

# FOR SALE

## Corner Development Opportunity

Warsaw, VA 22571

**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › Corner development at highly trafficked intersection in the Northern Neck
- › VPD = 21,000
- › Ideal QSR or Gas Station site

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	2,403	4,185	17,898
AVERAGE HH INCOME	\$98,634	\$92,685	\$82,349
DAYTIME EMPLOYEES	1,914	2,197	6,336

#### FOR MORE INFORMATION:

##### TODD BUTTNER

Senior Associate

804-793-0059

[tbuttner@commonwealthcommercial.com](mailto:tbuttner@commonwealthcommercial.com)

##### MORGAN TRIBLE

Vice President

804-433-1822

[mtribe@commonwealthcommercial.com](mailto:mtribe@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.





WARSAW



RAPPAHANNOCK RIVER

TAPPAHANNOCK

