

# 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, Mini-Storage, Office
- 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  
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### 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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