



# FOOD CITY OUTPARCEL AVAILABLE

ABINGDON, VA 24210



## PROPERTY DESCRIPTION

Interstate Realty Advisors are pleased to offer this 2.1+/- acre parcel at Exit 17 off Interstate 81 and centrally located in the midst of a new Food City Shopping Center and The Meadows Sports Complex in Abingdon, VA. The development anchored by Food City Grocery includes a mix of businesses including grocery, restaurant, retail, hospitality and medical. The Meadow's Sports Complex consists of a 34-acre state of the art sport's facility and community park including four baseball fields of various sizes with the ability to adjust bases and fencing that will accommodate baseball and softball with a press box, two regulation size soccer fields, a multi-purpose field, splash pad, kids play ground, a newly constructed bike park, a walking trail around the perimeter with access to the renowned Virginia Creeper Trail which offers a picturesque recreational escape for professionals seeking work-life balance.

### TOMMY PERRIGAN

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## OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	2.143 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,419	8,822	17,094
Total Population	12,059	20,446	40,584
Average HH Income	\$94,024	\$96,524	\$91,368







# FOOD CITY SHOPPING CENTER



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# THE MEADOWS SPORTS COMPLEX

## A DESTINATION FOR PLAY, WELLNESS, AND COMMUNITY

Abingdon's premiere sports complex and community park is a place designed to bring people together and enrich everyday life for the community and the region. The state-of-the-art park host many youth and adult traveling teams for competition in baseball, soccer, football, lacrosse and many other sporting activities. The park also offers an ADA accessible playground, a refreshing water park for summer fun, a scenic walking track that connects directly to the Virginia Creeper Trail, along with picnic areas for gatherings. Whether you're here for competition, recreation, or simply to spend time outdoors, the park is a space where the community can grow, connect and thrive.



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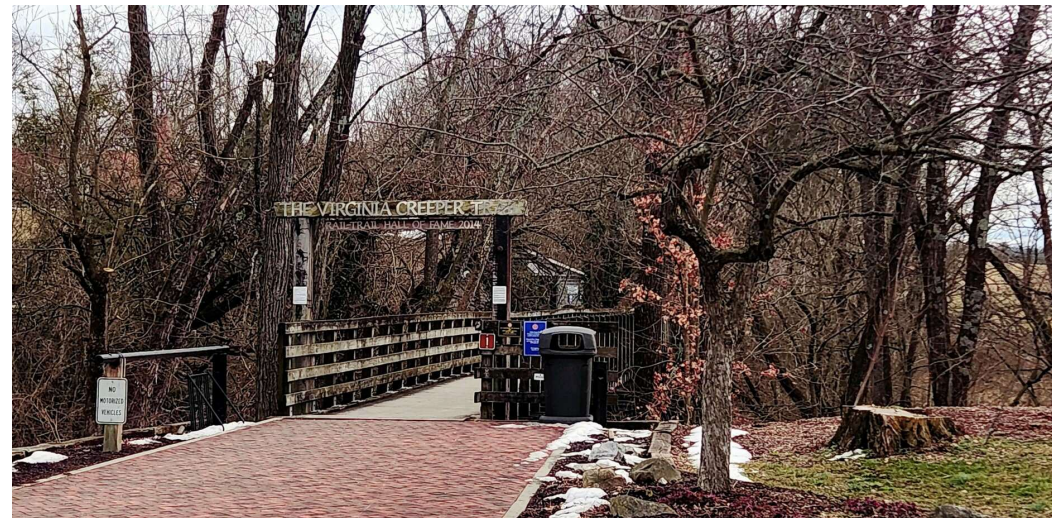




# VIRGINIA CREEPER TRAIL

## RUN, WALK, BIKE, RIDE OR CONNECT WITH NATURE

The Virginia Creeper Trail is a world-famous recreational trail in Southwest Virginia stretching 34 miles from Abingdon to the highest point of White Top Mountain. A premier outdoor destination for all seeking unique beauty and adventure. From the Abingdon trail head, stroll through the community of Alvarado and travel along the South Fork of the Holston River. The picturesque Virginia Creeper Trail is best known for the 17-mile downhill bike ride to Damascus which offers bike rental and shuttle service to the top of the mountain for a leisurely ride back to town. Many folks travel from all over to hike, run, fish, bird watch, attend the many local festivals and take in the beauty of the mountains and surrounding areas.



