



**COLDWELL  
BANKER  
COMMERCIAL**

ELITE

**FOR SALE**

## THORNBURG MARKET PLACE PARCEL A

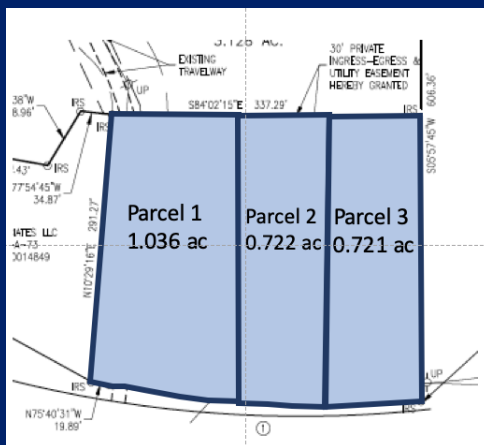
Mudd Tavern Rd.  
Thornburg, VA 22580

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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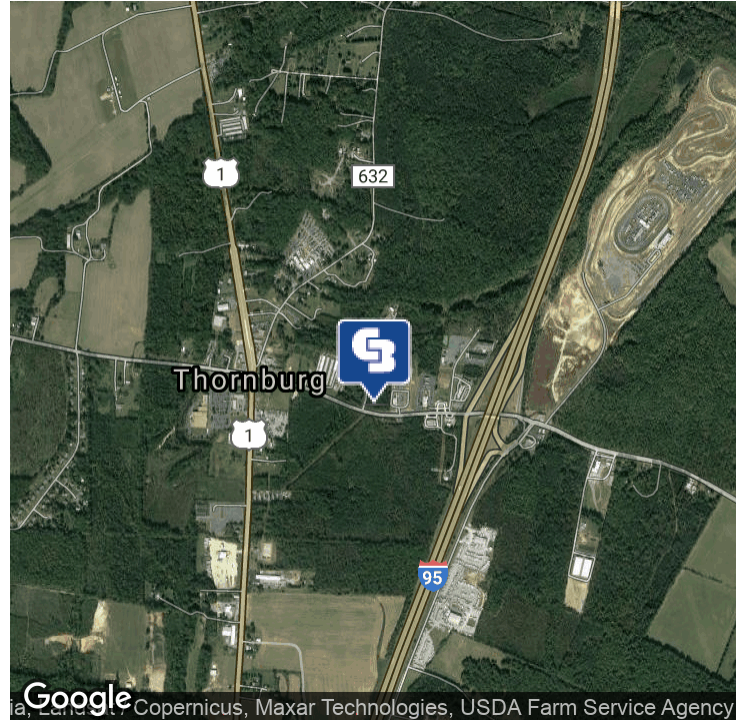
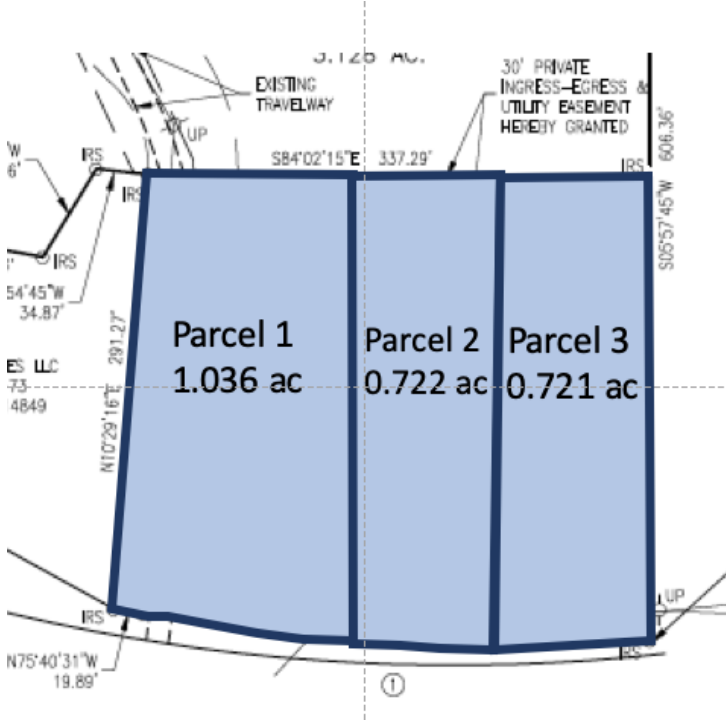
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SALE

