



ONLINE AUCTION APRIL 13-15

USPS LEASED AND FORMER TRUIST BANK BUILDING
FREE-STANDING RETAIL/OFFICE REPOSITIONING OPPORTUNITY

466 Duff Patt Hwy, Duffield, VA 24244

Marcus & Millichap

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Activity ID #ZAH1240048


Marcus & Millichap



Duff Patt Hwy
5,200 VPD

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for April 13-15, 2026

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).


CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



USPS

 **SITE**

 **Duff Patt Hwy**
5,200 VPD

466 DUFF PATT HWY

AUCTION ADVISORS

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Marcus & Millichap

466 DUFF PATT HWY

BROKER OF RECORD


HOSEY, BRIAN C.

Virginia

(202) 536-3700

License: 0225247494


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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Financials
Survey
Zoning
Regional Map

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SUBWAY

**VILLAGE
ECONOMY
DRUG**

**Eastman
Credit Union**

**DOLLAR
GENERAL**

Duffield
Lumber and Hardware Co., Inc.

TEMPUR-PEDIC

USPS



Duff Patt Hwy
5,200 VPD

OFFERING SUMMARY

466 DUFF PATT HWY



Starting Bid
\$1



Auction Dates
April 13-15



Building Size
6,584 SF

AUCTION DETAILS

Starting Bid \$1

Auction Dates April 13-15, 2026

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

OPERATIONAL

Gross SF 6,584 SF

of Suites 1

Lot Size 1.33 Acres (57,934 SF)

Occupancy 51%

Year Built 1978

Zoning C-1, General Commercial

County Scott

Parcel Number 80A4-A-8

Address 466 Duff-Patt Hwy - Duffield, VA 24244

Taxes (2025) \$8,262.87





\$1 AUCTION - USPS LEASED AND FORMER TRUIST BANK BUILDING

466 Duff Patt Hwy, Duffield, VA 24244

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 466 Duff-Patt Hwy in Duffield, Virginia (the “Property”). The improvements include an approximately 6,584 square-foot, two-tenant building featuring three drive-thru lanes. Situated on a single parcel totaling ±1.33 acres (±57,934 SF), the Property offers ample surface parking and multiple points of ingress/egress along Duff Patt Hwy (5,200 VPD) and Boone Trail Road. The Property is currently 51% occupied by USPS through November 2030 and offers the value-add opportunity to lease up the space previously occupied by Truist Bank. Zoned C-1, General Commercial District, the site allows for a broad range of commercial and retail uses, supporting adaptive reuse or repositioning opportunities in Duffield’s central business district.

Duffield is a community in Scott County in far southwest Virginia, positioned along the US-23 corridor that connects the region’s towns to larger employment hubs nearby. Demand drivers come more from the surrounding trade area and tourism, including Natural Tunnel State Park and outdoor recreation tied to the Clinch River area. The Property sits in a strong commercial corridor surrounded by traffic drivers and amenities such as Tempur-Pedic Production USA (across street), Dollar General, Family Dollar, Hardees, McDonald’s, Subway, and many more. The Property is located within an attractive trade area of ±13,687 residents with an average household income (AHHI) of ±\$53,666 within a 10-mile radius, reinforcing the site’s lasting appeal for both investors and owner/users.

INVESTMENT HIGHLIGHTS

Freestanding USPS and Former Truist Bank on 1.33 Acre Site with 3 Drive-Thru Lanes

USPS Recently Renewed Lease Through November 2030 at \$47,250/Year

Hard Corner with ±5,200 VPD Traffic Counts on Duff Patt Hwy and 0.4-mi from US-Hwy 23S (±9,980 VPD)

Attractive Demographics with ±13,687 People and \$53,666 Average Household Income within a 10-Mile Radius

Surrounding Traffic Generators: Tempur-Pedic Production USA (across street), Dollar General, Family Dollar, Hardee’s, McDonald’s, Subway, and more

Zoned C-1, General Commercial District with a Variety of Commercial Uses

\$1 Auction – USPS Leased and Former Truist Bank Building // Rent Roll & Pro Forma

Rent Roll

Tenant	SF	Pro-Rata	Annual P.S.F	Annual Base Rent	Monthly Rent	Annual Expense Reimbursements	Total Revenue	Lease Commencement	Expiration
USPS	3,360	51.03%	\$14.06	\$47,250.00	\$3,937.50	\$0.00	\$47,250.00	12/1/2020	11/30/2030
VACANT	3,224	48.97%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-	-
OCCUPIED	3,360	51.03%		\$47,250	\$3,938	\$0	\$47,250		
VACANT	3,224	48.97%							
TOTAL	6,584	100.00%							

