



..... ONLINE AUCTION DECEMBER 15-17 .....

**FORMER BB&T BANK**  
**FREE-STANDING RETAIL/OFFICE REPOSITIONING OPPORTUNITY**

335 W Front St, Coeburn, VA 24230

Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG1240279

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA // [marcusmillichap.com](http://marcusmillichap.com)

# ONLINE AUCTION

**R MARKETPLACE**

AUCTION DATES: DECEMBER 15-17, 2025  
[CLICK TO VIEW AUCTION WEBSITE](#)

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

## AUCTION DATE

The Auction end date is set for December 15-17, 2025

## ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

335 W FRONT ST

# AUCTION ADVISORS

## **ADAM SKLAVER**

Senior Managing Director Investments  
Auction Division  
Cell: 301.706.4619  
Adam.Sklaver@marcusmillichap.com  
FL #SL3429070

## **PHILIP KATES**

Senior Managing Director Investments  
Auction Division  
Cell: 305.206.1286  
Philip.Kates@marcusmillichap.com  
FL #SL3235872

  
Marcus & Millichap



..... 335 W FRONT ST

# BROKER OF RECORD

**HOSEY, BRIAN C.**

Virginia

(202) 536-3700

License: 0225247494

  
Marcus & Millichap



**Priceless**  
*ya*

**EASTSIDE  
HIGH SCHOOL**

**SUBWAY**

**FAMILY DOLLAR**

 **2<sup>ND</sup> ST NE**  
**±2,314 VPD**

 **FRONT ST E**  
**±3,392 VPD**





# OFFERING SUMMARY

335 W FRONT ST



Starting Bid  
**\$1**



Auction Dates  
**December 15-17**



Building Size  
**6,812 SF**

## AUCTION DETAILS

Starting Bid	\$1
Auction Dates	December 15-17, 2025

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

## OPERATIONAL

Gross SF	6,812 SF
Rentable SF	6,812 SF
# of Suites	1
Lot Size	0.58 Acres (25,264 SF)
Occupancy	0%
Year Built	1968
Zoning	C-1, Community Business
County	Wise
Parcel Numbers	R005238, R005239, R005241, R005242
Address	335 Front St E - Coeburn, VA 24230
Taxes (2025)	\$4,224.18

Disclaimer & Source(s): Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics and year built provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.









# \$1 AUCTION - FORMER BB&T BANK | 3 DRIVE-THRU LANES

335 W Front St, Coeburn, VA 24230

---

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a vacant, free-standing, former BB&T Bank located at 335 Front Street SE in Coeburn, VA 24230 (the "Property"). The Property improvements consist of approximately 6,812 square feet of gross building area and features a large surface parking lot with approximately 25 spaces. The Property is currently vacant and was previously owner-occupied by Truist Bank (BB&T). The Property offers potential owner users/investors the ability to acquire a free-standing retail bank building with significant value add through lease up at long term market rates (CoStar estimated retail rents of \$13-14/SF NNN). The Property is strategically positioned on a ±0.58-acre (±25,278 SF) hard corner parcel across from Coeburn City Hall and is improved with a retail/office building with three (3) drive-thru lanes. This former bank is easily accessible via three points of ingress/egress along Front Street E (±3,392 VPD), 2nd Street NE with traffic counts of 2,314 VPD, and Centre Avenue NE. The Property is Zoned C-1, Community Business District, which offers favorable flexible zoning allowing for a variety of commercial and retail uses via adaptive reuse or repositioning.

Coeburn is located in Wise County in southwest Virginia along U.S. Route 58 and nestled within the Appalachian foothills, offering regional access to the Interstate 81 corridor and the Tennessee-Virginia border. The Property is located within an attractive trade area of ±23,811 residents with an average household income (AHHI) of ±\$53,214 within a 5-mile radius, reinforcing the site's lasting appeal for both investors and owner/users.

## INVESTMENT HIGHLIGHTS

Freestanding Former BB&T Bank on 0.58 Acre Site with 3 Drive-Thru Lanes

Strategic Frontage and Visibility on Front St E with Traffic Counts of 3,392 VPD and 2nd St NE with 2,314 VPD

Attractive Demographics with ±23,811 People and \$53,214 Average Household Income within a 10-Mile Radius

Located in Retail Corridor Directly Across from City Hall, USPS, Priceless IGA, Family Dollar, Subway, and Dense Residential

Zoned C-1, Community Business District with a Variety of Commercial Uses

## ITEMS CORRESPONDING TO SCHEDULE B-II

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 5188962-F-VA-CF-TGRE-AA,  
EFFECTIVE DATE: JULY 11, 2024 AT 8:00 A.M.




