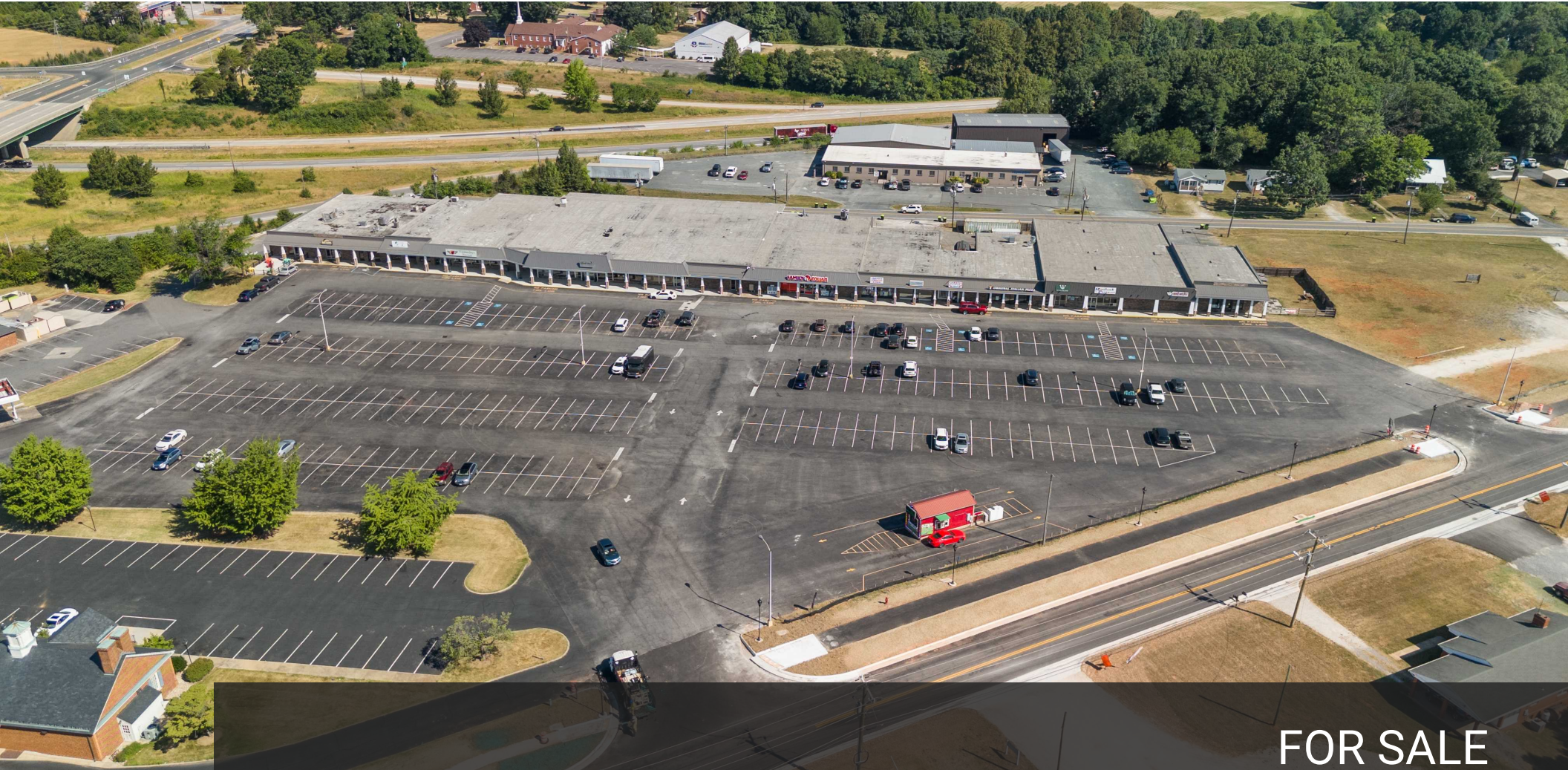


RETAIL FOR SALE

TRIANGLE PLAZA SHOPPING CENTER

185 OLD COURTHOUSE ROAD, APPOMATTOX, VA 24522



FOR SALE

KELLER WILLIAMS LYNCHBURG
1179 A Vista Park Drive
Forest, VA 24551



PRESENTED BY: OWNER/REALTOR

GEORGE HUFFMAN
REALTOR
office: (434) 534-9113
cell: (434) 249-4717
georgehuffman@kw.com
0225251918, Virginia

"EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED"

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

185 OLD COURTHOUSE ROAD



Property Summary

Price:	\$3,200,000
Price / SF:	\$40.51
Building SF:	79,000
Available SF:	11,500
Occupancy:	95%
Lot Size:	9.6 Acres
Parking:	Surface
Parking Ratio:	5:1000
Year Built:	1970
Zoning:	B2

Property Overview

Location Overview

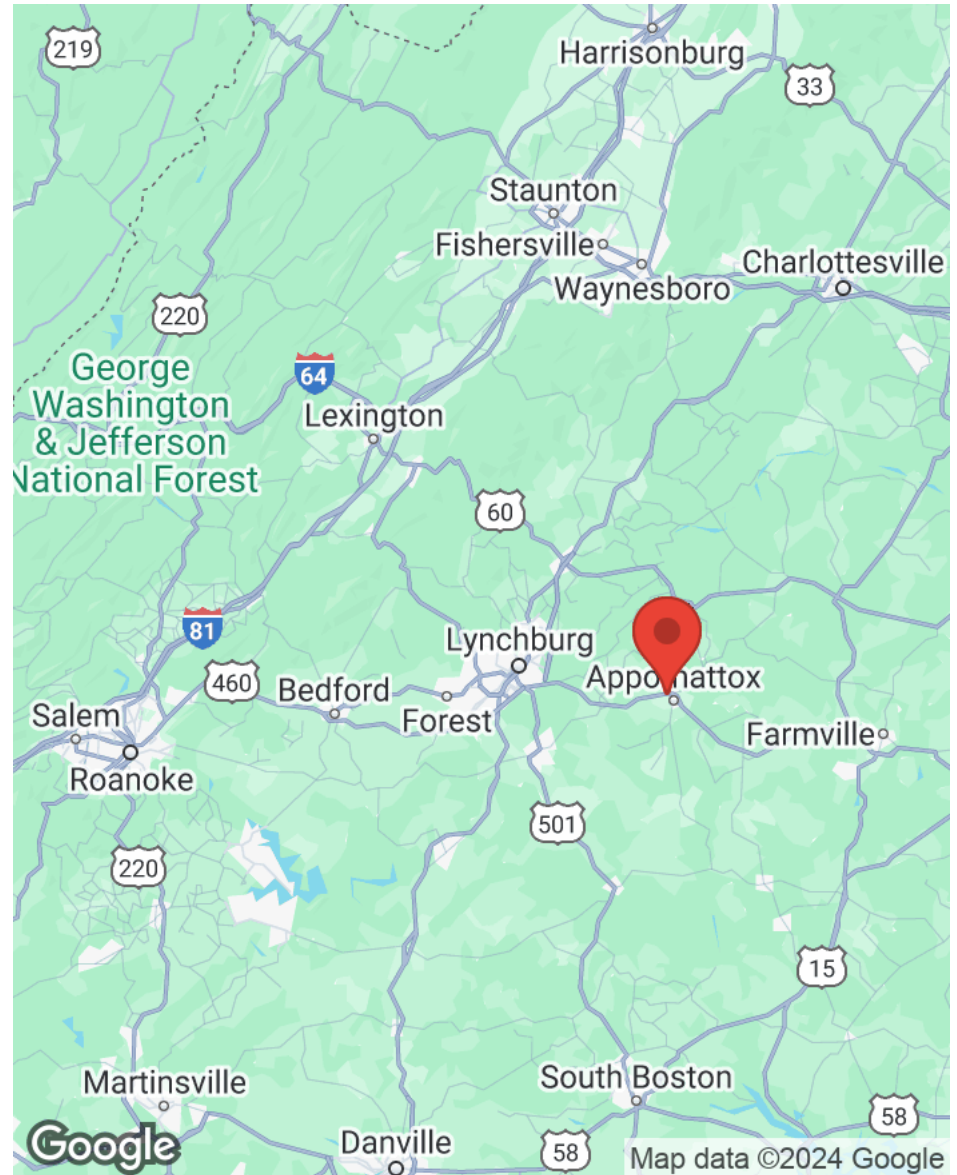
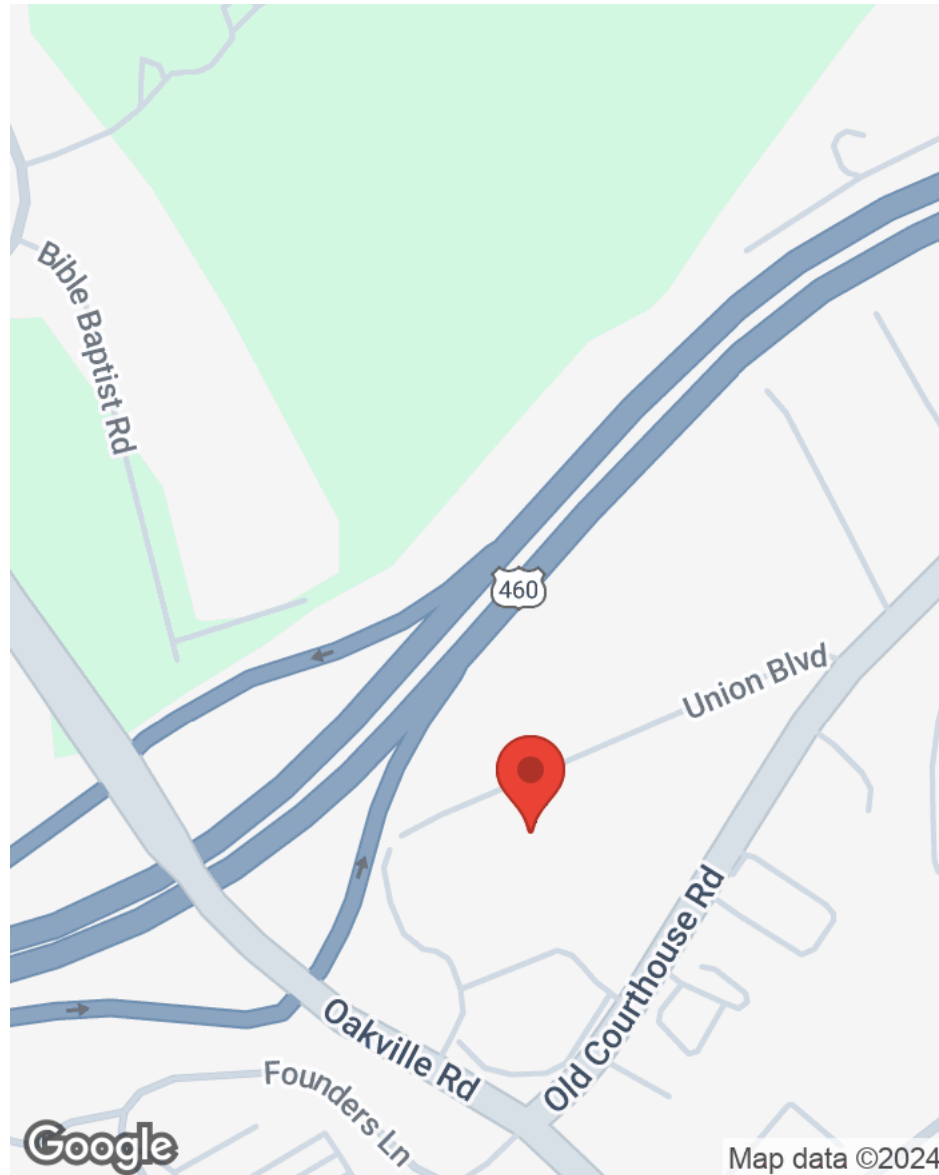
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kw LYNCHBURG
KELLER WILLIAMS REALTY

