



Retail Advisors

Assembling the Retail World

FREE-STANDING FAST-FOOD OPPORTUNITY

505 E Main St.,

Bedford VA 24523

Property Features:



Excellent Location

Easy access and great visibility from E Main Street.



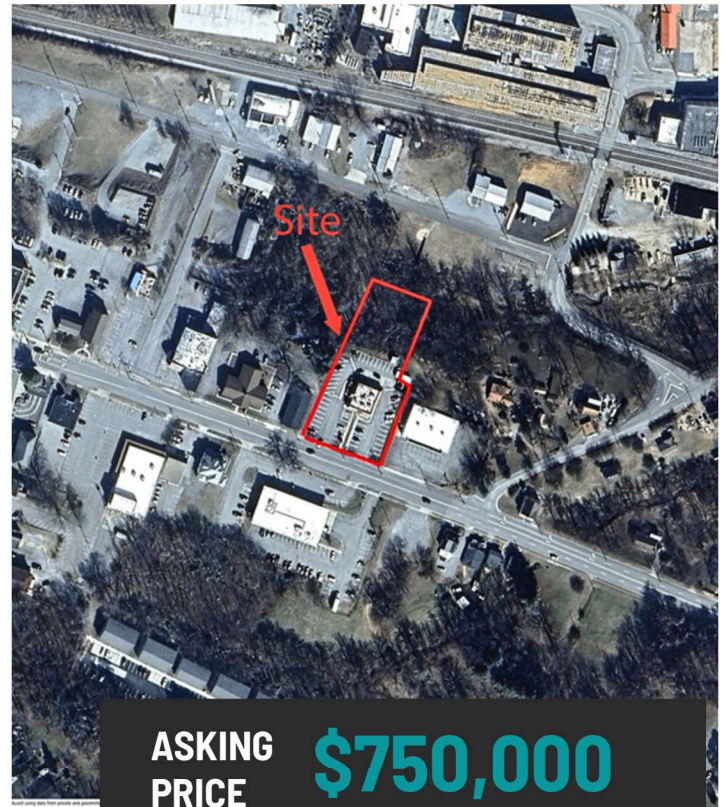
Traffic Counts

East Main Street 5,935 VPD (2024)



Area Tenancy

KFC, Walmart Supercenter, Huddle House, Domino's, First Citizen's Bank, Truist Bank, Atlantic Union Bank & more!



ASKING
PRICE

\$750,000

This approximately 3,058 sqft. restaurant with a drive-thru is situated on approximately 1.31 AC along East Main Street in Downtown Bedford.

FOR SALE



Contact Us

757-898-7890

Visit Our Website

www.retailadvisors.us





**505 E MAIN ST,
BEDFORD, VA 24523**

Featuring excellent visibility along East Main Street, this **Free-standing restaurant with a drive-thru** is located in the heart of Bedford.



Demographic Summary

	<u>3 miles</u>	<u>5 miles</u>	<u>7 miles</u>
2024 Estimated Population:	9,485	13,179	17,855
2024 Est. Median HH Income:	\$70,865	\$73,833	\$75,532
2024 Est. Total Employees:	5,080	6,384	6,834



