

FOR GROUND LEASE OR BTS

MULTIPLE PADS AVAILABLE

Elliston Land | Elliston, VA



S.L. NUSBAUM
REALTY CO.



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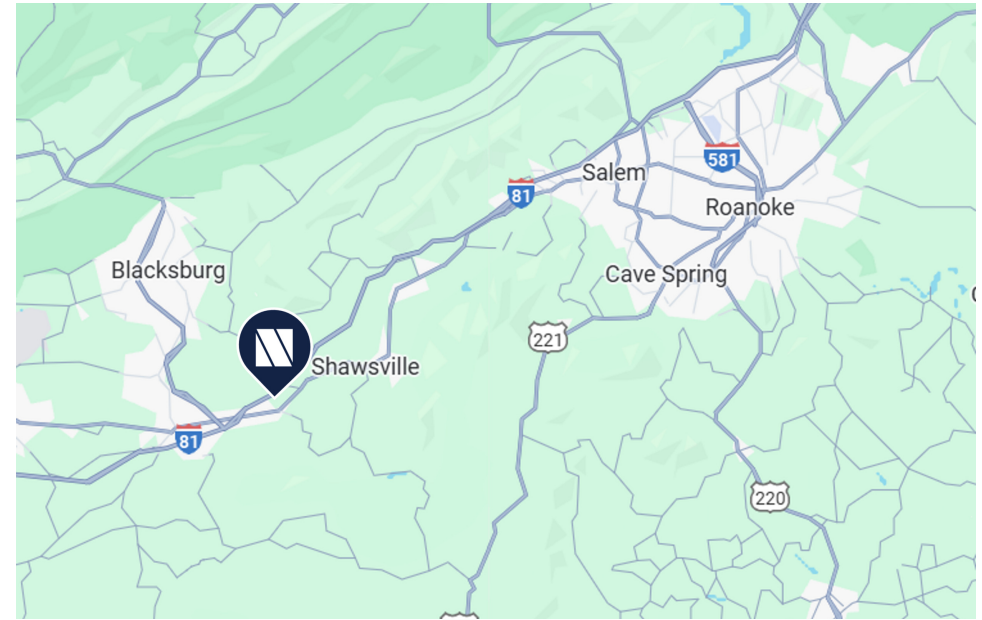
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Available SF:	6.16 Acres
Zoning:	GB

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Population	6,508	10,930	56,188
Total Households	2,351	4,213	22,272
Average HH Income	\$102,511	\$110,837	\$113,748

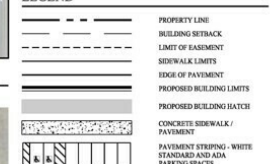
PROPERTY OVERVIEW

Multiple Pads Available for Ground Lease or Build to Suit

PROPERTY HIGHLIGHTS

- High-visibility site off I-81, Exit 128 (51,000 VPD) between Roanoke & Blacksburg (Virginia Tech)
- Zoned GB - ideal for casual dining, fast food, truck stop, convenience store
- Ample road frontage

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Rev. #:	Date:	Description:
Graphic Scale: 		
 <div style="display: inline-block; vertical-align: middle;"> <h1 style="margin: 0;">SOLLI</h1> <h2 style="margin: 0;">ENGINEERING</h2> <p style="margin: 0; font-size: small;"> MORRIS, CT W. HARTFORD, CT NEWROCK, MA SOLLIENGINEERING.COM P: (203) 980-4403 F: (203) 980-9905 </p> </div>		
Drawn By: PDS		
Checked By: STM		
Approved By: KMS		
Project #: 25208001		
Plan Date: 06/19/25	Kevin Solli, P.E. Scale: 1" = 40' VA 402057787	
Project: <div style="text-align: center; padding: 20px;"> <h1 style="margin: 0;">PROPOSED COMMERCIAL DEVELOPMENT</h1> <p style="margin: 0; font-weight: bold; font-size: 1.2em;">NORTH FORK & REESE MOUNTAIN ROAD ELLISTOWN, VIRGINIA</p> </div>		
Sheet Title:	Sheet #:	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <h2 style="margin: 0;">CONCEPT PLAN</h2> </div> <div style="font-size: 4em; font-weight: bold; margin-left: 20px;">CP-1</div> </div>		

