

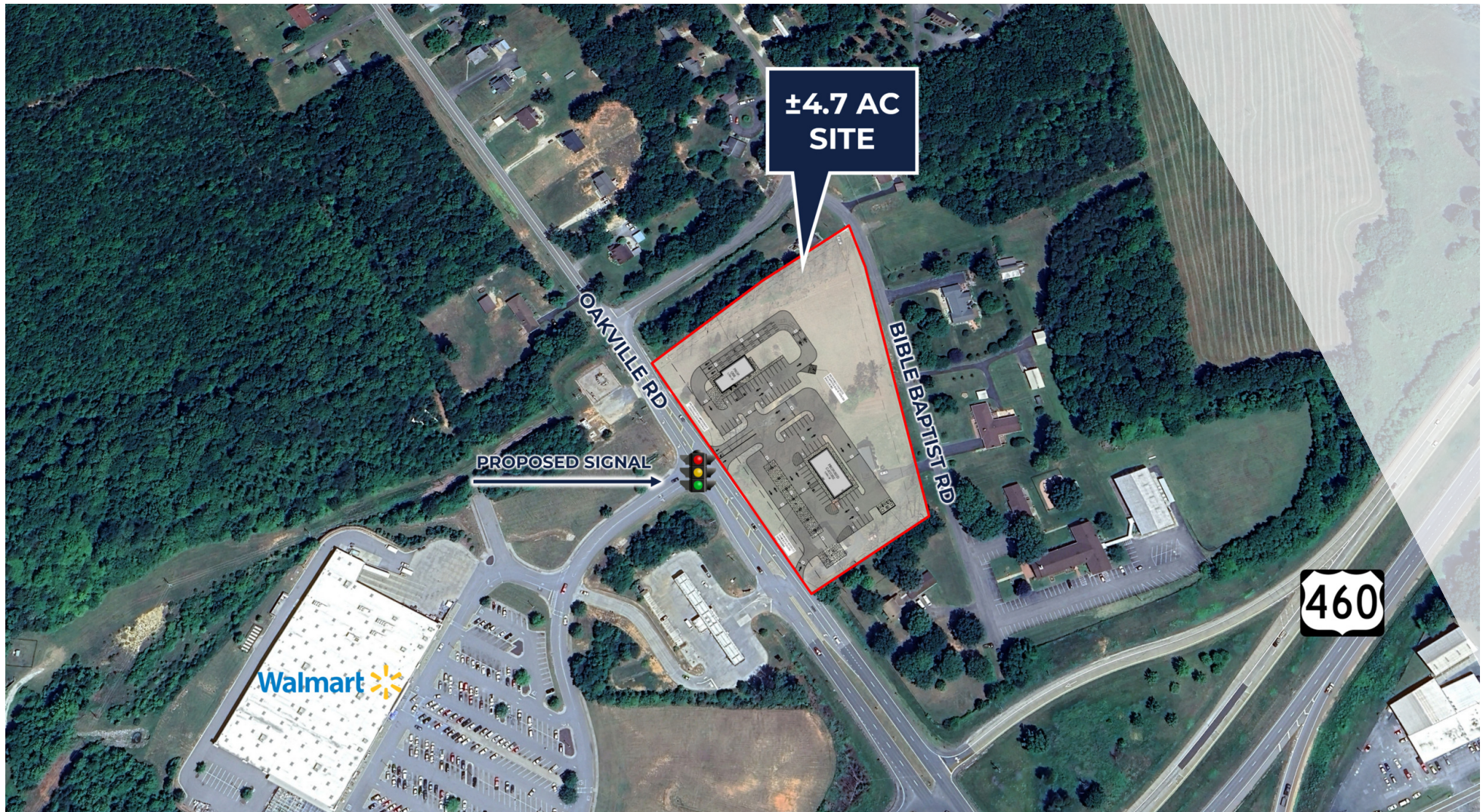
FOR GROUND LEASE | BTS

MULTIPLE RETAIL PADS AVAILABLE

Appomattox Land | Appomattox, VA



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Lot Size:	4.7 Acres

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Population	8,770	11,941	18,720
Total Households	3,520	4,839	7,535
Average HH Income	\$86,381	\$85,347	\$85,327

PROPERTY OVERVIEW

Multiple pads available for ground lease or build to suit

PROPERTY HIGHLIGHTS

- 291' of frontage on Route 25/Oakville Rd, directly across from Walmart
- Just off the US-460 interchange
- Signal at intersection proposed
- Flat, buildable terrain