- (b) Grant of Channel Improvement Easement to the Town of DeLeon recorded in Deed Book 748, Page 748. NOT PLOTTED ON SURVEY. ITS LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (c) Easements to the Tennessee Valley Authority contained in the Declaration of Taxing recorded in Deed Book 402, Page 217. NOT PLOTTED ON SURVEY. ITS LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (d) Easements to the Tennessee Valley Authority contained in the easement recorded in Deed Book 429, Page 416. NOT PLOTTED ON SURVEY. ITS LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (e) Easement to Chesapeake and Potomac Telephone Company recorded in Deed Book 429, Page 416. NOT PLOTTED ON SURVEY. ITS LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT.
- (f) Minors of whetsever kind, subarise and arborescences, including but not limited to oak, lignite, oil, gas, uranium, sap, sand, sand and gravel in, on, under or upon the land described herein, whether owned by the State of Tennessee or its political subdivisions, whether acting as seller in the Public Records or otherwise, shall remain the property of the State of Tennessee, notwithstanding the ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. NOT PLOTTED ON SURVEY. NO PLUTTABLE ITEMS.
- (g) Six state of facts as shown on the Plats recorded in Plat Book 23, Page 46, State of Tennessee, and also as shown on the Plats recorded in Plat Book 201, Page 150, Side 4B, State of Tennessee, and also as shown on the Plats recorded in Plat Book 201, Page 150, Side 4B, State of Tennessee.

### UTILITY NOTES

- UN1** The location of utilities shown herein are from observed evidence of above ground appearances only. The owner does not provide with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2** From observed above ground appearances only as shown herein, gas, electric, storm sewer, sanitary sewer and water lines and/or services is available for the subject property within the public road right-of-way of Front Street and Center Avenue.
- UN3** Before digging in this area, call 1-800-552-7001 or 811 for field locations (request for ground markings) of underground utility lines.

## LEGEND OF SYMBOLS & ABBREVIATIONS

[THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.]

- |   |                              |   |                      |   |                       |
|---|------------------------------|---|----------------------|---|-----------------------|
|    | MONUMENT FOLDING             |    | SPOT LIGHT           |    | WATER MANHOLE         |
|    | MONUMENT TO BE SET           |    | POLEMAN              |    | WATER VALVE           |
|    | MONUMENT TOP                 |    | STREET LIGHT         |    | WATER METER           |
|    | MONUMENTED                   |    | SEWER LINE           |    | WATER FIRE            |
|    | RECURVED-A                   |    | SEWER MANHOLE        |    | GAS MANHOLE           |
|    | POB                          |    | AIR TRANSFORMER      |    | GAS VALVE             |
|    | POINT OF BEGINNING           |    | ELECTRIC TRANSFORMER |    | GAS METER             |
|    | P.W.                         |    | GAS MANHOLE          |    | GAS WATER             |
|    | SEL                          |    | ELECTRIC METER       |    | GAS WATER METER       |
|    | SET REINFORCED CONC          |    | ELECTRIC BOX         |    | PHONE TANK            |
|    | SET MANHOLE                  |    | CABLE BOX            |    | PHONE VALVE           |
|    | SHOULDER, WATER PIPE         |    | CABLE METER          |    | PHONE MANHOLE         |
|    | SPACED PIPE                  |    | TRAFFIC POLE         |    | PHONE BOX             |
|    | HOPE HOLE, SENTRY            |    | TRAFFIC SIGNAL       |    | PHONE FLAG POLE       |
|    | HOPE HOLE, SENTRY            |    | TRAFFIC MANHOLE      |    | PHONE BOLLARD         |
|    | OST. MAIN IRON PIPE          |    | TRAFFIC SIGNAL BOX   |    | PHONE HOLE            |
|   | OST. BOLLARD IRON PIPE       |   | SEWER MANHOLE        |   | PHONE MONITORING WELL |
|  | U.G. UNDERGROUND             |  | STORM DRAIN          |  | MAIL BOX              |
|  | C = FIDUCIAL                 |  | STORM DRAIN MANHOLE  |  | MAIL POST             |
|  | C = CABLE TELEVISION LINE    |  | STORM INLET          |  | MAIL POST TANK        |
|  | C = GAS LINE                 |  | UNKNOWN MANHOLE      |  | MAIL POST TANK        |
|  | T = TELEPHONE LINE           |  | DECIDUOUS TREE       |  | MAIL POST TANK        |
|  | W = WATER LINE               |  | EVERGREEN TREE       |  | MAIL POST TANK        |
|  | CH = CABLE AND ELECTRIC WIRE |   |                      |  | MAIL POST TANK        |
|  | UTILITY                      |   |                      |  | MAIL POST TANK        |

