

**AVAILABLE: Join Starbucks at Traffic Light,
Across New Chick-fil-A & McDonald's**

1213 Richmond Ave. | Staunton, VA

(540) 849-9020
www.trianglerealtors.net

FOR SALE, LEASE, BUILD-TO-SUIT: 1 TO 3 ACRES



PROPERTY HIGHLIGHTS

- Close Proximity to Lowe's, Walmart, Chili's, Sheetz, Martin's Grocery, Chick-fil-A
- 35,000+ Cars/Day and 50,000+ on I-81
- At First Traffic Light off I-81
- See agent for pricing
- Delivery Condition - Rough Grade with Utilities
- Additional Land Available

MORE INFORMATION

Triangle,
Realtors

Triangle Realtors
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street
Staunton, VA 24401

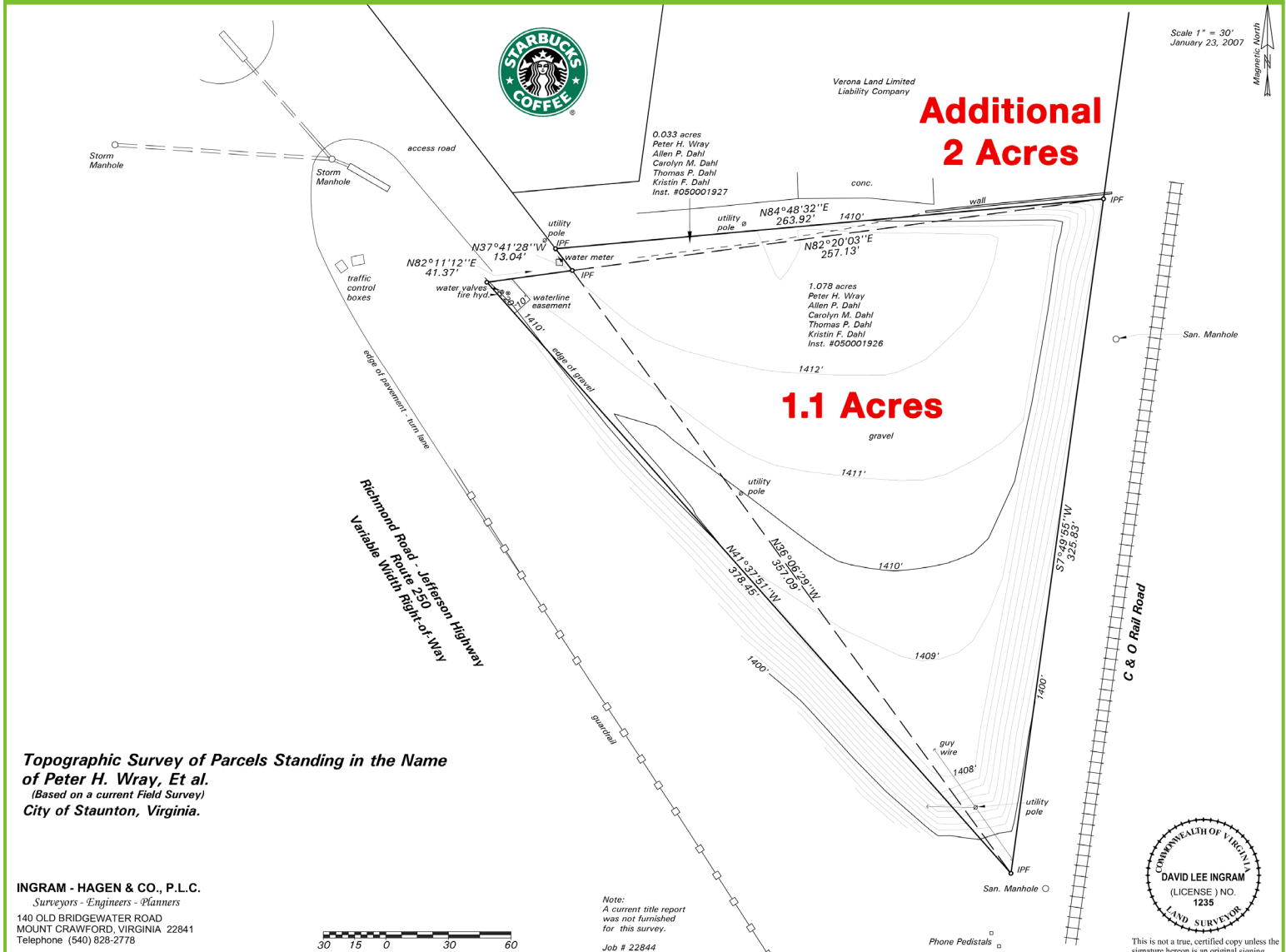
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Pad Site Survey



DEMOGRAPHICS

	7 miles	10 miles	20 miles
Population	54,117	91,228	159,683
Avg HH Income	\$73,201	\$72,039	\$73,514

TRAFFIC COUNTS

I-81	54,000 VPD
I-64	32,000 VPD
Rt. 250	35,000 VPD

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