Pro Forma

IN-PLACE AS-IS		
RENTAL INCOME	NOTES	
Tenant	Annual Rent	
USPS	\$47,250.00	Gross Lease
VACANT	\$0.00	
Total Income	\$47,250.00	
Less Actual Vacancy	\$0.00	
OPERATING EXPENSES		
Taxes	\$9,956.08	Actual 2025
Insurance	\$5,286.54	Actual 2025
Repairs & Maintenance	\$10,526.11	Actual 2025
Utilities	\$8,706.25	Actual 2025
Management Fee	\$8,500.00	Actual 2025
Total Expenses	\$42,974.98	
NOI	\$4,275.02	



\$1 Auction - USPS Leased and Former Truist Bank Building // Survey

ITEMS CORRESPONDING TO SCHEDULE B-II

- FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 518892-F-V-CP-CO-TCRE-CC, EFFECTIVE DATE: JUNE 14, 2024 AT 8:00 A.M.
- Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in the Clerk of the Circuit Court of Scott County, Virginia in Deed Book 286, Page 327 - NOT PLOTTED ON SURVEY. IT IS BLANKET IN NATURE. REFERENCED PLAT IS NOT ATTACHED. UNLESS SHOWN IN DEED BOOK 307, Page 487 - NOT PLOTTED ON SURVEY. REFERENCED PLAT IS LEGIBLE and in Deed Book 304, Page 384 - NOT PLOTTED ON SURVEY. REFERENCED PLAT IS LEGIBLE. Deed Book 364, Page 673 - NOT PLOTTED ON SURVEY. ATTACHED - NOT TO SCALE.
 - Easement in Appurtenant Electric Power Company recorded in Deed Book 191, Page 259 - NOT PLOTTED ON SURVEY. IT IS BLANKET IN NATURE COVERING THE SUBJECT PROPERTY.
 - Terms and conditions of the Grant of Driveway Easement recorded in Deed Book 290, Page 424 - NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENTS.
 - Reservation of a utility easement contained in Deed recorded in Deed Book 316, Page 22 - NOT PLOTTED ON SURVEY.
 - Driveway easement contained in the Deed recorded in Deed Book 438, Page 15 - NOT PLOTTED ON SURVEY. REFERENCED PLAT NOT PROVIDED.
 - Easement in Appurtenant Electric Power Company recorded in Deed Book 450, Page 65 - NOT PLOTTED ON SURVEY. IT IS BLANKET IN NATURE COVERING THE SUBJECT PROPERTY.
 - Unrecorded Lease by and between Truist Bank and the United States Postal Service, dated as of December 23, 2023 as amended by Lease Amendment dated as of January 14, 2024, and assigned to TRUSTRAP, LLC, a Florida limited liability company, by Assignment and Assumption Agreement by and between Truist Bank, a North Carolina banking corporation and TRUSTRAP, LLC, a Florida limited liability company, by Assignment and Assumption Agreement by and between Truist Bank, a North Carolina banking corporation and TRUSTRAP, LLC, dated as of January 14, 2024, is NOT A SURVEY ITEM.
 - Such state of facts as shown on the plat recorded in Map Book 4, Page 10, Deed Book 5, Page 25 and in Plat Cabinet 1, Page 95A - NOT PLOTTED ON SURVEY.

ZONING INFORMATION

The surveyor was not provided with zoning information by the client pursuant to Title A Item 9 (4)(v).

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- SURVEY PREPARED BY FIRST ORDER LLC, 4383 HECKTOWN ROAD SUITE B, BETHLEHEM, PA, 17815-2907.
- PROPERTY IS KNOWN AS MAP #8044 A B IN SCOTT COUNTY, VIRGINIA.
- LOT AREA = 57,828 S.F. OR 1.33 AC.
- PARKING PROVIDED - REGULAR - 28 SPACES - HANDICAP - 15 SPACES - TOTAL SPACES PROVIDED = 43X
- THE SUBJECT PROPERTY HAS ACCESS VIA DUFF PATT HIGHWAY AND SOOME TRAIL ROAD.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS DEED BOOK 316, PAGE 22.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN MONUMENTS MORE FULLY SET AT POINTS WHERE INDICATED.
- THERE WAS NO VISIBLE EVIDENCE OF CONTIGUOUS GRASS SITES OR BURIAL GRAVES ON THE SUBJECT PROPERTY OTHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES OTHER EMPLOYED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- The location of utilities shown herein are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- From observed above ground appearances only as shown herein, gas, electric, alarm, sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Duff Patt Road and Soome Trail Road.
- Before digging in this area, call 1-800-852-7001 or 611 for field locations (request for ground markings) of underground utility lines.

RECORD DESCRIPTION

The Land M described on folio 50 of the plan of the intersection of the westerly side of U.S. Highway 58 and 421 and the easterly side of State Route 772; thence with the westerly side of State Route 772 N. 01° 46' 16" E. 280.40 feet to an iron pin; thence having said bearing and with a new line N. 87° 08' E. 186.68 feet to an iron pin; thence S. 22° 32' E. 290.00 feet to an iron pin on the westerly side of U.S. Highway 58 and 421; thence with said bearing S. 27° 58' W. 200.00 feet to the point of BEGINNING containing 1.33 acres, more or less, and being a 1.33 acre tract of the Duff Patt Development Authority, Local District, Scott County, Virginia. There is located within this description a utility easement as shown on the plat attached to the Deed in Deed Book 216, Page 22.