### ZONING INFORMATION

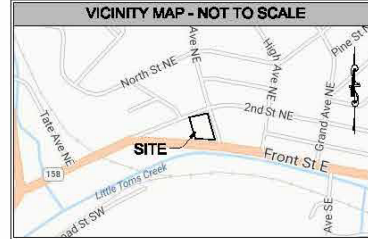
The subject property is zoned "C1" Community Business District.

Front Setback: 20 ft.  
Side Setback: 5 ft.  
Rear Setback: 20 ft.

Height Requirements: 35 ft.  
Area Requirements: All lots have the minimum required frontage.  
Density Requirements: Buildings cover 25% of area of the lot.  
Parking Requirements: Office or office building (other than medical) requires one parking space for every 100 square feet of floor area.

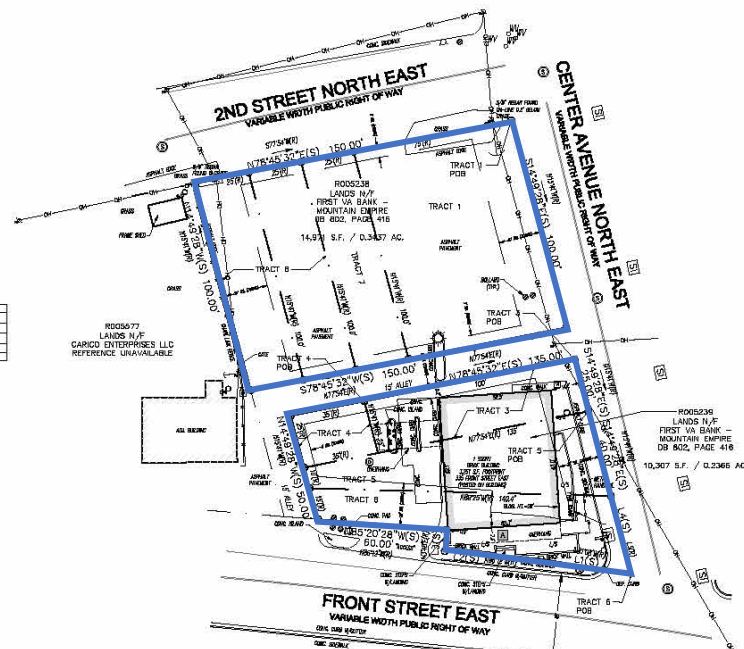
Zoning data obtained from Zoning Report #224644811, dated June 20, 2024, prepared by Land Science.

