

FOR SALE

FORMER BANK BRANCH
WITH DRIVE-THRU

869 N. Lee Highway
Lexington VA, 24450



Highly Accessible Location

The site is well positioned in the Lexington market benefiting from its proximity to I-64 and I-81, Rockbridge County High School, numerous midscale hotel brands, as well as two notable employment generators, Virginia Military Institute and Washington & Lee University.



0.80 acres 1,600 SF

The 0.80-acre square-shape lot and 1,600 SF building, including three-lane drive-thru, is suitable for a wide range of uses given its B-1 (General Business District) zoning. Permitted uses in B-1 include retail business or service establishments, restaurants, offices, child care, hotels/motels, among other commercial uses.



High Traffic Counts & Visibility

The site boasts high traffic counts (20K) and strong visibility along N. Lee Highway, a four-lane divided highway, aided by a pylon sign. The site also has great ingress/egress along both sides of the previously mentioned highway.



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DEMOGRAPHICS 5 MILES



16,436

Local Population



9,562

Daytime Workers



\$77,589

Median HH Income