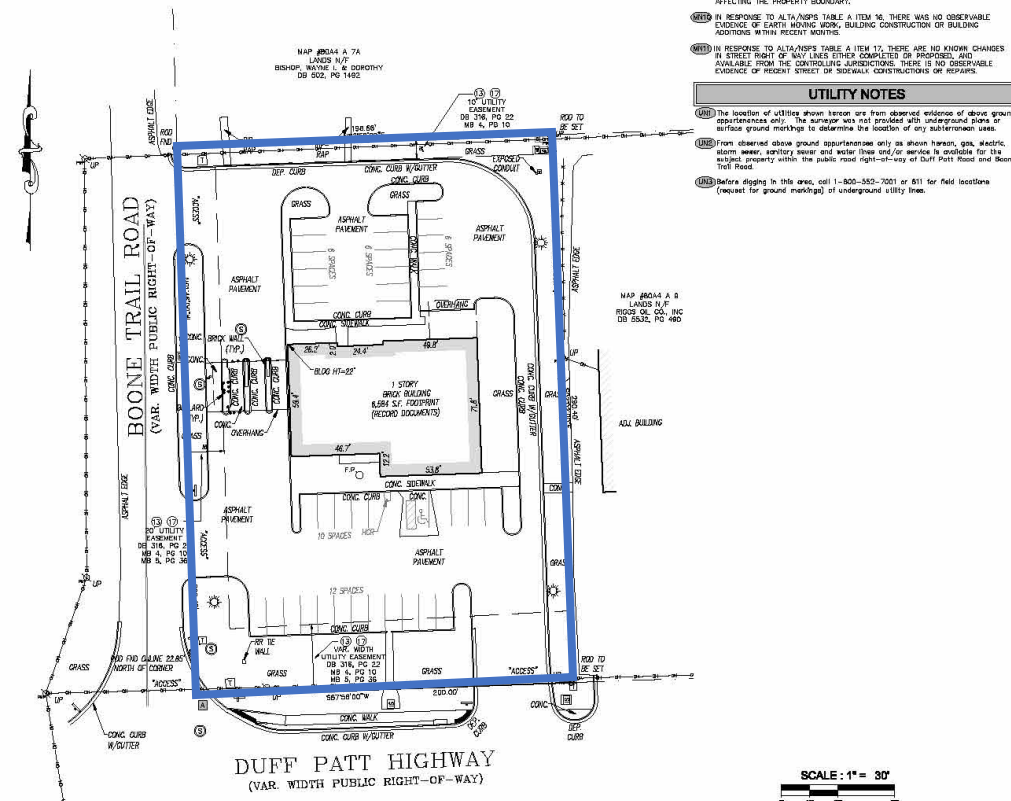
LESS AND EXCEPT that portion of the property conveyed to the Commonwealth of Virginia recorded in Deed Book 438, Page 15.

Tax ID No. 8044-A-B

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 518892-F-V-CP-CO-TCRE-CC, DATED JUNE 14, 2024.

