



FOR SALE - FORMER GROCERY BUILDING



PROPERTY DESCRIPTION

This property features a 22,356 square foot former Food Country Grocery Store situated on approximately 3 ± acres along Duff Patt Highway in Duffield, Virginia. The building offers a highly functional layout ideal for continued retail use or redevelopment. Constructed with a broad, open floor plan, the structure supports flexible interior configurations, making it well-suited for a range of commercial uses such as grocery, discount retail, medical, or service-oriented operations.

The property provides ample on-site parking, convenient front and rear access points, and excellent visibility from Duff Patt Highway (US Route 58) - a main thoroughfare serving local residents and regional travelers. Rear loading access and delivery doors make the site practical for larger-scale operations or tenant deliveries.

The building's exterior presents a clean, professional appearance with large storefront windows and clear signage potential. Inside, the wide-span construction allows for unobstructed merchandising areas, high ceilings, and existing utility connections that could readily accommodate refrigeration, display, or office spaces.

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OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	3 Acres
Building Size:	22,356 SF

PROPERTY HIGHLIGHTS

235' Road Frontage

22,356 Square Feet

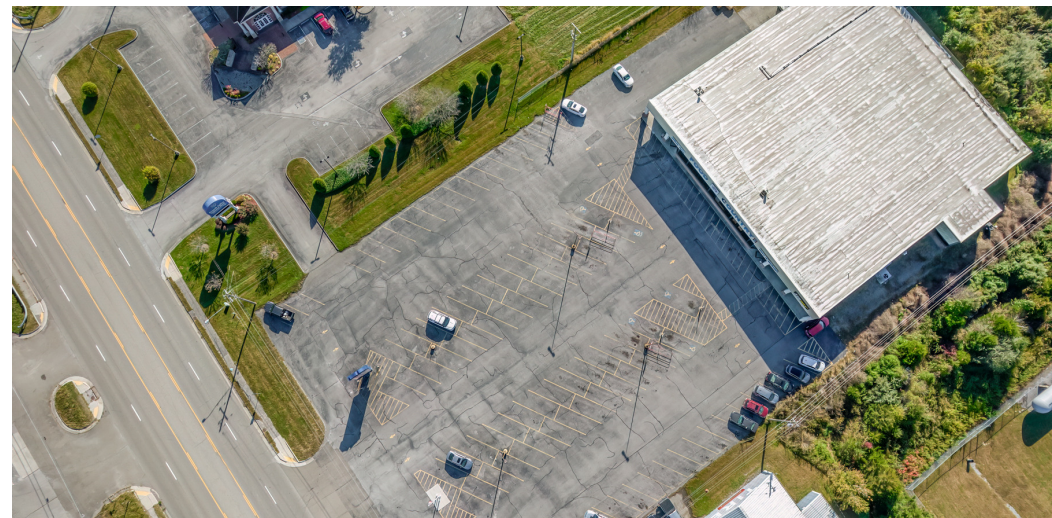
3 +/- Acres

Adjacent to Tempur Productions USA Manufacturing Plant.





OUTSIDE PICTURES



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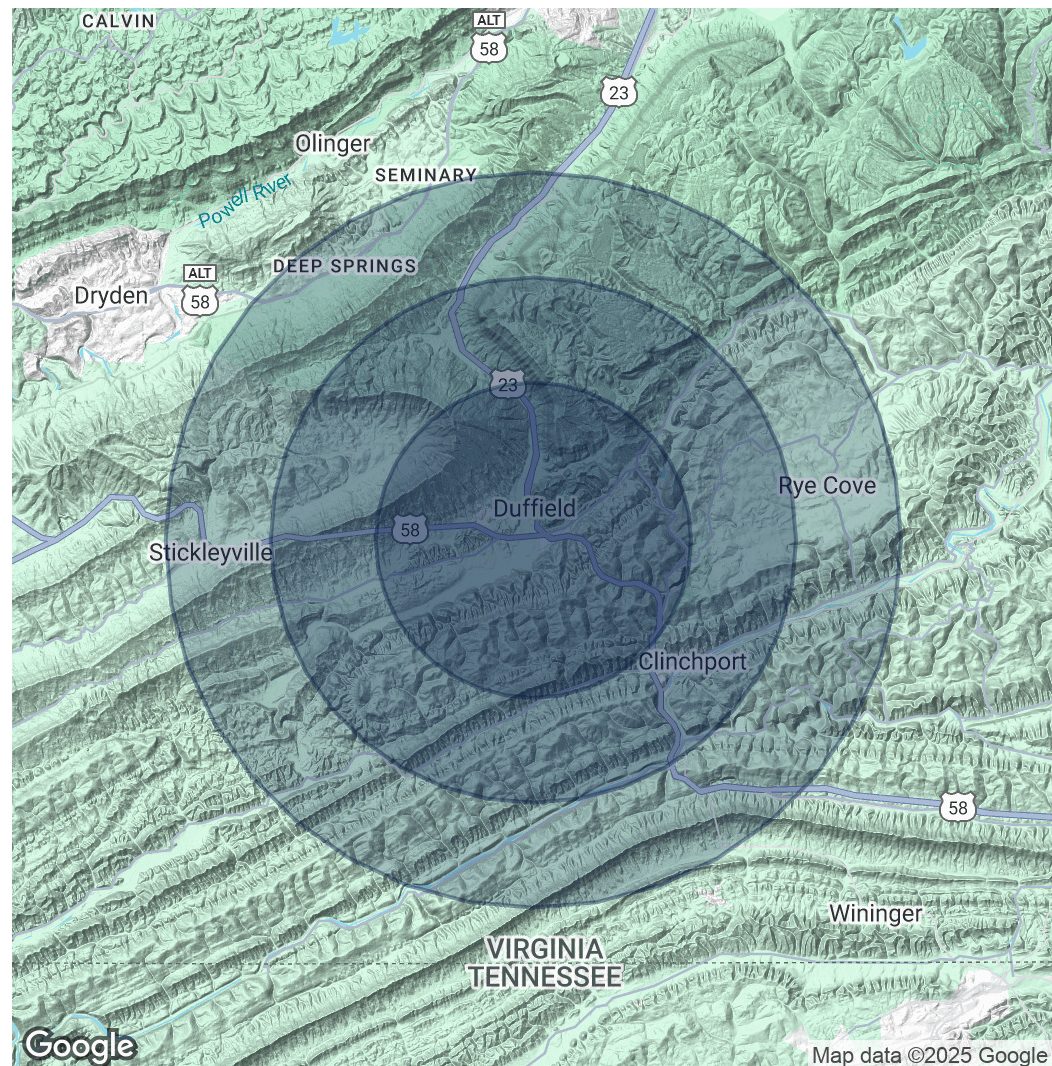