## VICINITY MAP - NOT TO SCALE



## MISCELLANEOUS NOTES

- METU** SURVEY PREPARED BY FIRST ORDER, LLC, 4383 HECKSTON ROAD SUITE B,  
BETHLEHEM, PA, 610-365-2977.
- HENR** PROPERTY IS KNOWN AS  
HUNZICK, HENDERSON, R002538  
ADDRESS: 335 FRONT STREET, COBURGN, VA, WISE COUNTY
- METU** LOT AREA = 25,578 S.F. OR 0.5863 AC.
- HENR** PARKING PROVIDED -  
- RECREATION = 0 SPACES  
- HANDICAPPED = 0 SPACES  
- TOTAL SPACES PROVIDED = 0
- METU** THE SUBJECT PROPERTY HAS ACCESS VIA FRONT STREET, CENTER AVENUE AND  
THE BASES OF BEARINGS FOR THIS SURVEY IS PLAT BOOK 146, PAGE 108.
- HENR** MONUMENTS ON PLAT ARE EXPOSURE MARKS AND DEEDS MAY THEREFORE  
UNLESS OTHERWISE NOTED, BEARINGS ARE REFERRED TO RECORD DEED MERICAN.  
MONUMENTS WERE FOUND - SET AT POINTS WHERE INDICATED.
- METU** THERE WAS NO EVIDENCE OF ANY LIMITS TO DISCLOSED OR BURIAL  
BROKEN ON THE SURFACE. NO EVIDENCE OF ANY LIMITS TO DISCLOSED OR BURIAL  
EVIDENCE IN THE PRESENT OF THE SURVIVOR OR OBSERVED IN THE PROCESS  
CONDUCTING THE SURVEY.
- METU** IN RESPONSE TO ALTA/NASPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS  
AFFECTING THE PROPERTY BOUNDARY.
- METU** IN RESPONSE TO ALTA/NASPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE  
EVIDENCE OF EARTH MOVEMENT, BUILDING CONSTRUCTION OR BUILDING  
ADDITIONS WITHIN RECENT MONTHS.
- METU** IN RESPONSE TO ALTA/NASPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES  
TO THE PROPERTY BOUNDARY WITHIN RECENT MONTHS. ALL INFORMATION  
AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE  
EVIDENCE OF RECENT SIGNIFICANT CONSTRUCTION OR REPAIRS.



**SCALE : 1" = 30'**

## FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 510779, MAP NUMBER 51195SC02550 WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2011 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE ([HTTP://MSC.FEMA.GOV](http://msc.fema.gov)). WE HAVE LEARNED THAT COMMUNITY DOCS CURRENTLY OPERATES THE FLOODPLAIN AND FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

### PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/07/2024	FIRST DRAFT		
09/20/2024	CLIENT COMMENTS		
10/24/2024	REVISION		
STATUS: <input type="checkbox"/> DRAFT	STATUS: <input type="checkbox"/> DRAFT	STATUS: <input type="checkbox"/> DRAFT	STATUS: <input type="checkbox"/> DRAFT

### SIGNIFICANT OBSERVATIONS

**A** BUILDING CROSSES SETBACK LINE BY UP TO 7.3'.

## LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY  
AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR  
ANY OTHER PURPOSE OR TRANSACTION





Priceless

EASTSIDE  
HIGH SCHOOL

SUBWAY

FAMILY DOLLAR

2ND ST NE  
±2,314 VPD

FRONT ST E  
±3,392 VPD



# \$1 AUCTION - FORMER BB&T BANK | 3 DRIVE-THRU LANES

REGIONAL MAP







SECTION 1



# MARKET OVERVIEW

Demographics

Marcus & Millichap



# \$1 AUCTION - FORMER BB&T BANK | 3 DRIVE-THRU LANES

## DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
<b>2029 Projection</b>			
Total Population	4,190	8,282	25,891
<b>2024 Estimate</b>			
Total Population	4,223	8,319	26,059
<b>2020 Census</b>			
Total Population	4,263	8,370	26,121
<b>2010 Census</b>			
Total Population	5,224	10,083	30,413
<b>Daytime Population</b>			
2024 Estimate	3,153	7,163	27,452
<b>HOUSEHOLDS</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2029 Projection</b>			
Total Households	1,785	3,475	11,149
<b>2024 Estimate</b>			
Total Households	1,784	3,474	11,151
Average (Mean) Household Size	2.3	2.3	2.3
<b>2010 Census</b>			
Total Households	1,783	3,473	11,157
<b>2010 Census</b>			
Total Households	2,065	3,984	12,393
<b>Occupied Units</b>			
2029 Projection	2,120	4,104	13,168
2024 Estimate	2,119	4,102	13,166
<b>HOUSEHOLDS BY INCOME</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2024 Estimate</b>			
\$150,000 or More	3.5%	4.2%	5.3%
\$100,000-\$149,999	7.3%	7.9%	9.6%
\$75,000-\$99,999	9.4%	11.1%	10.3%
\$50,000-\$74,999	24.6%	22.7%	20.2%
\$35,000-\$49,999	16.9%	16.1%	14.1%
Under \$35,000	38.3%	38.0%	40.4%
Average Household Income	\$52,827	\$55,223	\$57,837
Median Household Income	\$46,264	\$46,865	\$44,894
Per Capita Income	\$22,872	\$23,402	\$25,101