LEGEND OF SYMBOLS & ABBREVIATIONS

- (THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)
- | | | |
|----------------------------------|-----------------------|----------------------------|
| ● MONUMENT FOUND | ○ SPOT LIGHT | ⊕ WATER WRENCH |
| ○ MONUMENT TO BE SET | ⊕ POWER POLE | ⊕ WATER VALVE |
| ⊕ BENCHMARK TONG | ⊕ BAY WIRE | ⊕ WATER METER |
| ○ RECORD DATA | ⊕ LIGHT POLE | ⊕ HYDRANT / FDC |
| ○ SURVEYED DATA | ⊕ STREET LIGHT POLE | ⊕ GAS MANHOLE |
| ⊕ END POINT OF BOUNDARY | ⊕ GAS TRANSFORMER | ⊕ GAS VALVE |
| ⊕ END POINT OF CONVEYANCE | ⊕ AIR CONDITIONER | ⊕ GAS METER |
| ⊕ END POINT OF WAY | ⊕ ELEC. MANHOLE | ⊕ UNDERGROUND GAS MAIN |
| ⊕ SET BACK LINE | ⊕ ELECTRIC METER | ⊕ GAS WRENCH |
| ⊕ REINFORCED CONCRETE | ⊕ ELECTRIC BOX | ⊕ PROXIMATE TANK |
| ⊕ CORRUGATED METAL PIPE | ⊕ CABLE BOX | ⊕ TELEPHONE WRENCH |
| ⊕ PLASTIC PIPE | ⊕ TRAFFIC SIGNAL | ⊕ TELEPHONE BOX |
| ⊕ HIGH DENSITY POLYETHYLENE PIPE | ⊕ TRAFFIC SIGNAL BOX | ⊕ FLAG POLE |
| ⊕ CAST IRON PIPE | ⊕ TRAFFIC SIGNAL POLE | ⊕ IRON |
| ⊕ DUCTILE IRON PIPE | ⊕ TRAFFIC SIGNAL | ⊕ METAL TANK COVER |
| ⊕ LANDSCAPING | ⊕ TRAFFIC SIGNAL | ⊕ LIGHT BOLLARD |
| ⊕ UNDER SPOUND | ⊕ TRAFFIC SIGNAL | ⊕ SIGN |
| ⊕ FENCING | ⊕ TRAFFIC SIGNAL | ⊕ ROAD STORM INLET |
| ⊕ CABLE TELEVISION LINE | ⊕ TRAFFIC SIGNAL | ⊕ UNKOWN MANHOLE |
| ⊕ ELECTRICAL LINE | ⊕ TRAFFIC SIGNAL | ⊕ GAS COMPRESSOR |
| ⊕ GAS LINE | ⊕ TRAFFIC SIGNAL | ⊕ JOINT BOX |
| ⊕ WATER LINE | ⊕ TRAFFIC SIGNAL | ⊕ YARD DRAIN |
| ⊕ TELEPHONE LINE | ⊕ TRAFFIC SIGNAL | ⊕ IRRIGATION CONTROL VALVE |
| ⊕ UNDER-ELECTRIC WIRE | ⊕ TRAFFIC SIGNAL | |
| ⊕ GROUNDWATER | ⊕ TRAFFIC SIGNAL | |
| ⊕ TREE | ⊕ TRAFFIC SIGNAL | |



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 51042, MAP NUMBER 518892CC3333 WHICH BEARS AN EFFECTIVE DATE OF 1/17/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA MAPS (DATE: 1/17/2009 AND 1/17/2009). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/08/2024	FIRST DRAFT		
07/08/2024	METHODS CORRECTION		
07/08/2024	CLIENT COMMENTS		
REVISIONS:	DRAWN BY:	CHECKED BY:	IN CHARGE

SIGNIFICANT OBSERVATIONS

- ASPHALT, CURB & GUTTER 81.2' NORTHEAST OF SOUTHWEST BOUNDARY CORNER

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE IDENTIFIED SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

Genesis Portfolio
 2024/12/24, 0338
 408 Duff Patt Highway, Duffield, VA

BASED UPON TITLE COMMITMENT NO. 518892-F-V-CP-CO-TCRE-CC OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 14, 2024 AT 8:00 A.M.

Surveyor's Certification

I, Tracey A. Lingo, a Florida limited liability company (Kensington Vanguard National Land Services, LLC, Stephen W. Schmitt, P.A.), First American Title Insurance Company and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5a, 6a, 7a, 7b, 7c, 8, 9, 10, 11, 14, 15, 16, 17, and 19 of Table A thereof. The field work was completed on May 16, 2024.

Charles F. Devision II
 Professional Land Surveyor 2880
 in the Commonwealth of Virginia
 Date of License Issuance: September 28, 2024
 Network Project No. 2024/12/24-0338-CLC

