

# BUILD TO SUIT or GROUND LEASE

1.1 Acre site @ Signal  
Perrowville Rd. | Forest, VA



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## PROPERTY DESCRIPTION

High visibility location at the signaled intersection of Perrowville Rd. and Hooper Rd. in the heart of Forest, VA. Property is situated next to the newly constructed Westyn Village and across the road from a new Tractor Supply store. Property has great road frontage on Perrowville Rd. with access to the stop light. High growth area Jefferson Forest High School, Middle School and Elementary School all within walking distance. Surrounding businesses include: Runk & Pratt, Tractor Supply, Sheetz, CVS, Dollar General, Extra Space Storage, ABC, Dominos, OrthoVA and numerous professional offices. Owner will consider build to suit for office or retail. Ground Lease options available as well.

## PROPERTY HIGHLIGHTS

- High Visibility
- Access to signal
- High growth area
- Adjacent to luxury apartments & town homes
- Level Lot

## OFFERING SUMMARY

Asking Rent:	Negotiable
Traffic Count:	25,000 VPD (Forest Rd.)
Road Frontage:	190 Ft.
Lot Size:	1.1 Acres
Zoning:	PCD

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