$64,889	\$60,178
Average House Value	\$590,465	\$460,760	\$320,877

Demographics data derived from AlphaMap



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