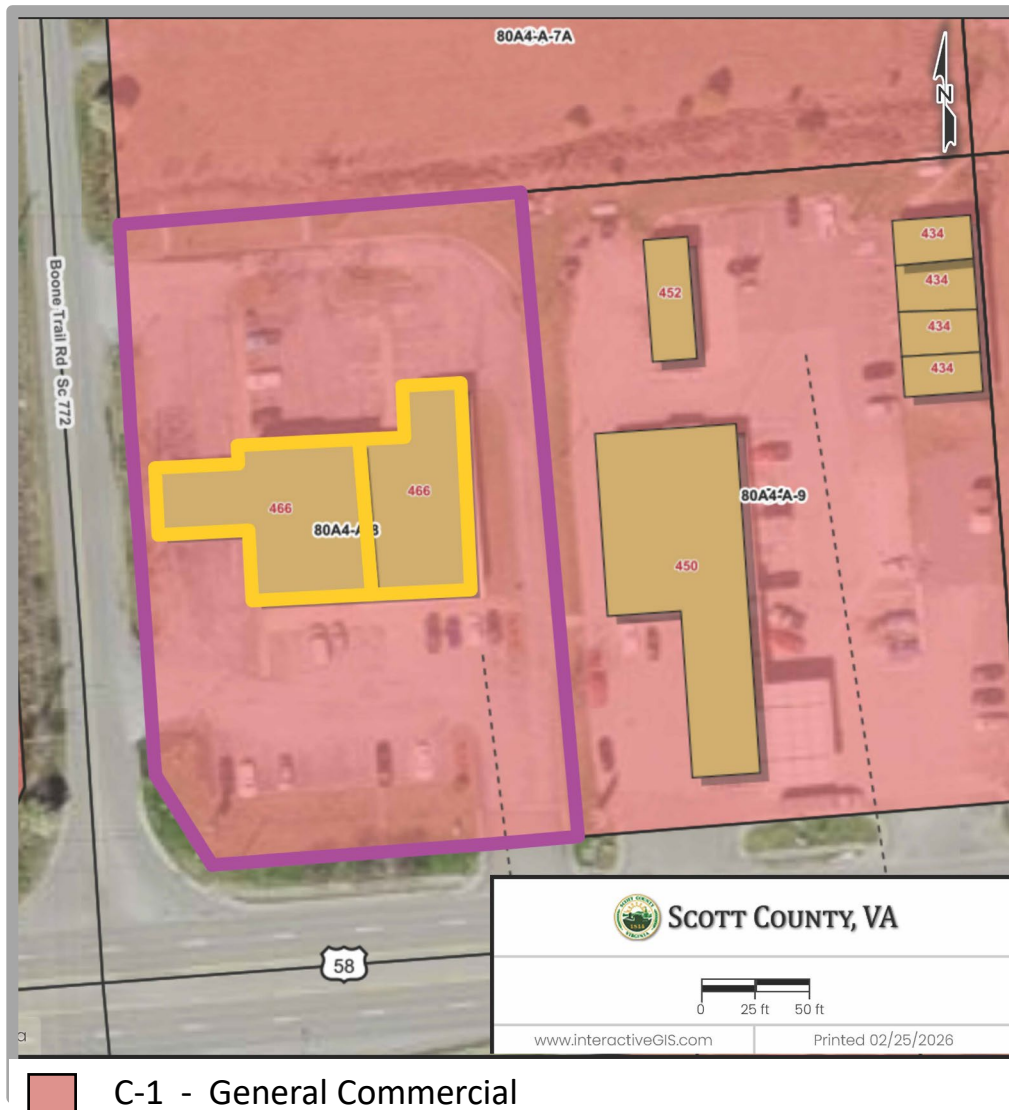
Field Office, VA
 4383 Hecktown Road, Suite B
 Bethlehem, PA 18020
 Phone 610-365-2907
 Fax 610-365-2968
 Email: charles@firstamericantitle.com
 Project File: 2024/12/24-0338

Bock & Clark Corporation
 an NVS Company

NVS

Transaction Services 1-800-SURVEYS (787-8397)
 4880 Stephen Circle, Suite 300, Centon, Ohio 44718
www.BockandClark.com mayhelppyou@bockandclark.com www.NVS.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



C-1, General Commercial

Purpose

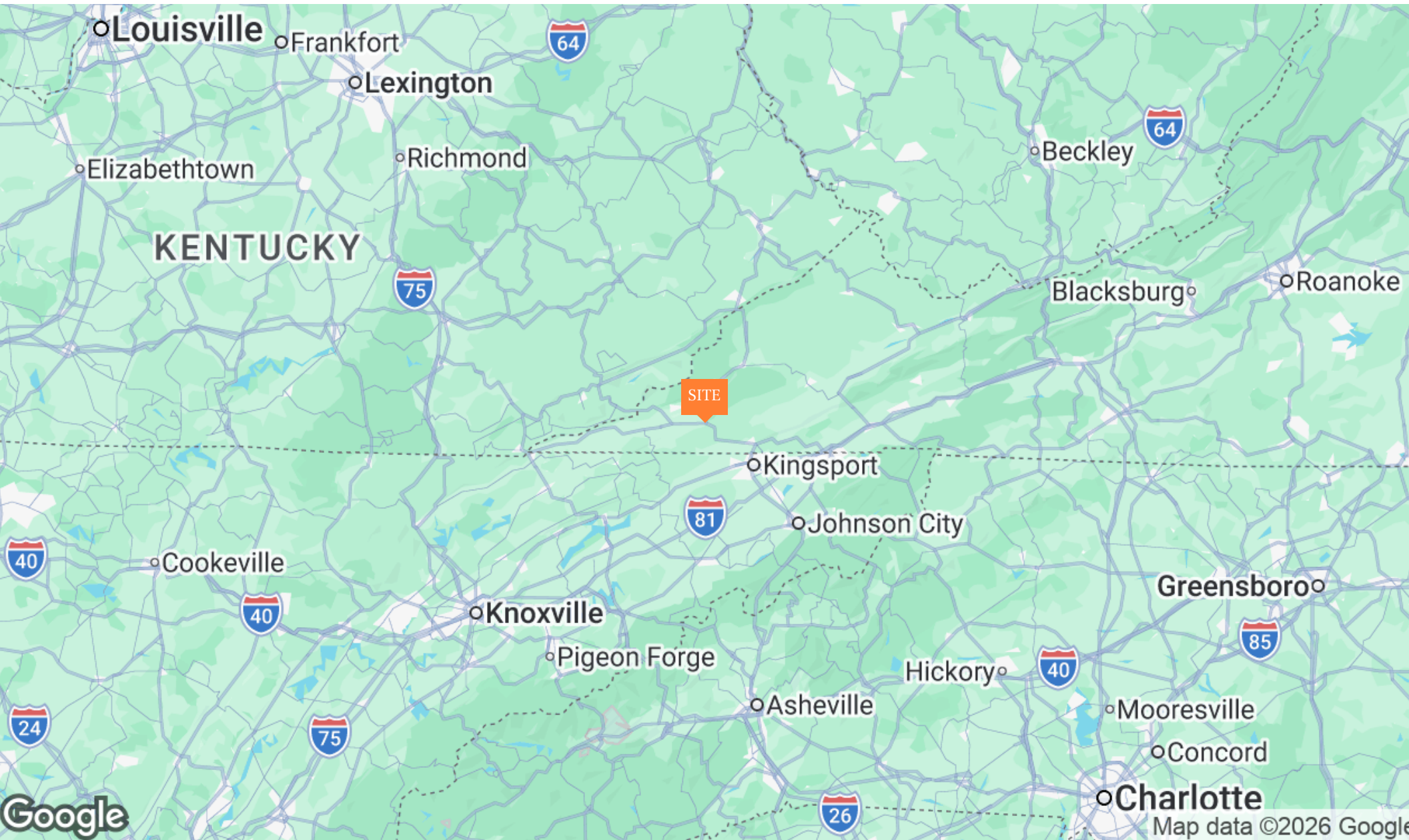
The C-1 General Commercial District applies to areas of the county where commercial patterns of development currently exist and where future commercial development is encouraged. A wide range of civic, office and commercial uses are permitted in C-1 General Commercial Districts