# THORNBURG MARKET PLACE PARCEL A

Mudd Tavern Rd., Thornburg, VA 22580



## OFFERING SUMMARY

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

Lot Size: Lot 1 - 1.036 Acres  
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

- 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
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- Adjacent to Taco Bell and Best Western Select

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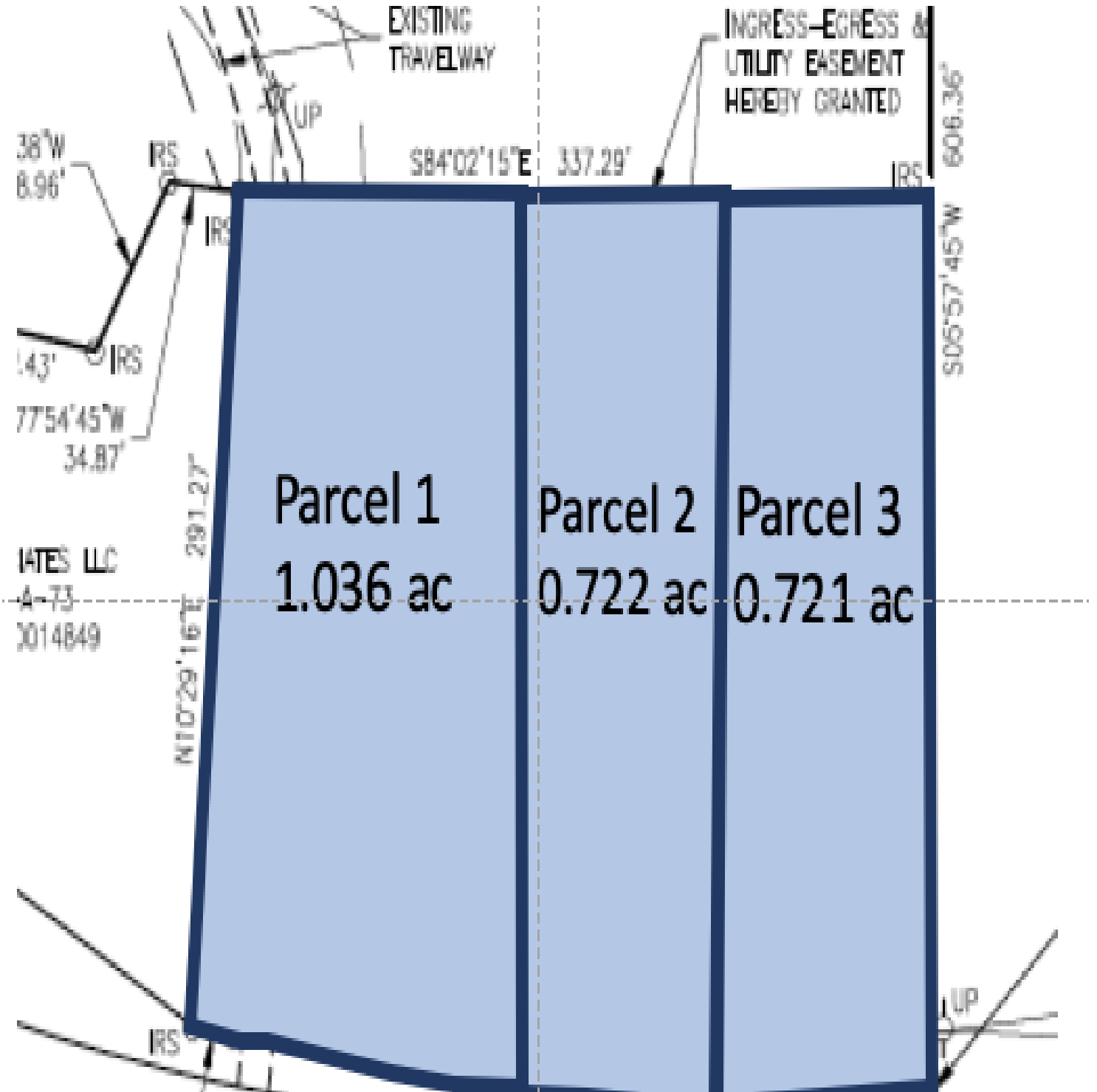




