

ELITE



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THORNBURG MARKET PLACE PARCEL A

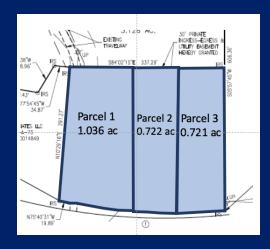
Mudd Tavern Rd. Thornburg, VA 22580

AVAILABLE SPACE 0.72 ac up to 22 ac

AREA

This is the new Corner at the Roundabout on Mudd Tavern Rd Three Pad Sites Zoned C3 Located less than 1/4 mile from Interstate 95 in Thornburg

Only 0.4 mile to Dominion Raceway and Entertainment Adjacent to Taco Bell and Best Western Select



OFFICE

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COLDWELL BANKER COMMERCIAL ELITE

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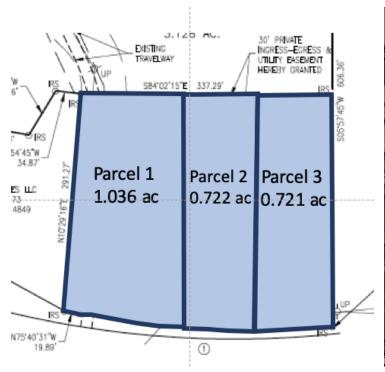
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SAL

THORNBURG MARKET PLACE PARCEL A

Mudd Tavern Rd., Thornburg, VA 22580





OFFERING SUMMARY

Sale Price: Starting at \$600,000 an acre

Lot 1 - 1.036 Acres
Lot Size:
Lot 2 - 0.722 Acres
Lot 3 - 0.721 Acres

Zoning: C-3

PROPERTY OVERVIEW

Future Corner at Roundabout on Mudd Tavern Road
Three Pad Sites
From 0.72 ac to 1.036 ac
Additional Acreage Available
Can be sold individually or together
Excellent Location for
Quick Service Restaurant
Auto Repair
Retail
Hotel
Direct access off Mudd Tavern Road

LOCATION OVERVIEW

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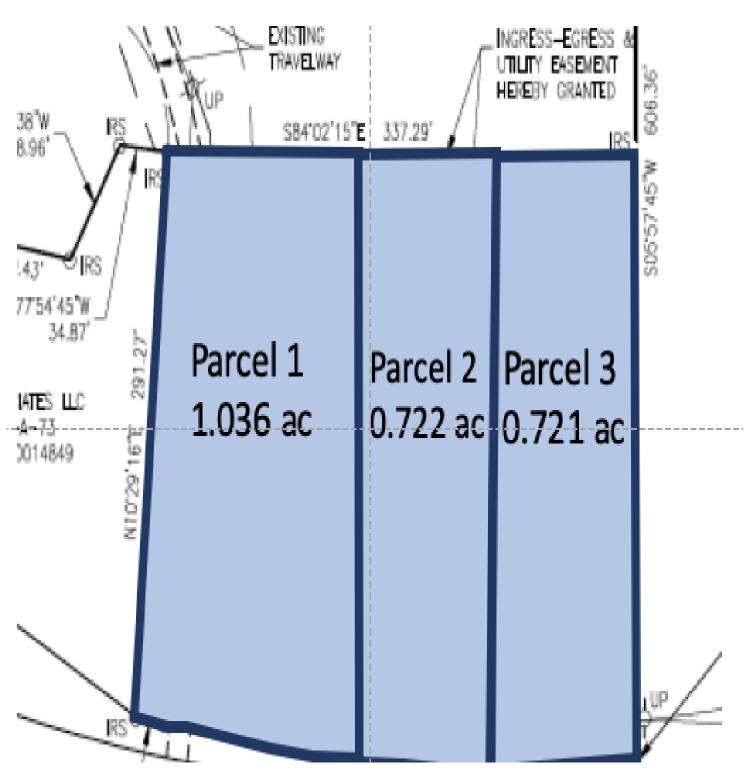






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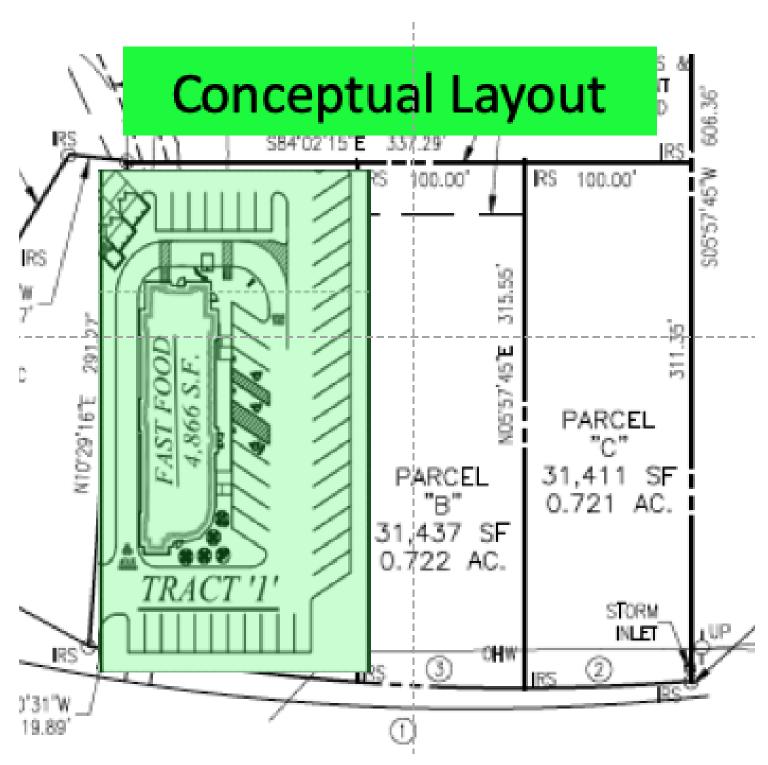






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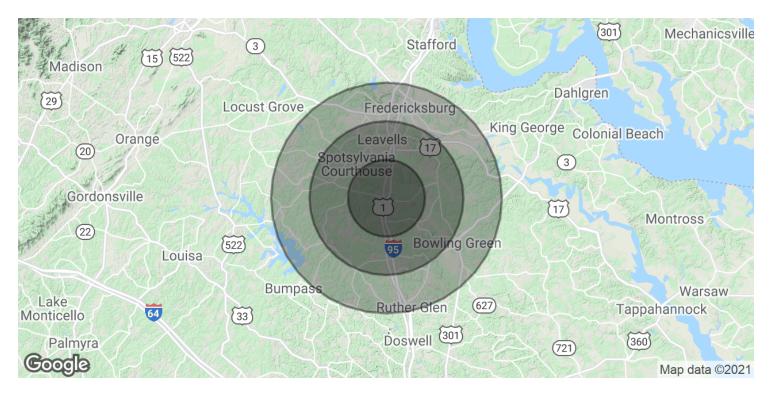




SALE

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Mudd Tavern Rd., Thornburg, VA 22580



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,104	91,272	212,817
Average age	35.8	34.9	35.3
Average age (Male)	32.6	33.3	34.0
Average age (Female)	37.7	36.1	36.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,657	31,861	74,212
# of persons per HH	3.0	2.9	2.9
Average HH income	\$80,125	\$83,266	\$83,162
Average house value	\$290,963	\$300,723	\$319,776

^{*} Demographic data derived from 2010 US Census