Permitted Uses (excerpt)

- Retail
- Restaurant
- Mini Warehouse (conditional)
- Post Office
- Life Care Facility
- General Office
- Bank
- Medical Office

\$1 AUCTION - USPS LEASED AND FORMER TRUIST BANK BUILDING

REGIONAL MAP





HMG Primary Care

LUTTRELL
STAFFING GROUP

USPS



Duff Patt Hwy
5,200 VPD



SITE

SECTION 2

02

MARKET OVERVIEW

Demographics

Marcus & Millichap

\$1 AUCTION - USPS LEASED AND FORMER TRUIST BANK BUILDING

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	2,126	3,646	13,850
2025 Estimate			
Total Population	2,133	3,657	13,912
2020 Census			
Total Population	2,179	3,711	14,110
2010 Census			
Total Population	2,297	3,959	14,591
Daytime Population			
2025 Estimate	2,234	3,158	9,461
HOUSEHOLDS			
2030 Projection			
Total Households	677	1,364	5,473
2025 Estimate			
Total Households	676	1,361	5,460
Average (Mean) Household Size	2.1	2.1	2.1
2010 Census			
Total Households	674	1,356	5,439
2010 Census			
Total Households	742	1,499	5,831
Occupied Units			
2030 Projection	825	1,690	6,623
2025 Estimate	823	1,686	6,608
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	6.4%	6.2%	5.4%
\$100,000-\$149,999	11.2%	10.2%	9.3%
\$75,000-\$99,999	12.2%	11.8%	12.9%
\$50,000-\$74,999	13.4%	15.4%	17.6%
\$35,000-\$49,999	16.3%	15.1%	16.4%
Under \$35,000	40.5%	41.2%	38.3%
Average Household Income	\$56,692	\$56,918	\$54,770
Median Household Income	\$43,085	\$42,765	\$41,984
Per Capita Income	\$23,900	\$24,335	\$24,567

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$51,881	\$51,603	\$50,884
Consumer Expenditure Top 10 Categories			
Housing	\$18,571	\$18,442	\$18,283
Transportation	\$9,881	\$9,747	\$9,498
Food	\$7,650	\$7,632	\$7,562
Personal Insurance and Pensions	\$5,961	\$5,925	\$5,852
Entertainment	\$2,394	\$2,381	\$2,315
Cash Contributions	\$1,972	\$1,968	\$1,902
Apparel	\$1,578	\$1,626	\$1,594
Education	\$1,159	\$1,137	\$1,110
Personal Care Products and Services	\$832	\$847	\$847
Tobacco Products and Smoking Supplies	\$529	\$540	\$557
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	2,133	3,657	13,912
Under 20	14.9%	16.8%	18.6%
20 to 34 Years	22.0%	19.6%	20.3%
35 to 39 Years	8.6%	7.6%	6.9%
40 to 49 Years	13.7%	12.8%	12.6%
50 to 64 Years	19.5%	20.1%	20.2%
Age 65+	21.3%	23.1%	21.3%
Median Age	44.0	45.0	44.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,705	2,861	10,559
Elementary (0-8)	11.4%	10.3%	9.3%
Some High School (9-11)	16.2%	14.1%	12.5%
High School Graduate (12)	32.9%	32.4%	34.5%
Some College (13-15)	16.6%	18.7%	21.7%
Associate Degree Only	9.8%	10.6%	10.3%
Bachelor's Degree Only	6.8%	7.8%	8.0%
Graduate Degree	6.3%	6.1%	3.7%