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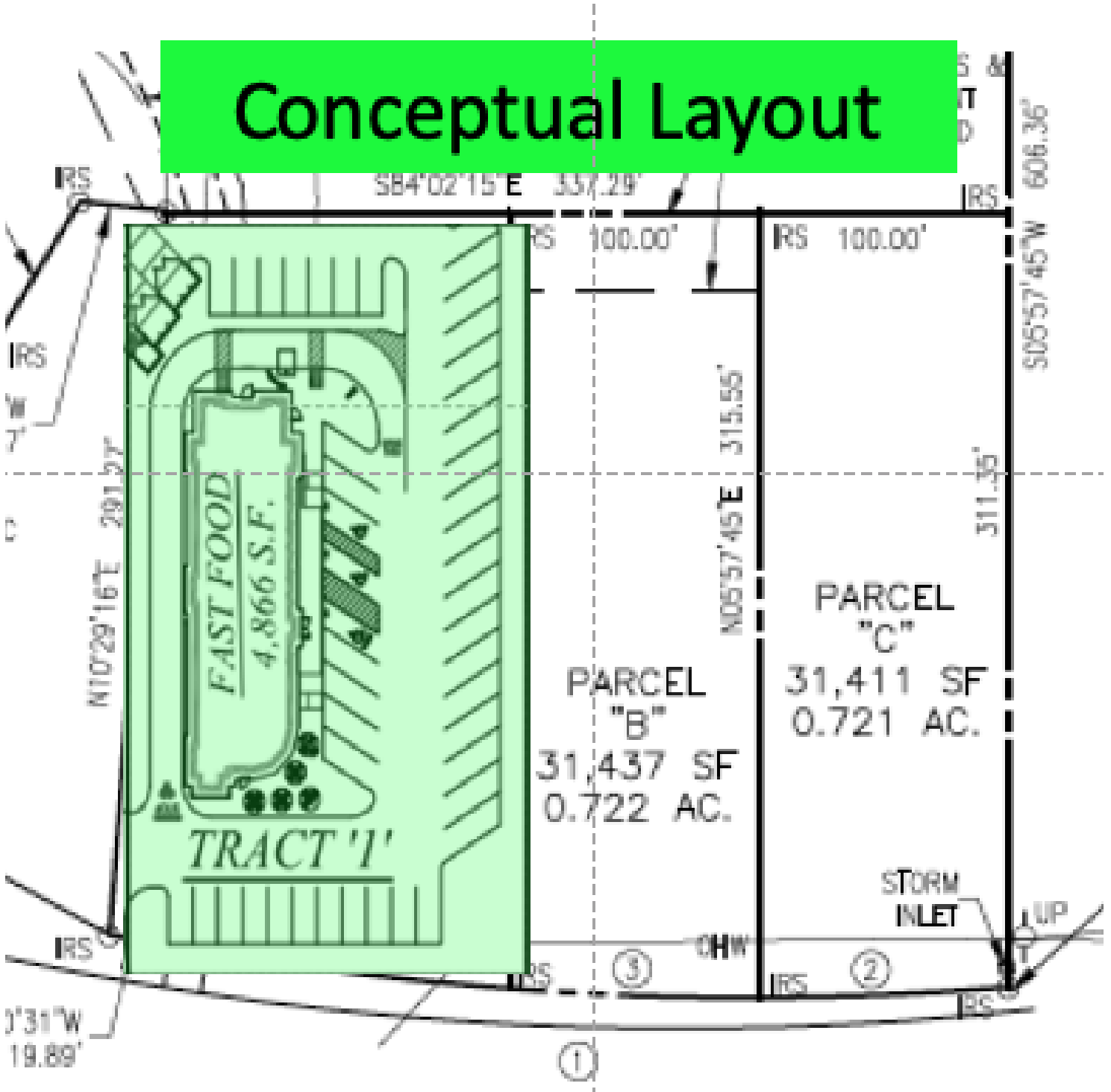