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505 East Main Street

Bedford, VA 24523

November 2024

Retail Advisors
Presenting the Retail World

Site



505 E Main St

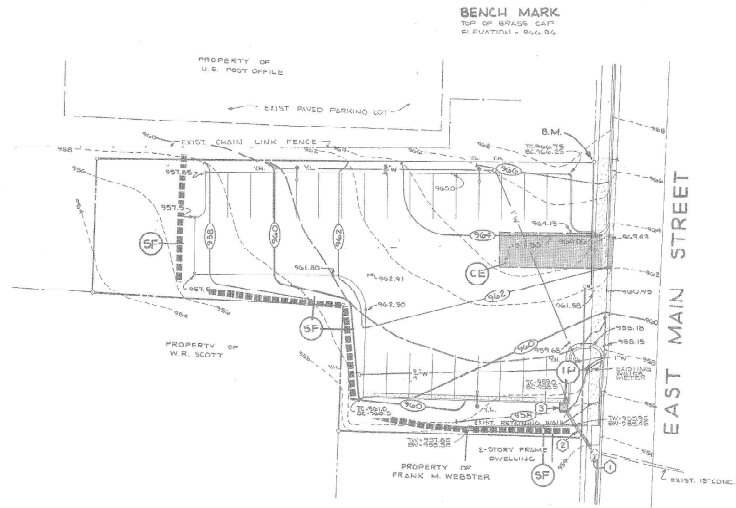
Bedford, VA 24523

November 2024

Retail Advisors
Presenting the Retail World

Site





STORM DRAINAGE

1. EXIST. CURB INLET
TOP = 953.20
INLET = 949.00

2. 12" - 15' CONC. PIPE
REQ'D @ 10.00%

3. VEH. BY STD. 15" x 24"
TOP = 959.00
INLET = 951.00



T. F. PARKER & SON
engineers & surveyors, ltd.

TELEPHONE (703) 347-1153
P.O. DRAWING 475, SALEM, VIRGINIA 24153

N.S. No. _____ N.D. No. 12027

GENERAL NOTES

1. All notes and specifications shall be construed according to the explanation of the same contained in the attached list of notes.
2. The owner, contractor and the manufacturer of the Storm Drainage and other material shall be responsible for the quality of the work.
3. All materials shall be of the best quality and shall conform to the specifications of the American Institute of Steel Construction, Inc. and the American Institute of Chemical Engineers.
4. The contractor shall be responsible for the location of all existing and proposed storm drains and shall mark them accordingly.
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PAVING SPECIFICATION
(Minimum 3" Total Compacted Asphalt Thickness)

- ASPHALT WEARING SURFACE OVER
- (FOR OUTSIDE DRIVEWAYS BY LOCAL CODES)
- ASPHALT BINDER COURSE OVER
- COMPACTED STONE BASE OVER
- 90% STANDARD PROCTOR COMPACTED
- SUBSOIL UNLESS OTHERWISE NOTED

PAVING INFORMATION

Total	Excavated	Gravel	Gravel
Surfaces	x	10	
Surfaces	x	10	
Surfaces	x	10	

UTILITY INFORMATION

Size	Top	Bottom
Water		
Storm Sewer		
Electric		
Gas		

LEGEND

PROPERTY LINE	EXISTING CURB
LEASE LINE	PROPOSED CURB
EXISTING BRICK	PROPOSED BRICK
12" ASP	LANDSCAPING
STORM SEWER	TILE WALL
ELECTRIC	
YARD LIGHT	
YARD-WHOLEY	
UTILITY	

PLAN SCALE: 1" = 20'