\$1 AUCTION - USPS LEASED AND FORMER TRUIST BANK BUILDING

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 13,912. The population has changed by -4.65 percent since 2010. It is estimated that the population in your area will be 13,850 five years from now, which represents a change of -0.4 percent from the current year. The current population is 55.9 percent male and 44.1 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 40.0. The population density in your area is 44 people per square mile.



EMPLOYMENT

In 2025, 4,855 people in your selected area were employed. The 2010 Census revealed that 43.6 percent of employees are in white-collar occupations in this geography, and 34 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSEHOLDS

There are currently 5,460 households in your selected geography. The number of households has changed by -6.36 percent since 2010. It is estimated that the number of households in your area will be 5,473 five years from now, which represents a change of 0.2 percent from the current year. The average household size in your area is 2.1 people.



HOUSING

The median housing value in your area was \$146,337 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 4,468.00 owner-occupied housing units and 1,363.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$41,984, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 28.16 percent since 2010. It is estimated that the median household income in your area will be \$48,420 five years from now, which represents a change of 15.3 percent from the current year.

The current year per capita income in your area is \$24,567, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$54,770, compared with the U.S. average, which is \$103,571.



EDUCATION

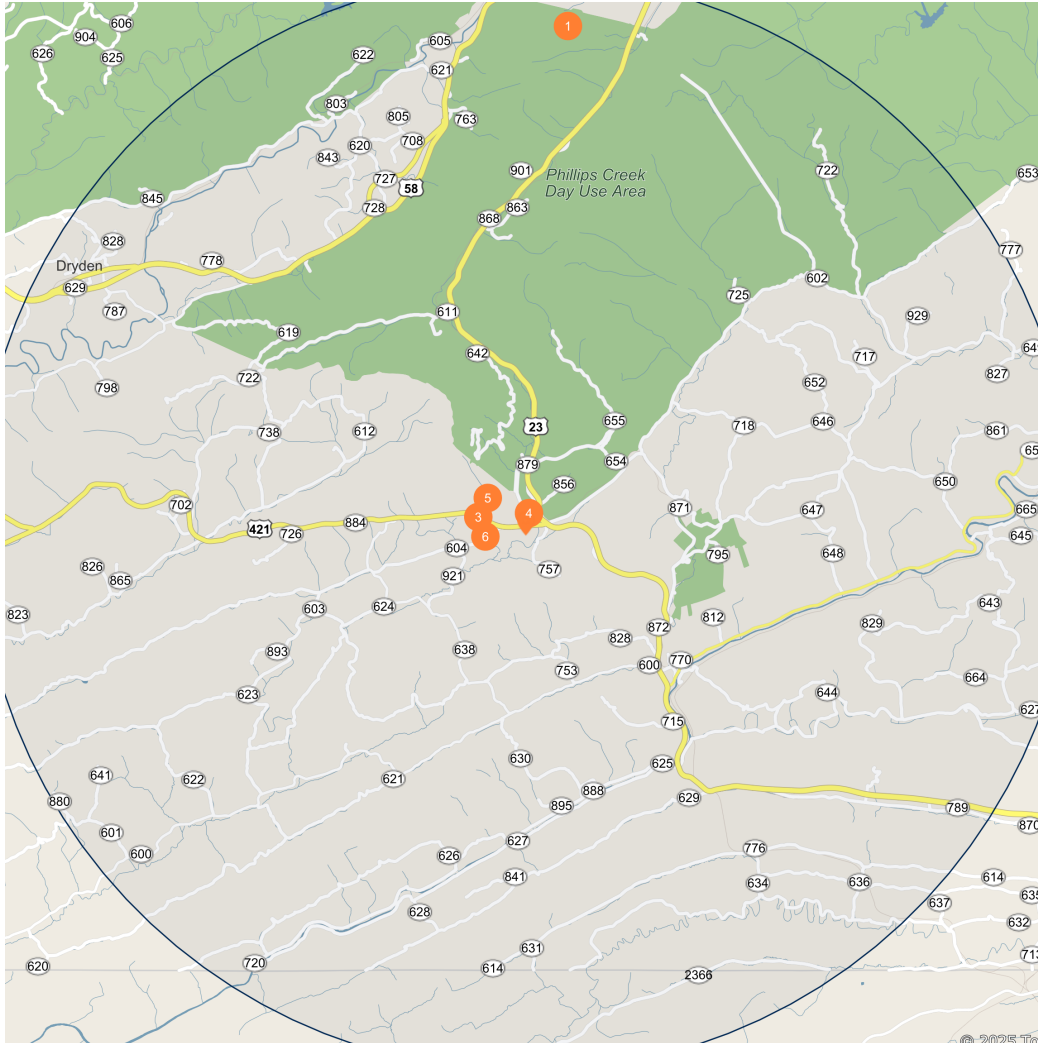
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. Only 11.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.7 percent, and 10.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 43.0 percent in the selected area compared with the 19.6 percent in the U.S.