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## Conceptual Layout



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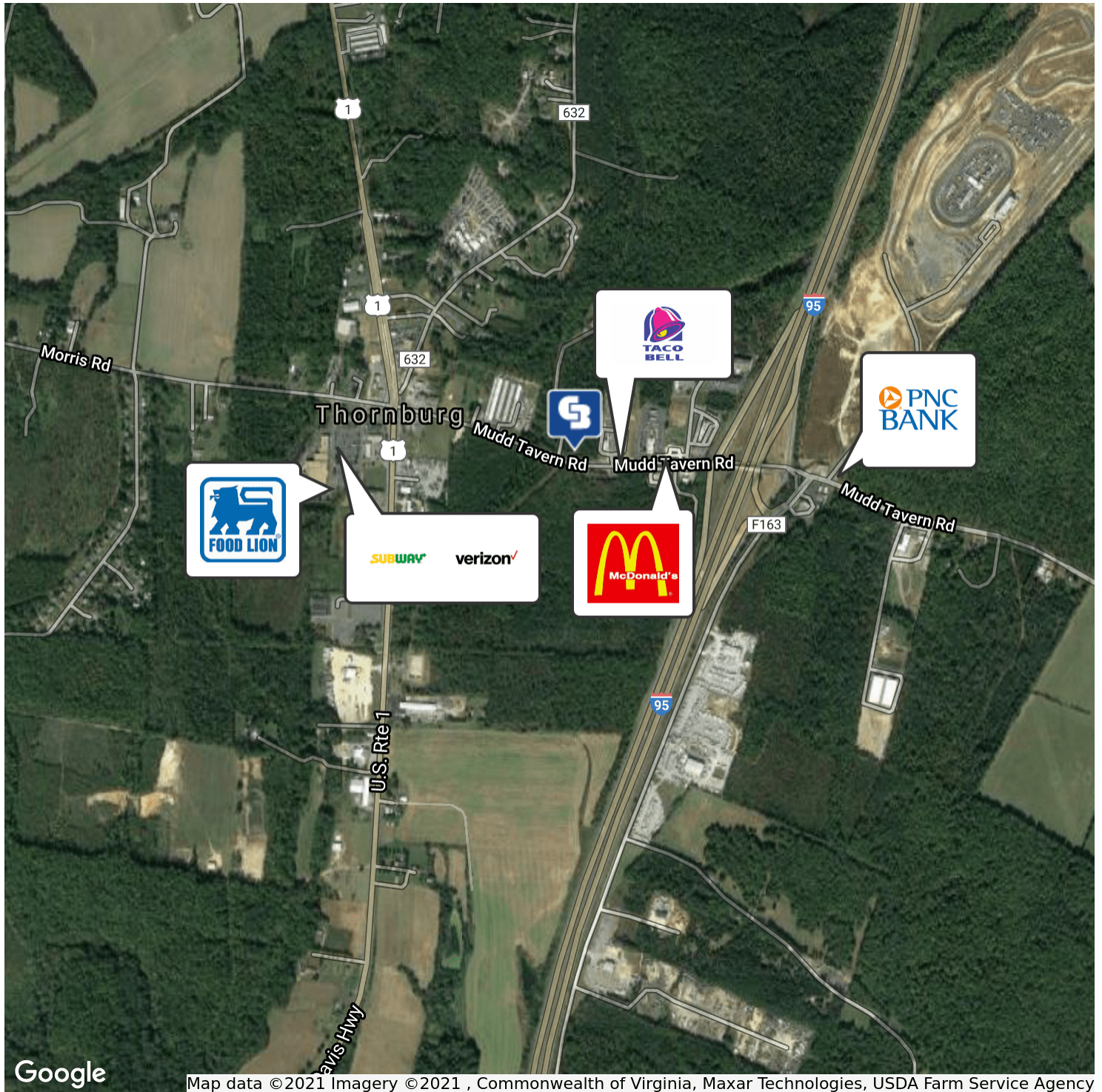




