

BLOCKBUSTER HEIGHTS - SHOPPING CENTER

2,500 SF END-CAP W/ DRIVE-THRU
2,800 SF END-CAP
650 SF STAND ALONE DRIVE-THRU

4842 & 4844 S. Amherst
Hwy Madison Heights, VA



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. Several retail sizes available from a stand-alone 650 SF building w/ Drive-Thru, 2,500 SF End-Cap w/ Drive-Thru and 1,400 - 2,800 SF spaces

- 33,000 Vehicles Per Day



CBCREAD.COM

Ricky Read, CCIM

Principal Broker

O: 434.455.2285 x101 | C: 434.841.3659

ricky@realestatelynchburg.com

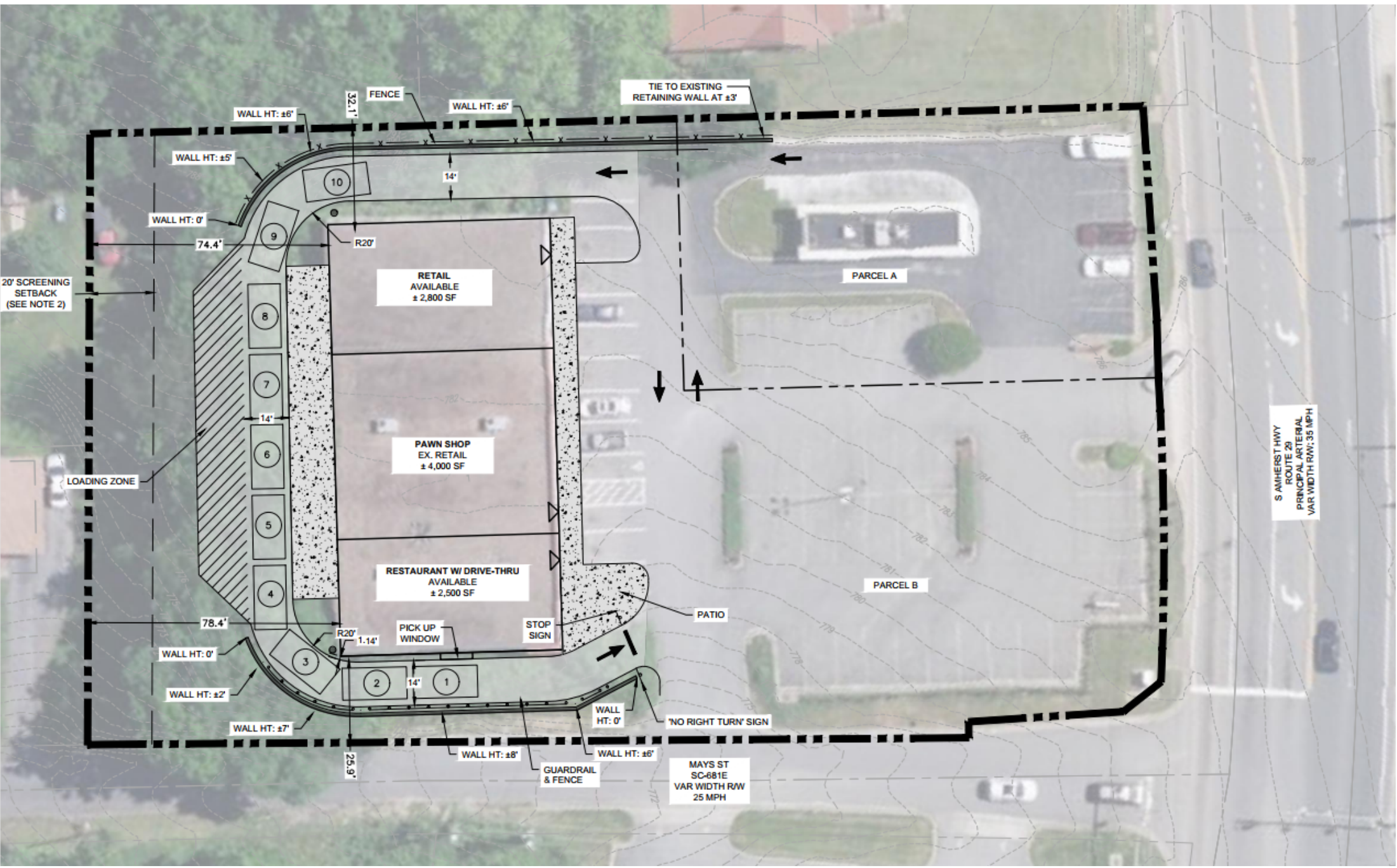
COLDWELL BANKER COMMERCIAL READ & CO. 101 Annjo Ct. | Forest, VA 24551 | 434.455.2285

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





20' SCREENING SETBACK (SEE NOTE 2)

WALL HT: ±6'

32.1'

FENCE

WALL HT: ±6'

TIE TO EXISTING RETAINING WALL AT ±3'

WALL HT: ±5'

WALL HT: 0'

74.4'

10

14'

R20'

RETAIL AVAILABLE ±2,800 SF

PARCEL A

9

8

7

6

5

4

PAWN SHOP EX. RETAIL ±4,000 SF

14'

LOADING ZONE

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

PARCEL B

78.4'

WALL HT: 0'

WALL HT: ±2'

WALL HT: ±7'

3

2

1.14'

14'

1

PICK UP WINDOW

STOP SIGN

PATIO

'NO RIGHT TURN' SIGN

WALL HT: ±8'

GUARDRAIL & FENCE

WALL HT: ±6'

MAYS ST SC-681E VAR WIDTH R/W 25 MPH

S AMHERST HWY ROUTE 29 PRINCIPAL ARTERIAL VAR WIDTH R/W: 35 MPH