\$1 AUCTION - USPS LEASED AND FORMER TRUIST BANK BUILDING

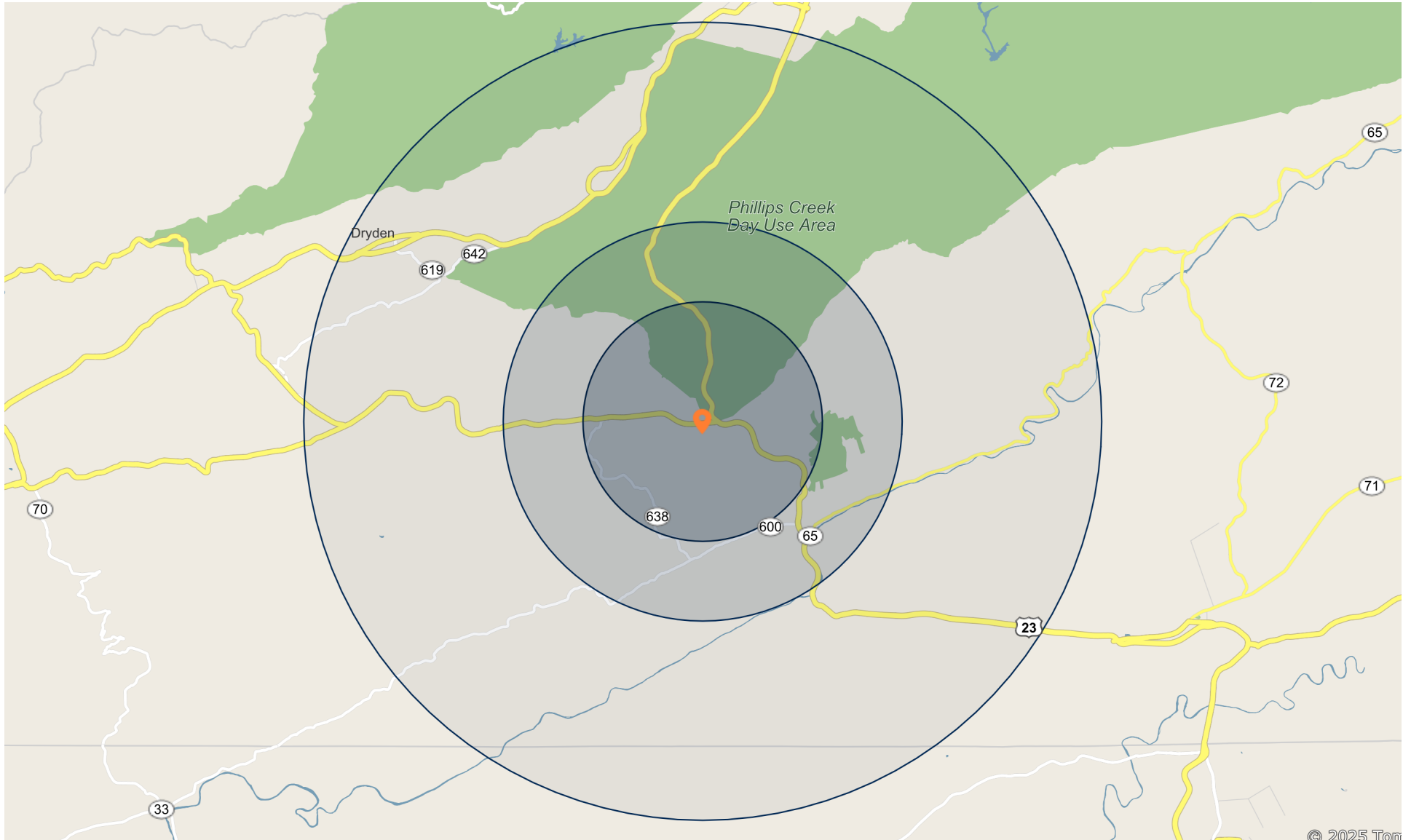
DEMOGRAPHICS



Major Employers	Employees
1 Virginia Dept Corrections-Wallens Ridge State Prison	145
2 Elk Knob Inc-	92
3 Frontier Health-	63
4 Vfp Inc-	60
5 Tempur Production Usa LLC-	55
6 Tempur Production Usa LLC-	55

\$1 AUCTION - USPS LEASED AND FORMER TRUIST BANK BUILDING

DEMOGRAPHICS



466 DUFF PATT HWY

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