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$132,178	\$136,997	\$139,729
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$16,848	\$17,345	\$17,696
Transportation	\$7,816	\$8,111	\$8,255
Food	\$6,671	\$6,913	\$7,007
Personal Insurance and Pensions	\$4,760	\$5,006	\$5,100
Entertainment	\$2,073	\$2,157	\$2,182
Cash Contributions	\$1,857	\$1,926	\$2,042
Apparel	\$1,118	\$1,140	\$1,133
Personal Care Products and Services	\$749	\$778	\$793
Education	\$593	\$656	\$686
Tobacco Products and Smoking Supplies	\$474	\$487	\$498
<b>POPULATION PROFILE</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Population By Age</b>			
2024 Estimate Total Population	4,223	8,319	26,059
Under 20	23.0%	23.0%	22.6%
20 to 34 Years	16.1%	17.4%	18.4%
35 to 39 Years	5.8%	5.7%	5.7%
40 to 49 Years	13.0%	13.2%	12.4%
50 to 64 Years	20.9%	20.4%	19.9%
Age 65+	21.1%	20.3%	20.9%
Median Age	43.0	42.0	42.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	3,027	5,858	18,416
Elementary (0-8)	9.5%	7.9%	7.4%
Some High School (9-11)	19.5%	16.3%	12.6%
High School Graduate (12)	35.0%	36.3%	34.9%
Some College (13-15)	16.0%	16.6%	19.9%
Associate Degree Only	6.7%	7.1%	8.6%
Bachelor's Degree Only	10.1%	9.9%	9.5%
Graduate Degree	3.2%	6.0%	7.2%

# \$1 AUCTION - FORMER BB&T BANK | 3 DRIVE-THRU LANES

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 26,059. The population has changed by -14.32 percent since 2010. It is estimated that the population in your area will be 25,891 five years from now, which represents a change of -0.6 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 39.0. The population density in your area is 83 people per square mile.



### EMPLOYMENT

In 2024, 9,157 people in your selected area were employed. The 2010 Census revealed that 57.6 percent of employees are in white-collar occupations in this geography, and 28.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



### HOUSEHOLDS

There are currently 11,151 households in your selected geography. The number of households has changed by -10.02 percent since 2010. It is estimated that the number of households in your area will be 11,149 five years from now, which represents a change of -0.0 percent from the current year. The average household size in your area is 2.3 people.



### HOUSING

The median housing value in your area was \$125,523 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 8,737.00 owner-occupied housing units and 3,656.00 renter-occupied housing units in your area.



### INCOME

In 2024, the median household income for your selected geography is \$44,894, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 22.40 percent since 2010. It is estimated that the median household income in your area will be \$49,441 five years from now, which represents a change of 10.1 percent from the current year.

The current year per capita income in your area is \$25,101, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$57,837, compared with the U.S. average, which is \$101,307.