CONCEPTUAL SITE PLAN

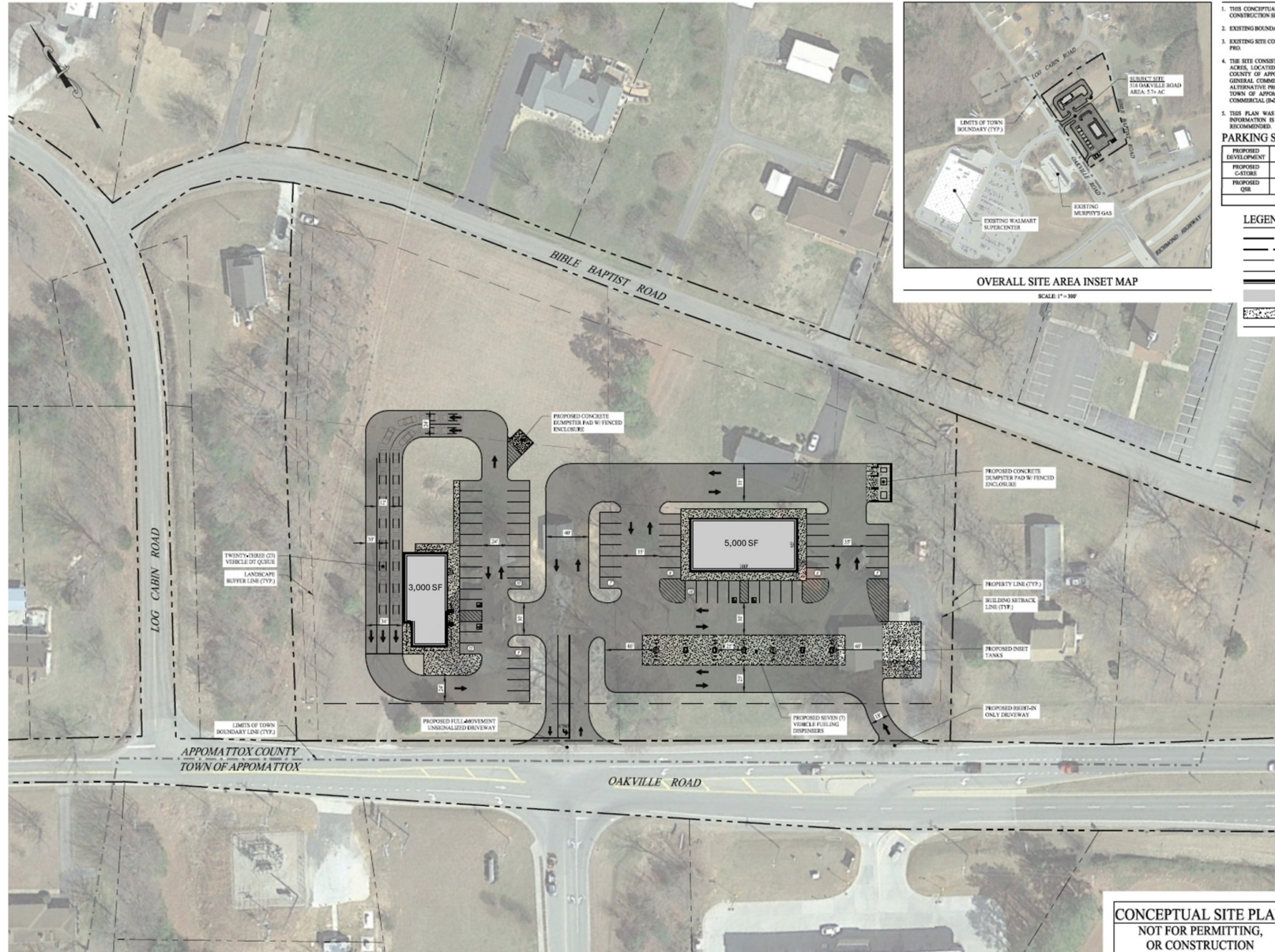
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GENERAL NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR DISCUSSION PURPOSES ONLY. NO PERMITTING OR CONSTRUCTION SHALL OCCUR BASED ON THIS PLAN.
2. EXISTING SITE CONDITIONS TAKEN FROM APPOMATTOX COUNTY GIS.
3. EXISTING SITE CONDITIONS TAKEN FROM AERIAL IMAGERY PRODUCED BY GOOGLE EARTH PRO.
4. THE SITE CONSISTS OF FOUR (4) PARCELS WITH A TOTAL AREA OF APPROXIMATELY 5.7+ ACRES, LOCATED IN THE LOW DENSITY RESIDENTIAL (R-S) ZONING DISTRICT OF THE COUNTY OF APPOMATTOX, VIRGINIA. A ZONE CHANGE WOULD BE REQUIRED TO THE GENERAL COMMERCIAL (GC) ZONING DISTRICT (EXISTING) FOR THE PROPOSED USE. AN ALTERNATIVE PROPOSED WOULD REQUIRE THE ANNEXATION OF THE PROPERTY INTO THE TOWN OF APPOMATTOX AND WOULD REQUIRE A ZONE CHANGE TO THE GENERAL COMMERCIAL (GC) ZONING DISTRICT (TOWN) FOR THE PROPOSED USE.
5. THIS PLAN WAS CREATED WITHOUT REGARD TO SITE GRADING, AS TOPOGRAPHIC INFORMATION IS UNKNOWN AT THIS TIME. PERFORMING AN ALTA/ACM SURVEY IS RECOMMENDED.

PARKING SUMMARY

PROPOSED DEVELOPMENT	GFA	REQUIREMENT	REQUIRED	PROPOSED
PROPOSED OFFICE	1,000 SF	1 SPACE / 200 SF	25	34
PROPOSED QTR	3,000 SF	1 SPACE / 4 SEATS + 1 SPACE / EMPLOYEE	25	30
		TOTAL	50	64

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJOINING LOT LINE
---	EDGE OF PAVEMENT
---	PROPOSED BUILDING LIMITS
---	PROPOSED BUILDING MATCH
---	CONCRETE SIDEWALK / PAVEMENT
---	SIDEWALK LIMITS

OVERALL SITE AREA INSET MAP

SCALE: 1" = 300'

Rev. # Date Description



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Drawn By: JSM
Checked By: STM
Approved By: JSM
Project #: 23212101
Plan Date: 08/09/23
Scale: 1" = 40'

Project: **PROPOSED COMMERCIAL REDEVELOPMENT**
516 OAKVILLE ROAD
APPOMATTOX, VIRGINIA

Sheet Title: **CONCEPT PLAN**
Sheet #: **CP-1**

TRADE AREA

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