TRADE AREA

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CONTACT INFORMATION

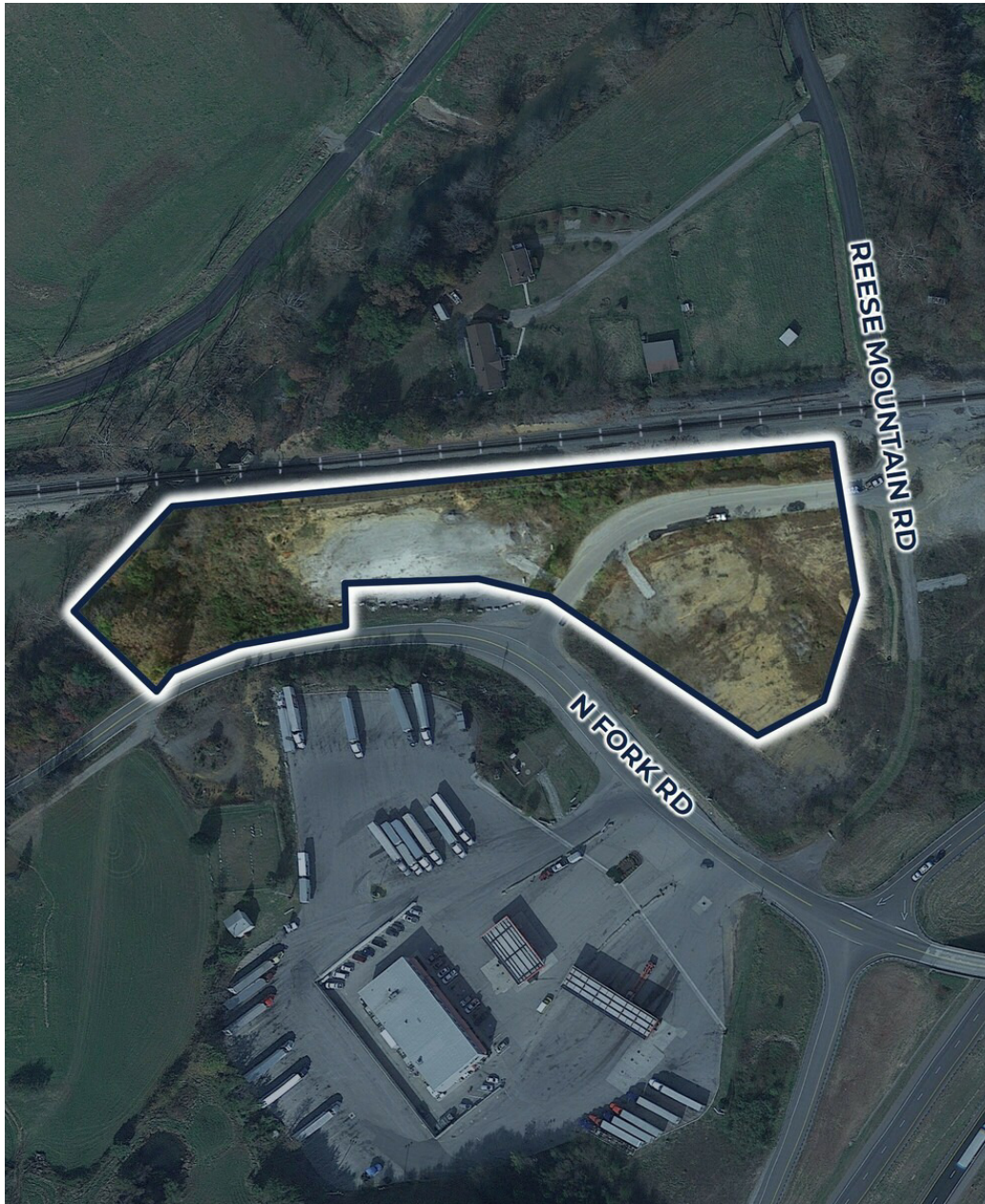
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