### EDUCATION

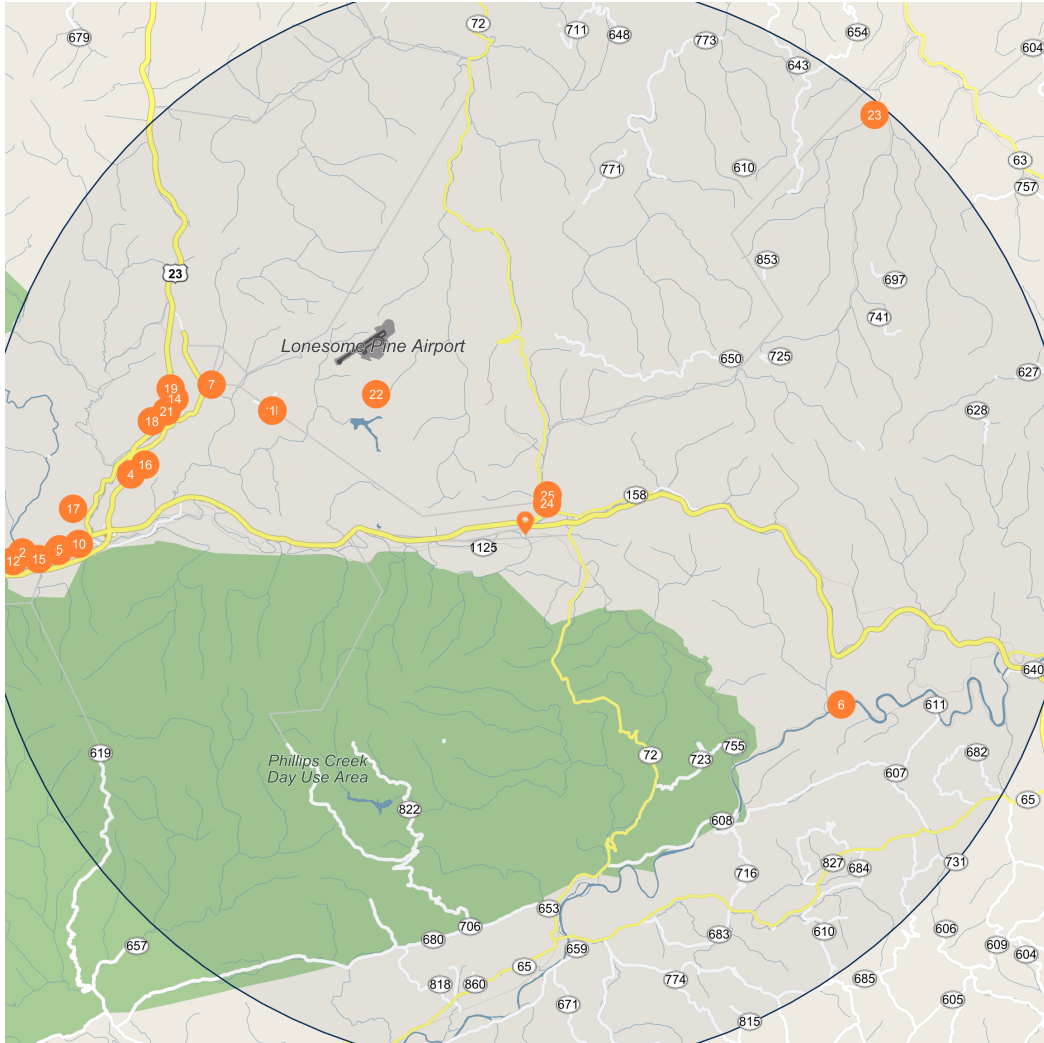
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 16.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 42.1 percent in the selected area compared with the 19.7 percent in the U.S.