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	2,011	3,614	6,068
Average Age	45	46	46
Average Age (Male)	44	45	45
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	701	1,368	2,416
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$60,049	\$61,091	\$62,576
Average House Value	\$178,009	\$170,204	\$162,848

Demographics data derived from AlphaMap



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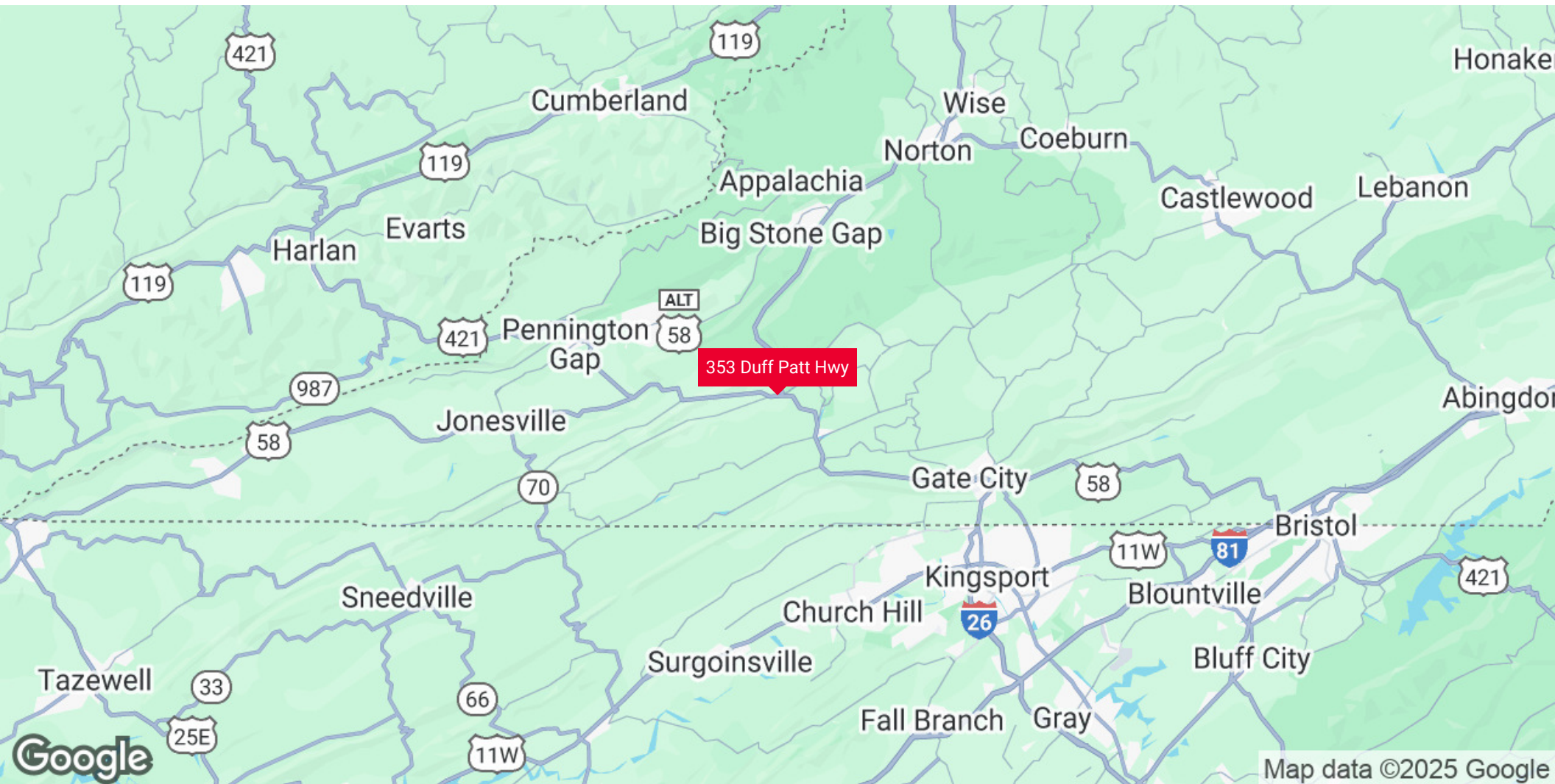
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LOCATION MAP



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