

# ***/// GARY W. CASE*** ***AND COMPANY, INC.***

## **AVAILABLE**

### **COMMERCIAL PROPERTY** **FOR SALE OR LEASE**

- **1151 Bridger Lane  
Forest, VA 24551  
Corner of Forest Rd. and Bateman Bridge Rd.**
- **Size: 2.97 Acres/Frontage on Forest Rd. & Bateman Bridge Rd.**
- **Office Building: Two (2) Levels – 3,304 Sq. Ft./1,652 Sq. Ft. per Level**
- **Zoning: PD-1**
- **Public Water & Sewer**
- **Storm Water Retention Pond on Site**
- **Notes: Great location. High traffic count. Prime office/retail area.  
Adjacent to the Walmart Neighborhood Grocery/Drug Store.  
Hardees, Firehouse Subs, Finks Jewelry, The Columns, Centra  
Health Clinic, Bank of the James and First Bank & Trust.**  
  
**Subject to Jefferson Crossings POA rules and regulations which  
include site and architectural approval.**
- **Lease: \$46,256.00 Yr./\$3,854.67 Mo./\$14.00 Sq. Ft./Yr.**
- **Sale Price: \$995,000.00**

FOR ADDITIONAL INFORMATION PLEASE CONTACT:



**307 Brook Park Place**

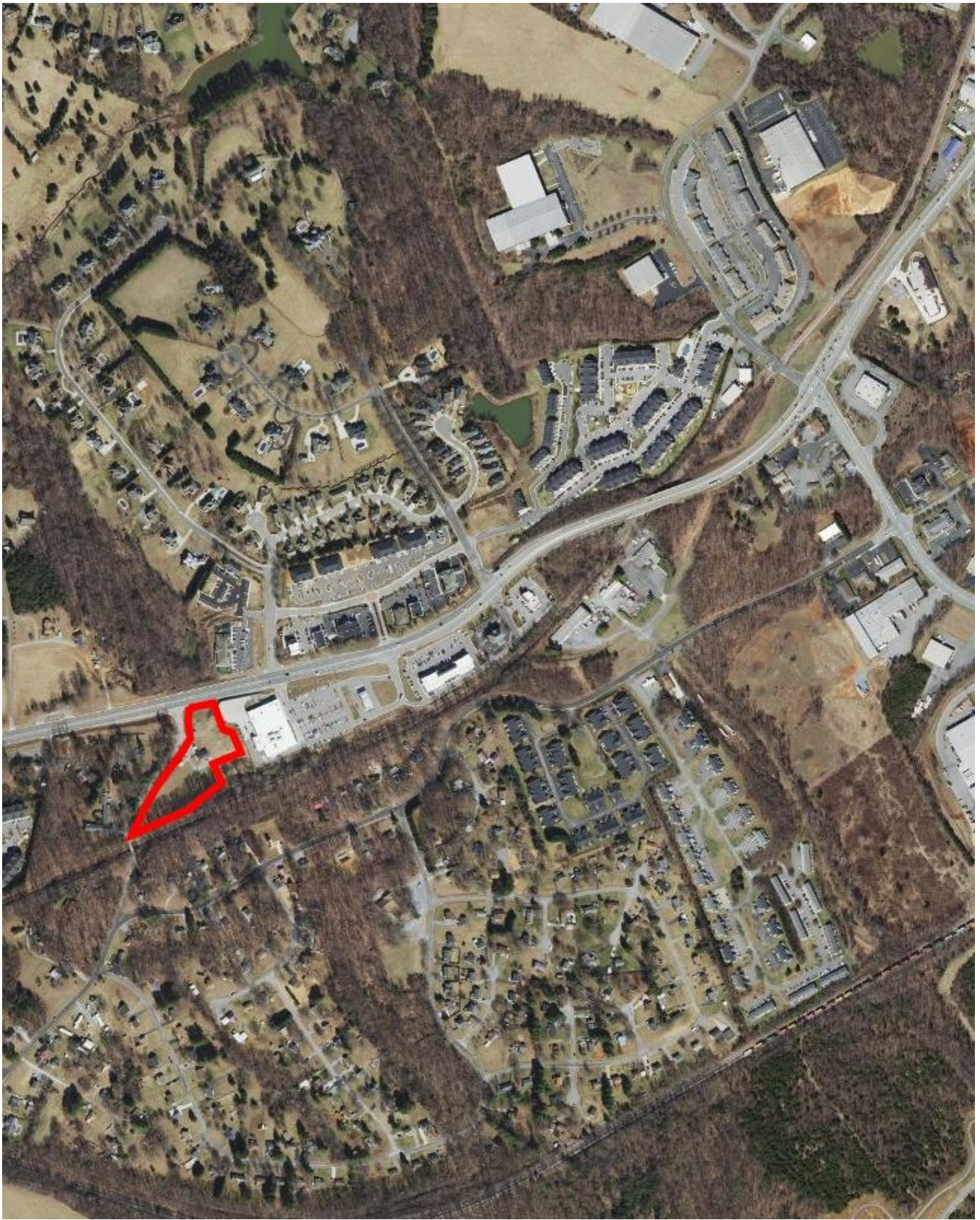
**Forest, VA 24551**

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