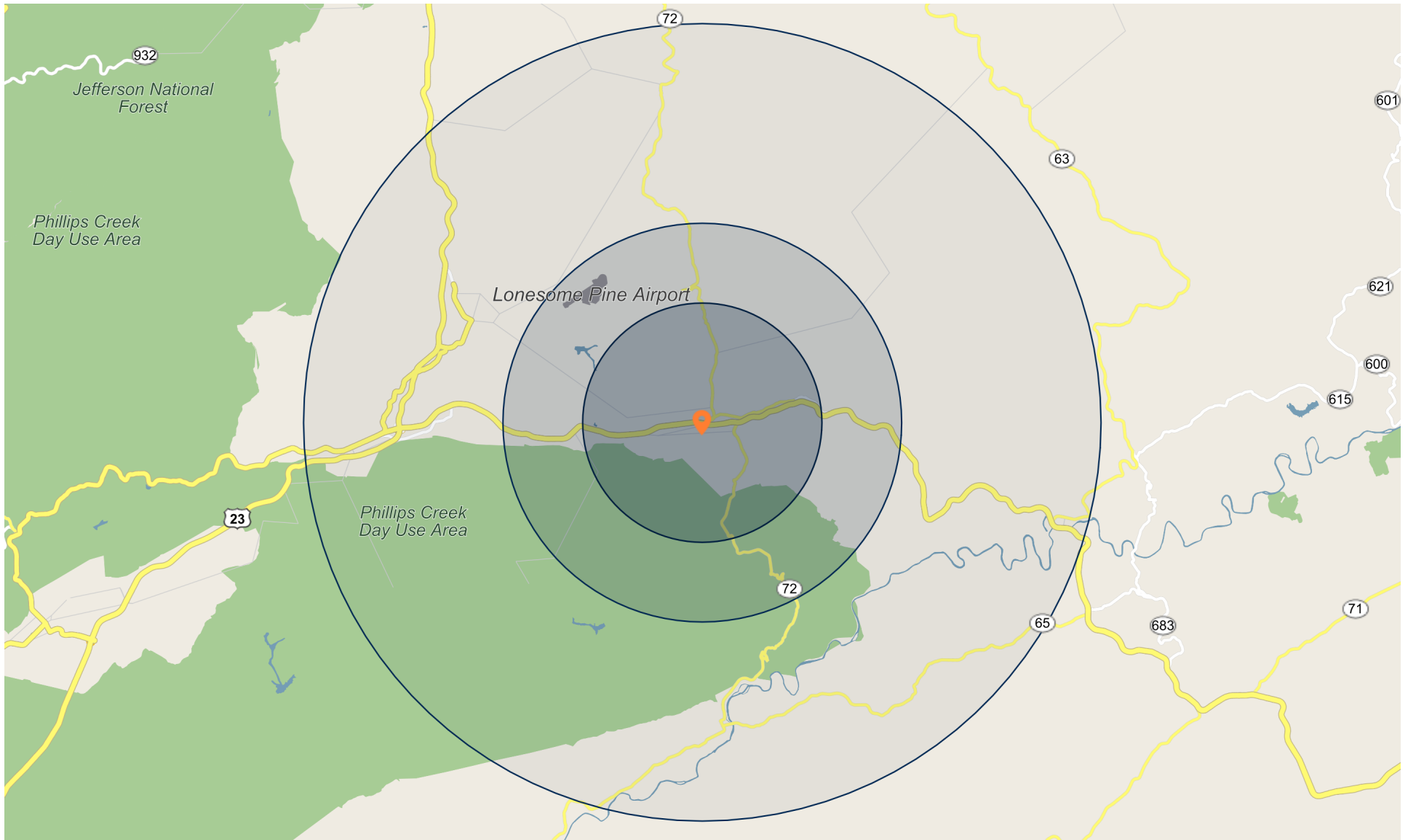
## DEMOGRAPHICS



	Major Employers	Employees
1	Compass Group Usa Inc-Chartwells	365
2	Norton Community Hospital-Fitone Wise Co	302
3	University of Virginias Coll	237
4	C&J Well Services Inc	214
5	Modivcare Solutions LLC-Logisticare	208
6	Homestyle Dining LLC-Bonanza Restaurant	200
7	County of Wise-Wise County	170
8	Uva-Wise	132
9	AT&T Corp-AT&T	110
10	Norfolk Southern Railway Co-Norfolk Southern	100
11	Pro Art Assn A Chpter of Vrgni	96
12	Virginia Dept Corrections-District 18 Prbtion Parole Off	85
13	Rector Visitors of The Univ VA-University Vrgn-Cllege At Wise	84
14	Lowes Home Centers LLC-Lowes	83
15	Pepsi Cola Btlg Inc Norton VA-Pepsico	75
16	Walmart Inc-Walmart	73
17	Wellmont Health System-Mountain View Regional Medical	72
18	Monterrey Mexican Restaurant	72
19	K-Va-T Food Stores Inc	70
20	Cooper Center-University of Virginia	63
21	Debill Enterprises Inc-Mr Gattis	61
22	Castle & Cooke Arizona Inc-Golden Bear CLB At Knes Pointe	60
23	Dickenson County School Dst-Ervinton Jr-Sr High School	58
24	Wise County Public Schools-Eastside High School	56
25	Wise County Public Schools-Coeburn Primary School	56

# \$1 AUCTION - FORMER BB&T BANK | 3 DRIVE-THRU LANES

DEMOGRAPHICS





335 W FRONT ST

# AUCTION ADVISORS

## **ADAM SKLAVER**

Senior Managing Director Investments  
Auction Division  
Cell: 301.706.4619  
Adam.Sklaver@marcusmillichap.com  
FL #SL3429070

## **PHILIP KATES**

Senior Managing Director Investments  
Auction Division  
Cell: 305.206.1286  
Philip.Kates@marcusmillichap.com  
FL #SL3235872

  
**Marcus & Millichap**