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# HISTORICAL ABINGDON, VA

## WHERE HISTORY LIVES

Located in the charming town of Abingdon, VA, this Retail-Pad offers a prime investment opportunity in a thriving and cultural community. The area is known for its rich history, vibrant arts scene, picturesque natural surroundings and many local year-round festivals. Nearby, investors will find popular attractions such as the historic Barter Theatre and Martha Washington Inn. Other local places of interest are the Virginia Creeper Trail, the Appalachian Trail, the renowned Abingdon Vineyards and additionally South Holston Lake & Rivers, just to mention a few of the wonderful amenities of the area. With a strong tourism industry, four distinct seasons and a growing local economy, this location presents an ideal setting for a retail or land investment. Do not miss the chance to be a part of this dynamic and promising area in Abingdon.



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# RETAIL AERIAL



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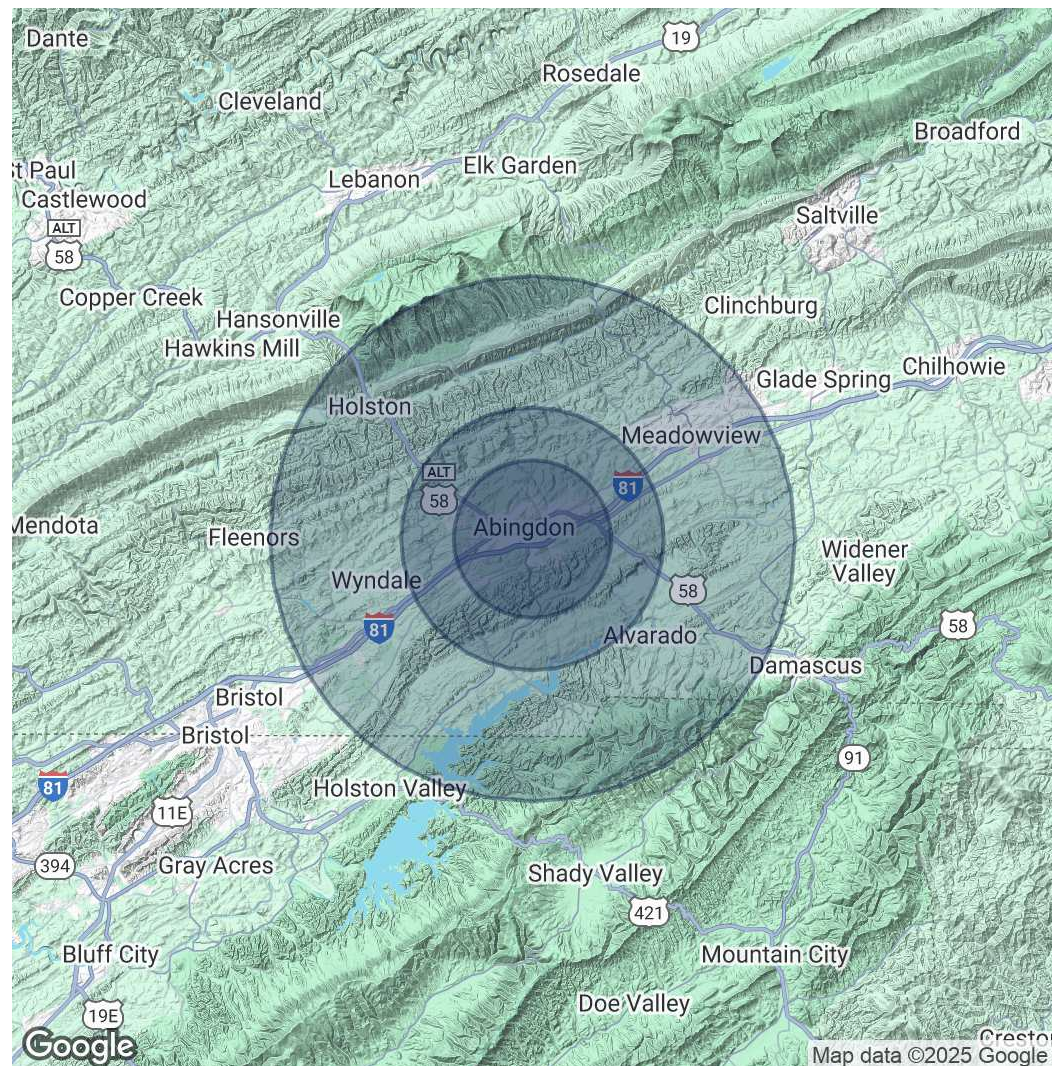
# DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,059	20,446	40,584
Average Age	46	46	46
Average Age (Male)	44	44	44
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,419	8,822	17,094
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$94,024	\$96,524	\$91,368
Average House Value	\$316,379	\$325,142	\$308,008

Demographics data derived from AlphaMap



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# LOCATION MAP



Map data ©2025 Google

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# REGIONAL MAP



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