

Mt. Crawford, VA 22841



A COMMERCIAL  
REAL ESTATE BROKERAGE



**S.L. NUSBAUM REALTY CO.** | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

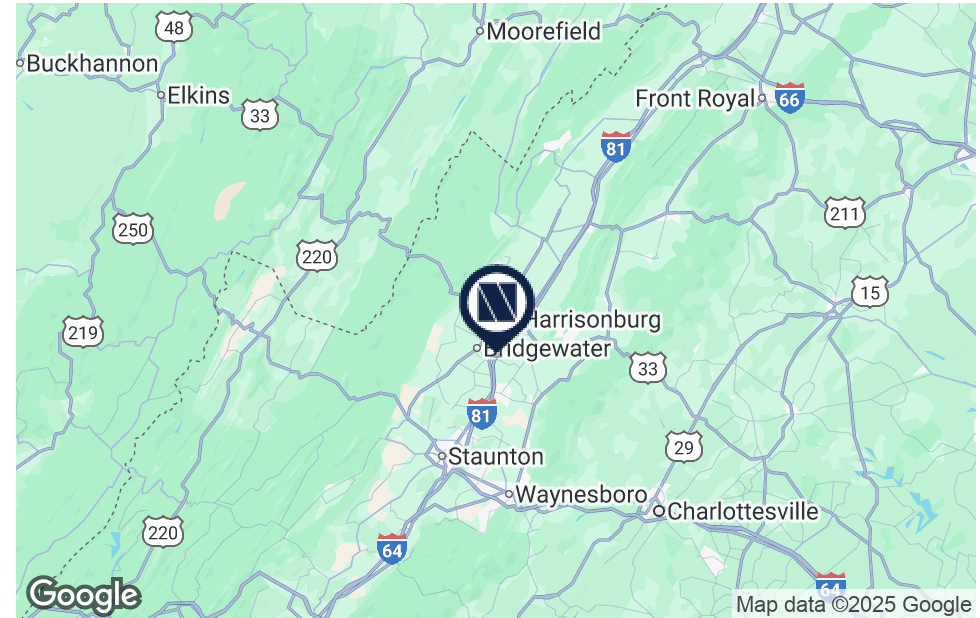
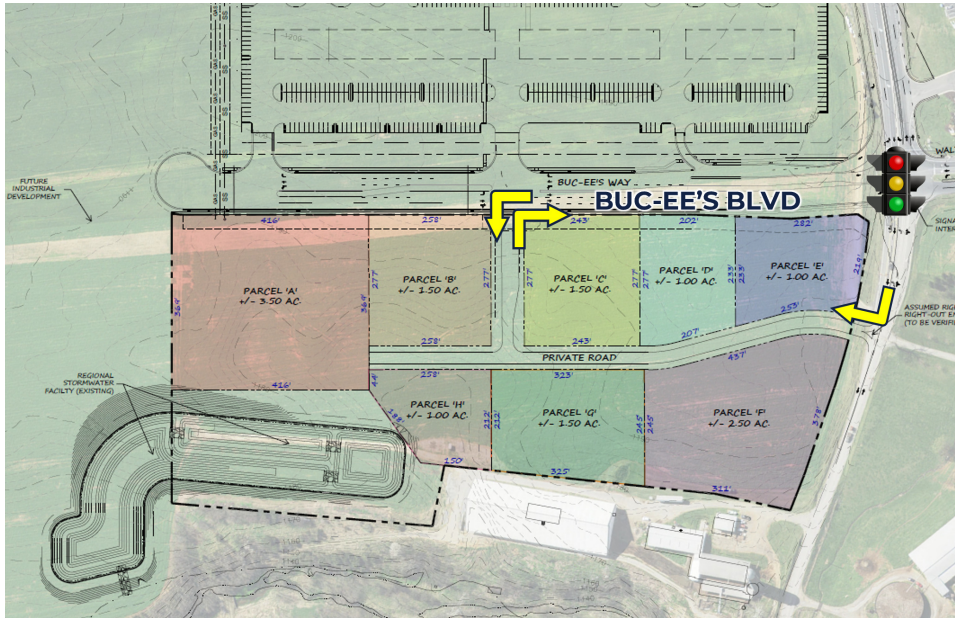


# PROPERTY SUMMARY

KITS CORNER | I-81 & FRIEDENS CHURCH RD  
Mt. Crawford, VA 22841



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## OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	\$100,000.00/acre/year
Lot Size:	20 Total Gross Acreage
Zoning:	BX

### Buc-ee's - Now Open!

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Daytime Population	9,774	31,576	120,181
Total Population	5,971	24,536	105,934
Total Households	1,700	8,872	37,847
Average HH Income	\$104,308	\$104,875	\$93,768

