

BLOCKBUSTER HEIGHTS - SHOPPING CENTER

2,500 SF END-CAP W/ DRIVE-THRU

4842 & 4844 S. Amherst
Hwy Madison Heights, VA



*proposed improvements, subject to change

PROPERTY OVERVIEW

Great location at a signalized corner on S. Amherst Hwy (Bus. 29) in Madison Heights, VA. Shopping Center is under new ownership with improvements underway. Retail size available: 2,500 SF End-Cap w/ Drive-Thru

- 33,000 Vehicles Per Day

Surrounding Businesses include:

Starbucks(new in 2023), Dunkin Donuts(new in 2023), Cookout(Opened in 2024), Hardees, Arby's, KFC, Biscuitville, Waffle House, CVS, Jiffy Lube, Little Caesars, T-Mobile, Big Lots and Dollar General

- 1/4 mile from the site, a 172 Acre Mixed Use Development is underway with plans for up to:
500 Apartment Units
250 Townhomes
250 Patio homes
100 Single Family homes



**COLDWELL BANKER
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Ricky Read, CCIM

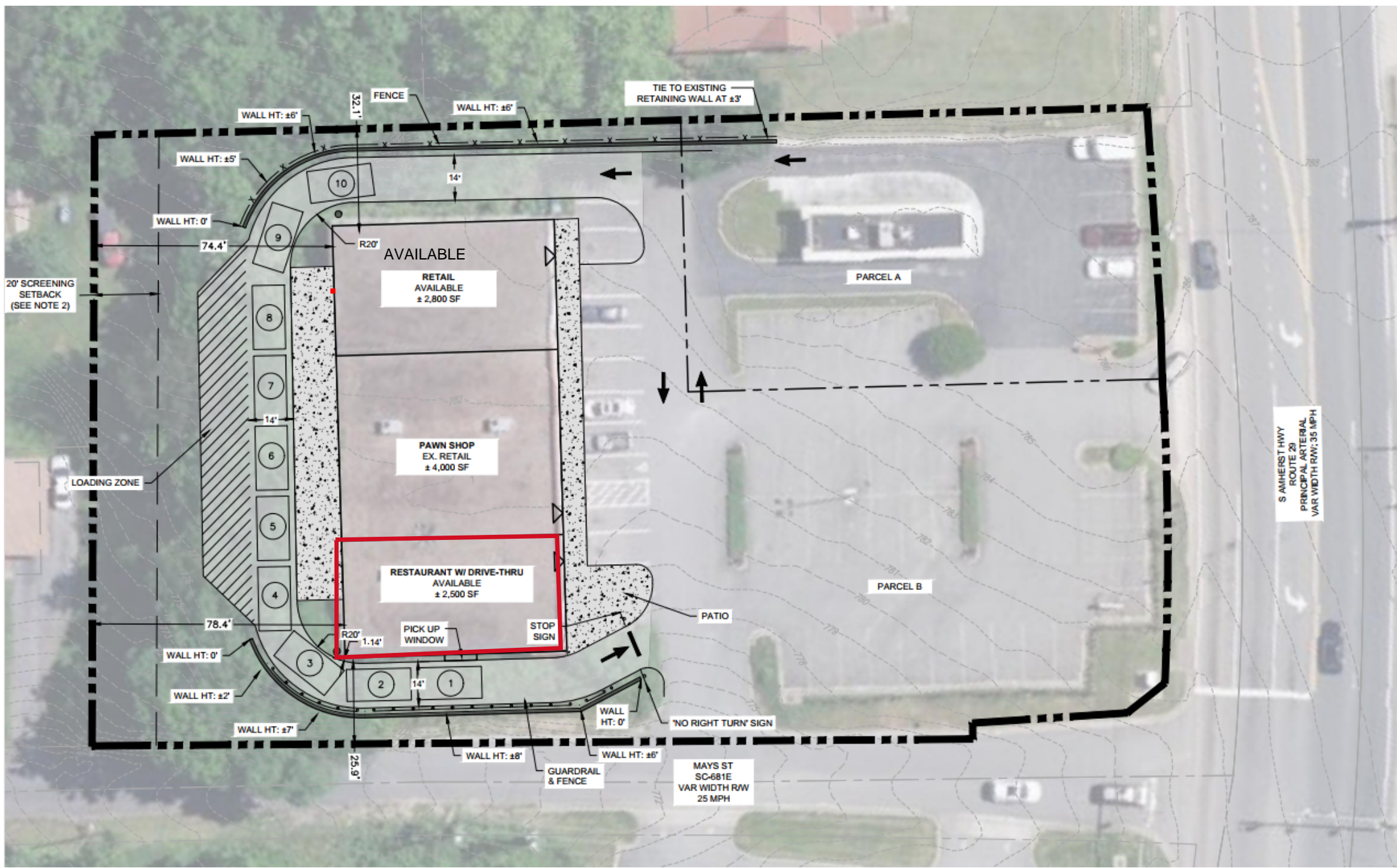
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20' SCREENING SETBACK (SEE NOTE 2)

LOADING ZONE

WALL HT: ±6'

WALL HT: ±5'

WALL HT: 0'

74.4'

14'

78.4'

WALL HT: 0'

WALL HT: ±2'

WALL HT: ±7'

25.9'

WALL HT: ±8'

WALL HT: ±6'

TIE TO EXISTING RETAINING WALL AT ±3'

AVAILABLE

RETAIL AVAILABLE ± 2,800 SF

PAWN SHOP EX. RETAIL ± 4,000 SF

RESTAURANT W/ DRIVE-THRU AVAILABLE ± 2,500 SF

PICK UP WINDOW

STOP SIGN

PATIO

PARCEL A

PARCEL B

NO RIGHT TURN SIGN

MAYS ST SC-681E VAR WIDTH RW 25 MPH

S AMHERST HWY ROUTE 29 PRINCIPAL ARTERIAL VAR WIDTH RW: 35 MPH