STREET ADDRESS
EAST MAIN STREET
CITY STATE
BEDFORD, VIRGINIA
COUNTY
BEDFORD

BODDIE-MOELL ENTERPRISES, INC.
CONSTRUCTION DEPT.
P.O. BOX 1908
ROCKY MOUNT, N.C. 27856
AUG. 1, 1971

S-I-B

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

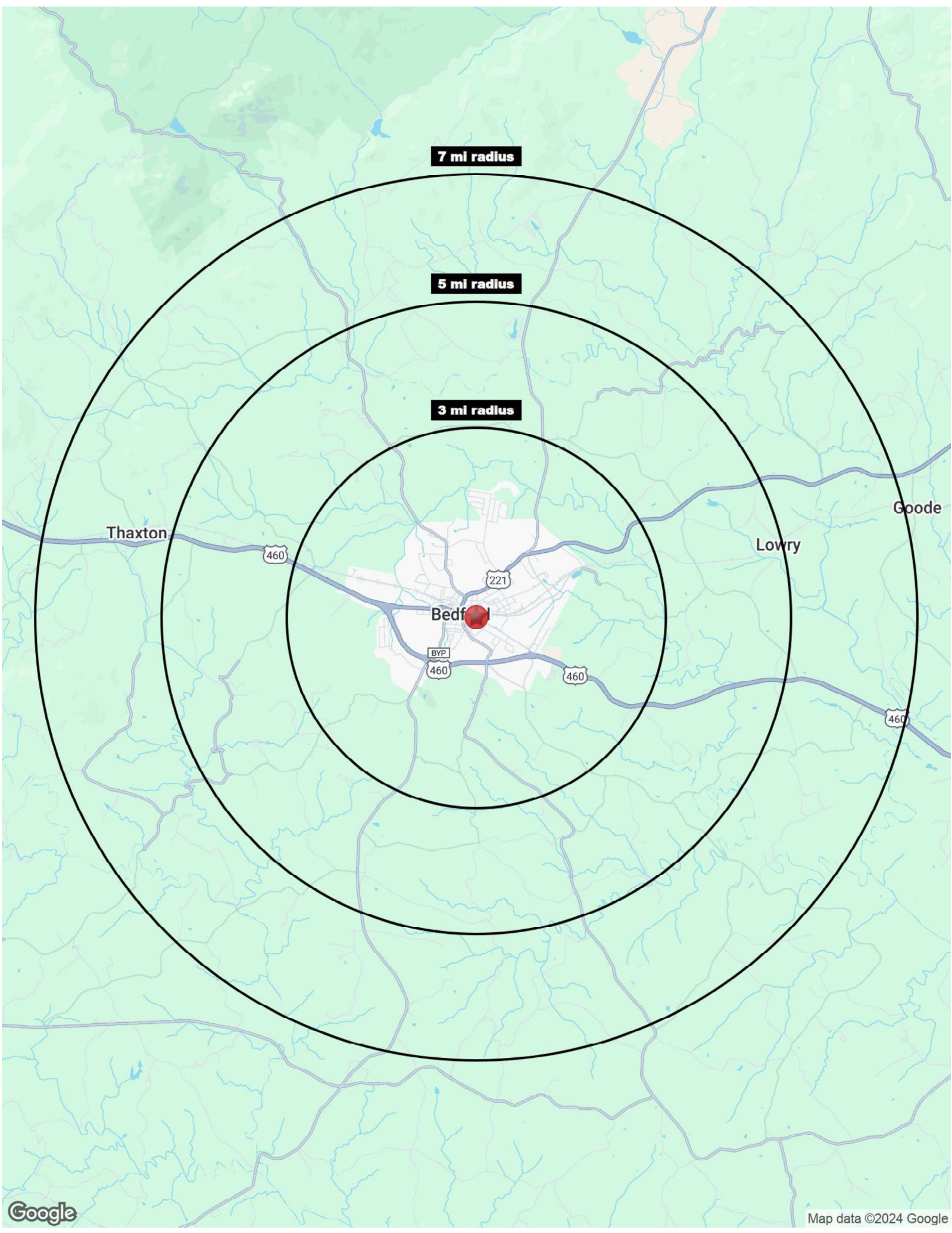


Retail Advisors, Inc.
 Lat/Lon: 37.3335/-79.5188

505 E Main St Bedford, VA 24523	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	9,485	13,179	17,855
2029 Projected Population	9,864	13,727	18,639
2020 Census Population	9,441	13,172	17,759
2010 Census Population	9,385	13,073	17,629
Projected Annual Growth 2024 to 2029	0.8%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	43.9	45.1	45.7
Households			
2024 Estimated Households	4,138	5,744	7,726
2029 Projected Households	4,305	5,984	8,065
2020 Census Households	4,013	5,591	7,497
2010 Census Households	3,909	5,427	7,281
Projected Annual Growth 2024 to 2029	0.8%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.4%
Race and Ethnicity			
2024 Estimated White	80.5%	82.2%	83.4%
2024 Estimated Black or African American	14.8%	13.6%	12.3%
2024 Estimated Asian or Pacific Islander	0.8%	0.7%	0.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.8%	3.5%	3.4%
2024 Estimated Hispanic	2.5%	2.2%	2.2%
Income			
2024 Estimated Average Household Income	\$98,199	\$102,810	\$104,907
2024 Estimated Median Household Income	\$70,865	\$73,833	\$75,532
2024 Estimated Per Capita Income	\$43,058	\$44,979	\$45,519
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.4%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.9%	6.8%
2024 Estimated High School Graduate	28.0%	27.7%	28.1%
2024 Estimated Some College	17.4%	17.2%	17.2%
2024 Estimated Associates Degree Only	6.4%	6.7%	6.9%
2024 Estimated Bachelors Degree Only	23.5%	23.6%	23.3%
2024 Estimated Graduate Degree	14.1%	14.5%	14.4%
Business			
2024 Estimated Total Businesses	493	558	644
2024 Estimated Total Employees	5,080	6,384	6,834
2024 Estimated Employee Population per Business	10.3	11.4	10.6
2024 Estimated Residential Population per Business	19.3	23.6	27.7

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7 mi radius

5 mi radius

3 mi radius

Thaxton

460

221

BYP
460

460

Goode

Lowry

460

Bedford