LOCATION MAPS

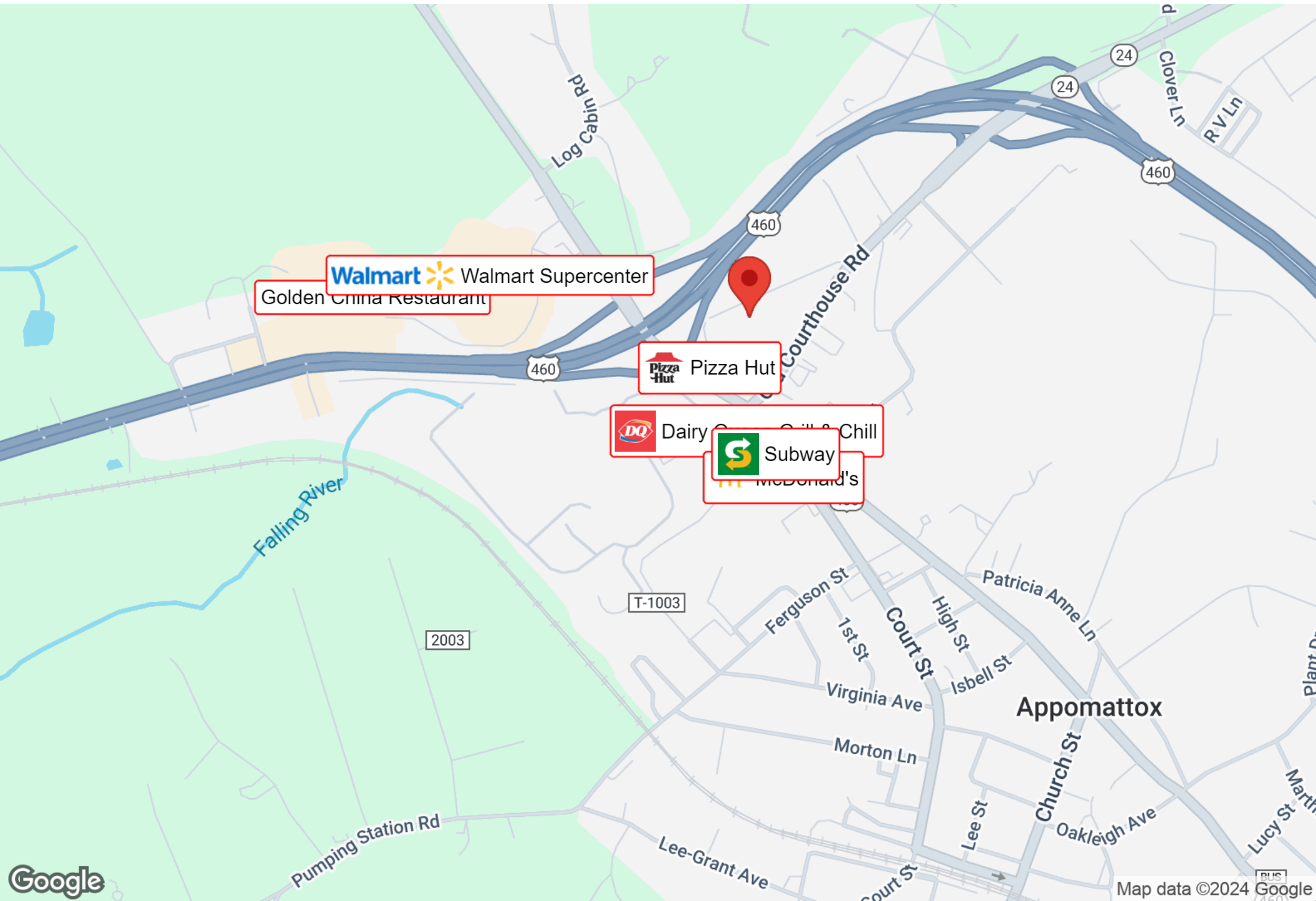
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BUSINESS MAP
185 OLD COURTHOUSE ROAD



