

SALE OR GROUND LEASE

603 E MAIN ST ABINGDON, VA
Excellent Commercial/Retail Parcel



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	27,297 SF
Zoning:	B-2

PROPERTY HIGHLIGHTS

- 0.62-Acre Commercial Development Site
- B-2 General Business Zoning
- Prime East Main St. (U.S. Route 11) Location
- Less Than 1 Mile from Interstate 81
- Surrounded by Established Retail & Commercial Businesses
- Opportunity to Purchase or Ground Lease the Site

David Burks
(804) 366-2754

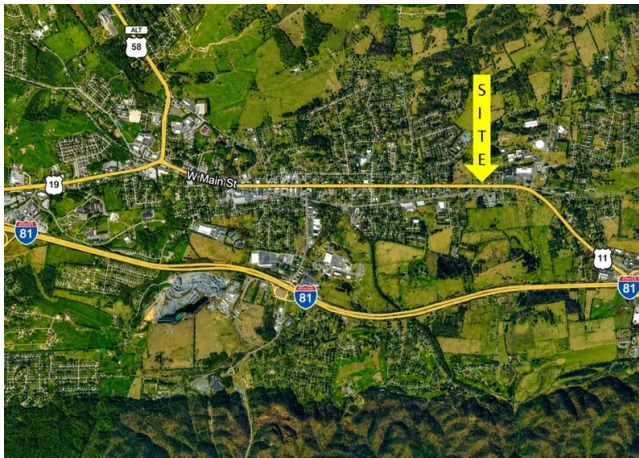
Zach Bruss
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**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

SALE OR GROUND LEASE

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Excellent Commercial/Retail Parcel



PROPERTY DESCRIPTION

Coldwell Banker Commercial Brooks Real Estate is pleased to exclusively offer 603 E. Main Street, Abingdon, Virginia for sale.

This highly visible 0.62-acre commercial development site presents one of the few remaining opportunities to acquire vacant commercial land along Abingdon's established East Main Street retail corridor. The property benefits from B-2 General Business zoning, allowing a broad range of commercial uses while serving both the local population and the significant regional traffic traveling U.S. Route 11.

The surrounding trade area is anchored by major retailers, restaurants, financial institutions, healthcare providers, Abingdon Cinemall, Goodwill, Roses, Food Country USA, CVS Pharmacy, O'Reilly Auto Parts, and numerous additional businesses that generate consistent daily traffic. The property is also adjacent to Abingdon High School, further enhancing daytime activity.

With Interstate 81 located just minutes away, excellent visibility, and flexible commercial zoning, this site is well suited for investors, developers, owner-users, or businesses seeking a highly recognizable location within one of Southwest Virginia's strongest commercial markets.

LOCATION DESCRIPTION

Located in the heart of historic Abingdon, this property's surroundings reflect the charm and vitality of this vibrant community. Just a short stroll from the property, investors will find iconic landmarks such as the Barter Theatre, the Virginia Creeper Trail, and the Martha Washington Inn & Spa. The area also boasts a diverse array of dining, shopping, and cultural opportunities, including Unos Trattoria, Heartwood Artisan Center, and the Abingdon Farmers Market. With its diverse array of amenities and a thriving business environment, this location offers a prime opportunity for Land/Office investors seeking a dynamic and welcoming community to establish their presence.

603 E. MAIN STREET | ABINGDON, VA 24210
0.62 ACRE | B-2 ZONING | CONCEPTUAL DEVELOPMENT IDEAS

0.62 ACRE
B-2 ZONING
(26,832 SF)

LEE HWY (US 11)

CONCEPTUAL DEVELOPMENT OPTIONS

QUICK SERVICE RESTAURANT (QSR)	BANK / FINANCIAL INSTITUTION	MEDICAL / PROFESSIONAL OFFICE	COFFEE SHOP / CAFE
~2,400 SF Building Drive-Thru 26 Parking Spaces	~3,000 SF Building Drive-Thru 24 Parking Spaces	~4,000 SF Building 28 Parking Spaces	~2,000 SF Building Drive-Thru 20 Parking Spaces

CONCEPTUAL RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DEVELOPMENT MAY VARY.

SITE INFORMATION

- 0.62 Acre (26,832 SF)
- B-2 General Business Zoning
- Frontage on Lee Hwy (US 11)
- Access on Lee Hwy
- Utilities Available
- Excellent Visibility
- High Traffic Corridor
- Less Than 1 Mile to I-81

TRAFFIC COUNT (VDOT)

17,000 VPD
On Lee Hwy (US 11)

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