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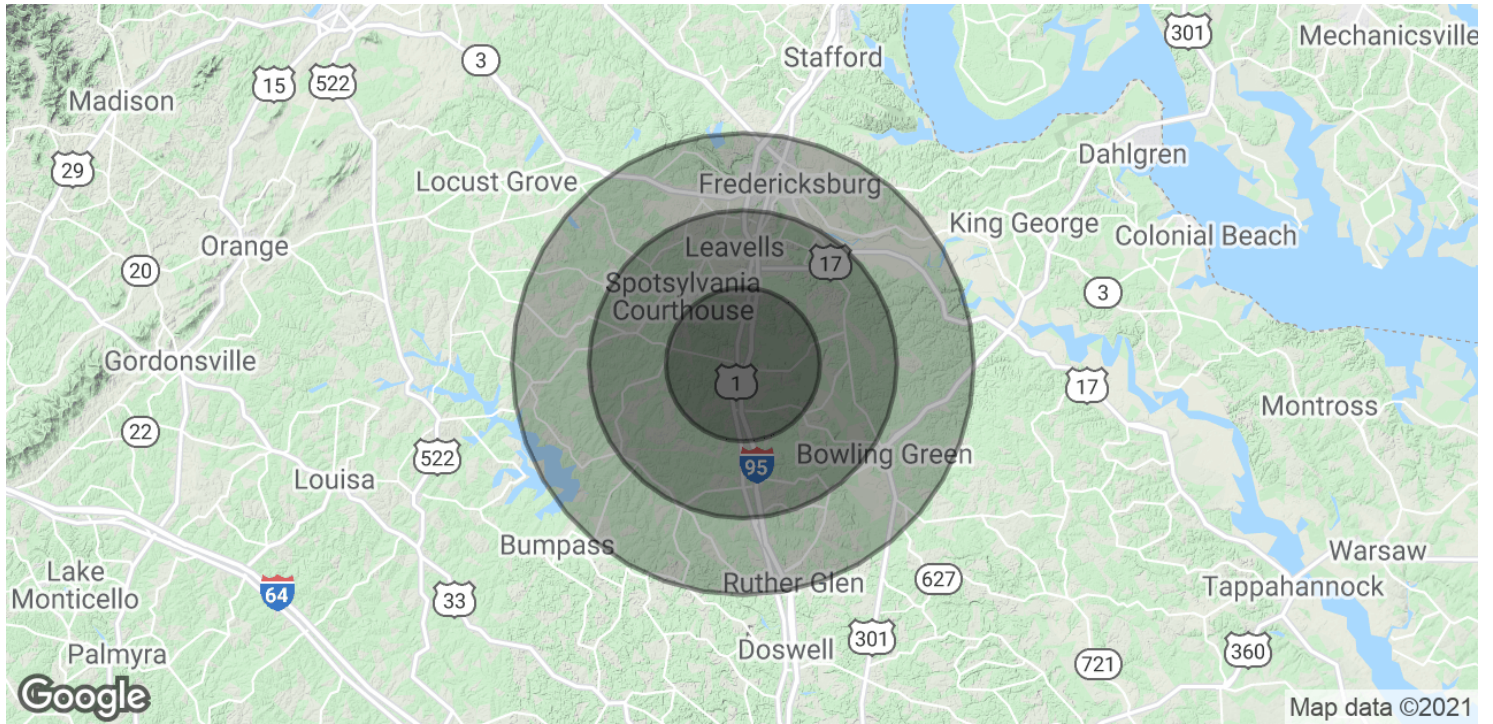
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,104	91,272	212,817
Average age	35.8	34.9	35.3
Average age (Male)	32.6	33.3	34.0
Average age (Female)	37.7	36.1	36.3

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

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