Walmart Walmart Supercenter

Golden China Restaurant

Pizza Hut Pizza Hut

DQ Dairy Queen

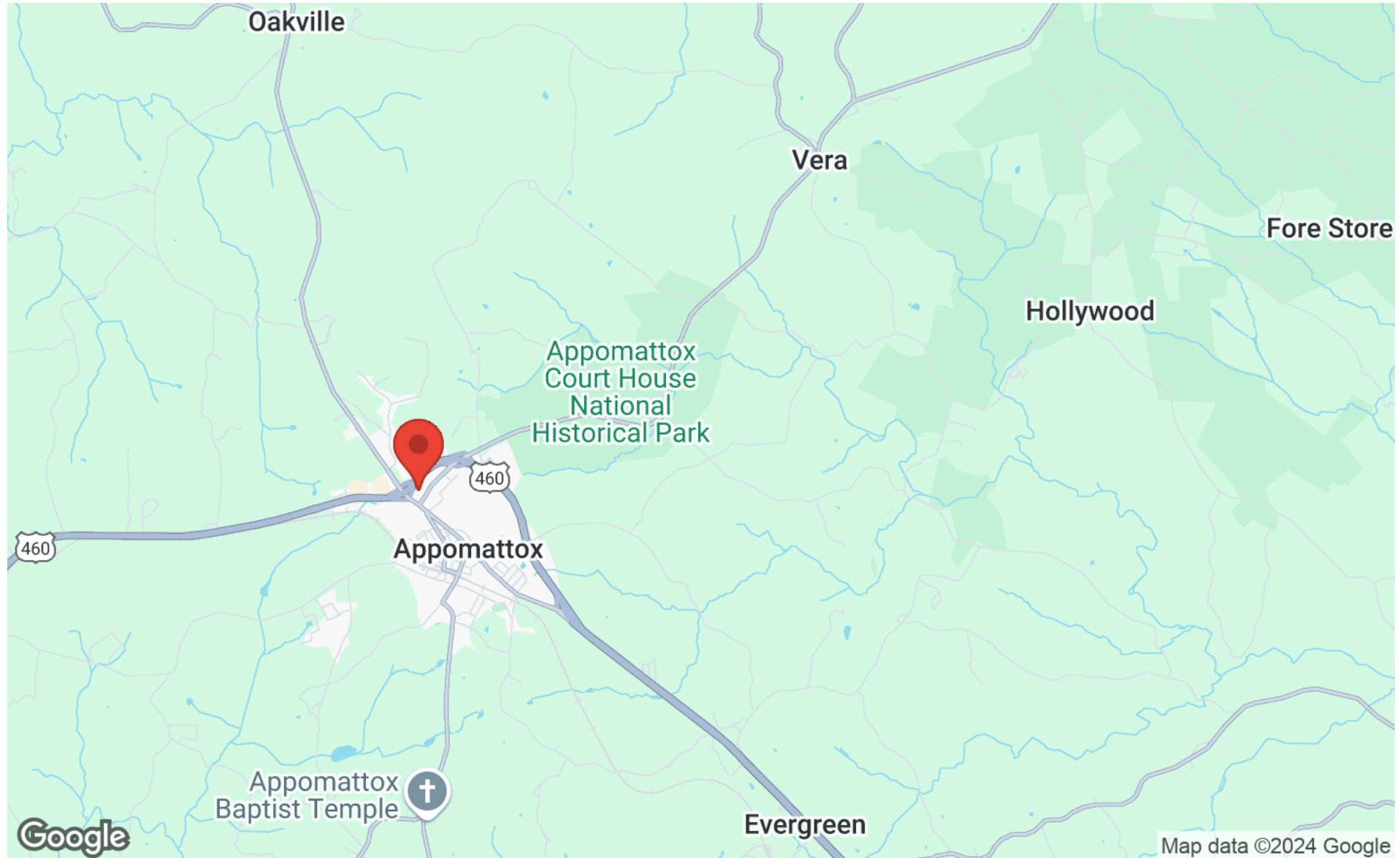
S Subway

M McDonald's

Appomattox

REGIONAL MAP

185 OLD COURTHOUSE ROAD



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AERIAL MAP

185 OLD COURTHOUSE ROAD

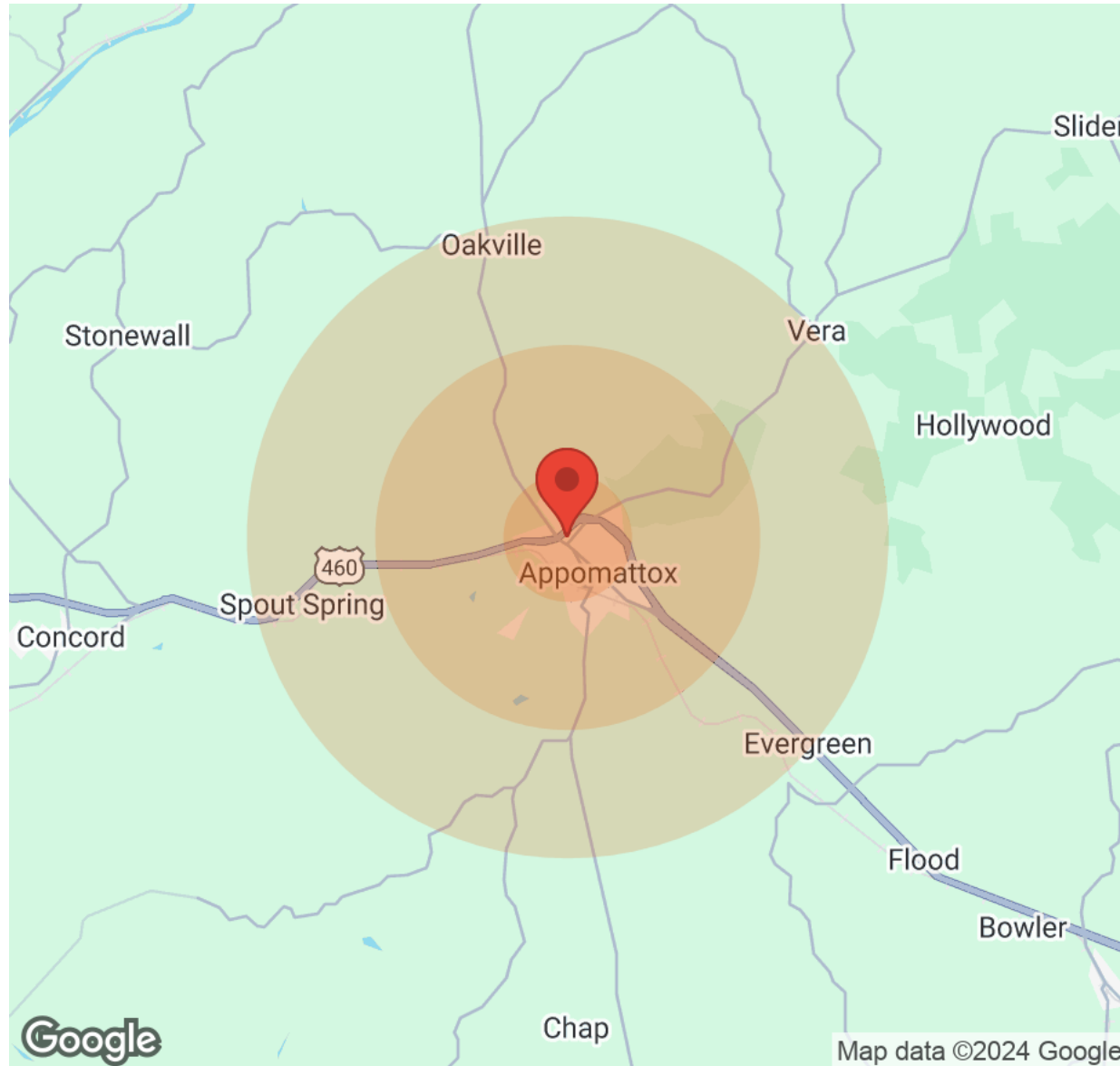


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DEMOGRAPHICS

185 OLD COURTHOUSE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	346	781	3,260
Female	422	993	3,543
Total Population	768	1,774	6,803

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	117	291	1,188
Ages 15-24	78	200	897
Ages 25-54	304	641	2,450
Ages 55-64	97	251	895
Ages 65+	172	391	1,373

Race	1 Mile	3 Miles	5 Miles
White	604	1,326	5,624
Black	152	424	1,107
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	8	15	27
Multi-Racial	24	48	138

Income	1 Mile	3 Miles	5 Miles
Median	\$53,544	\$41,953	\$43,819
< \$15,000	55	148	448
\$15,000-\$24,999	60	103	389
\$25,000-\$34,999	19	131	333
\$35,000-\$49,999	37	83	434
\$50,000-\$74,999	69	162	547
\$75,000-\$99,999	49	61	282
\$100,000-\$149,999	37	68	309
\$150,000-\$199,999	N/A	N/A	49
> \$200,000	N/A	N/A	17