## PROPERTY OVERVIEW

**Parcels for Sale or Ground Lease next to future Buc-ee's! America's favorite Travel Plaza with over 150,000 visitors per week!**

## PROPERTY HIGHLIGHTS

- 20 acres to be subdivided | Minimum pad site - 1 Acre
- Ideal location for: Table-service restaurants, Hotels, Auto Parts Stores, Health Care/Urgent Care Clinics
- VPD I-81 North of Exit 240 - 58,000 | VPD I-81 South of Exit 240 - 57,000
- Six miles to JMU Campus and across from Walmart Distribution Center
- Over 2.5 million SF of industrial and warehouse within 2 miles



# SITE PLAN

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# EMPLOYMENT & ENROLLMENT NUMBERS

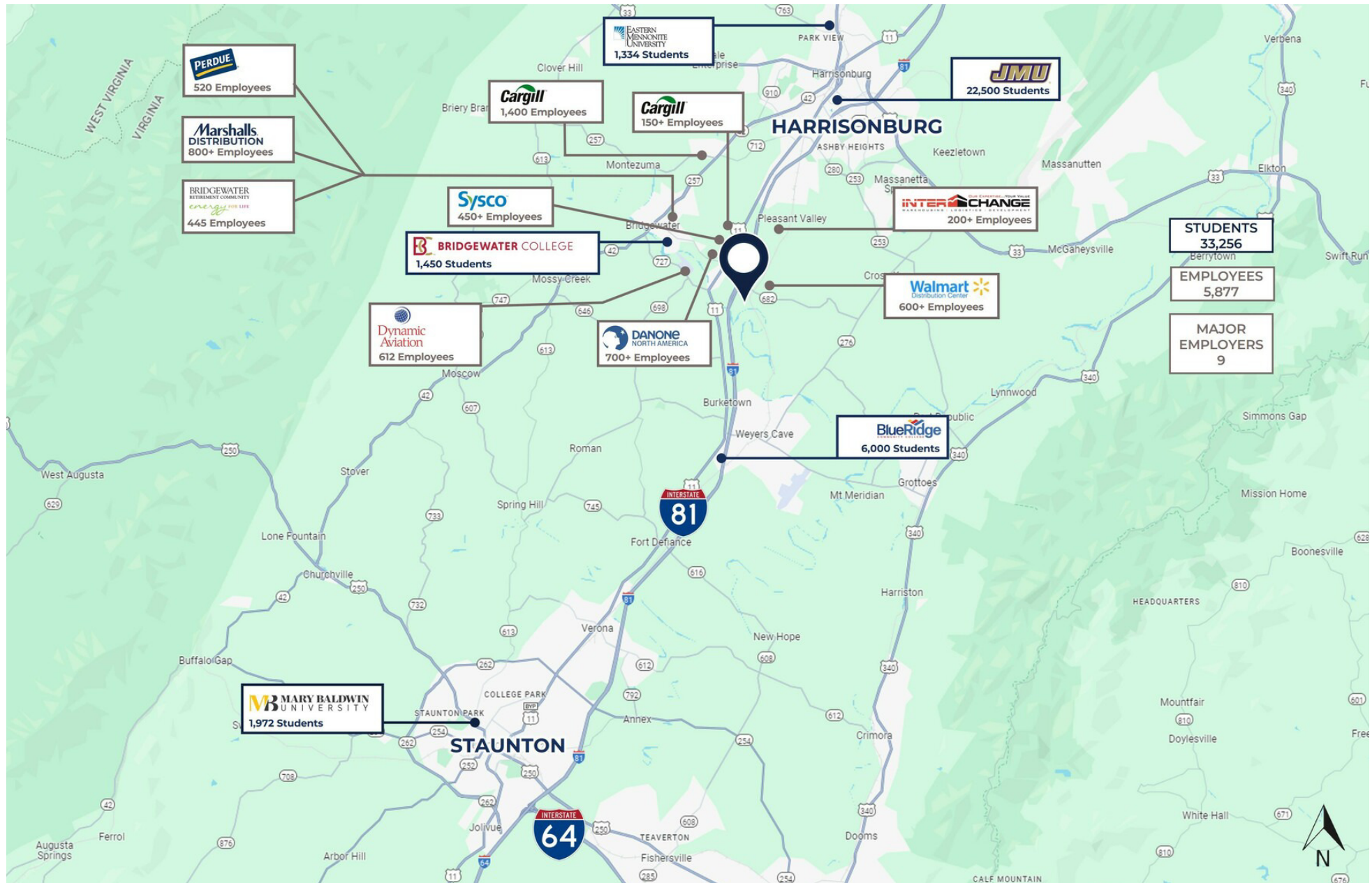
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# TRADE AREA

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# CONTACT INFORMATION

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