Housing	1 Mile	3 Miles	5 Miles
Total Units	421	960	3,326
Occupied	366	846	2,980
Owner Occupied	213	537	2,164
Renter Occupied	153	309	816
Vacant	55	114	346

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Map data ©2024 Google

PROPERTY PHOTOS
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PROFESSIONAL BIO

185 OLD COURTHOUSE ROAD



GEORGE HUFFMAN REALTOR



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As a experienced commercial and residential real estate agent, I bring a wealth of industry expertise and a results-driven approach to every transaction. Specializing in the acquisition, leasing, and sale of commercial properties, I work with business owners, investors, and developers to secure the best opportunities for growth and profitability. Whether it's retail spaces, office buildings, industrial properties, or multi-family units, my focus is on understanding my clients' unique business objectives and delivering tailored solutions that align with their goals.

With extensive market knowledge, strong analytical skills, and a deep network of industry connections, I provide strategic insights that help my clients make informed decisions. I am passionate about negotiating deals that maximize value and drive long-term success, and I am committed to ensuring a smooth, seamless process from start to finish.

By staying on top of the latest market trends and leveraging innovative tools, I offer my clients the competitive edge they need in today's dynamic commercial real estate market.

Outside of real estate, I am actively involved in the personal property auction community and vintage and antique resale market which keeps me connected to the local community. If you are looking for a trusted partner to help navigate the complexities of commercial real estate, let's work together to unlock the full potential of your next project or investment.

Building long-term relationships is at the heart of my business, and I am dedicated to making the buying and selling experience seamless and stress-free. By staying up-to-date on market trends and utilizing the latest tools and technologies, I provide my clients with the information they need to make informed decisions.

kw LYNCHBURG
KELLERWILLIAMS. REALTY

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185 OLD COURTHOUSE ROAD



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