

40 MAIN STREET

40
MAIN

BOONES MILL, VA



FOR SALE OR LEASE



CUSHMAN &
WAKEFIELD

THALHIMER



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MAIN

GREAT BUSINESS OPPORTUNITIES

- Bank
- Restaurant
- Brewery
- Church
- Gym
- Retail

SALES PRICE: \$335,000

LEASE RATE: \$9.00 PSF

BUILDING DESCRIPTION

- 4,554 SF available on 0.39 acres
- Free standing building with two drive-thru lanes
- 20+ parking spaces
- Ample parking in front and rear of building
- Multiple ingress and egress points
- 26,000 VPD top counts in Franklin County
- Built in 1955



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BETHLEHEM ROAD
VIRGIL H. GOODE HIGHWAY

40 MAIN



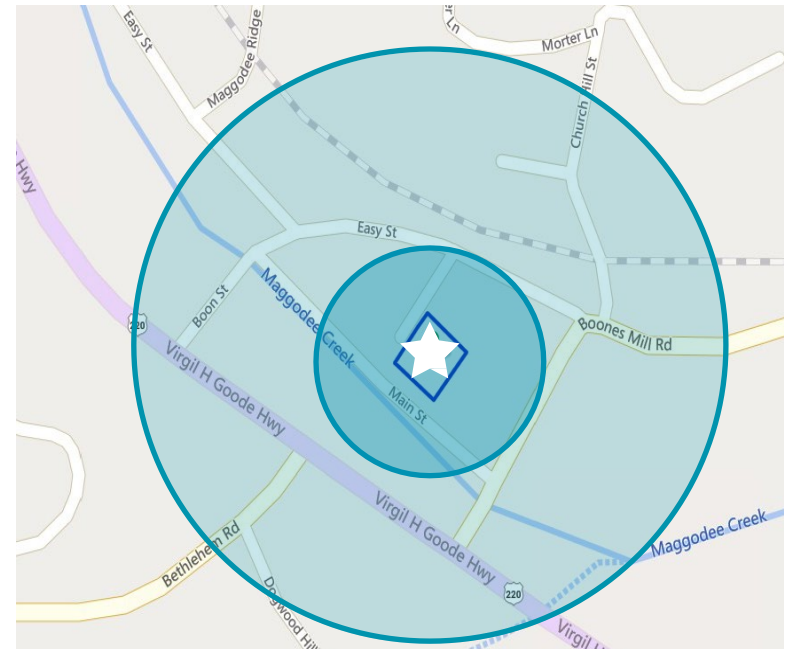
40 MAIN STREET, BOONES MILL VIRGINIA

TRAFFIC COUNTS

	VPD
Virgil H. Goode Hwy	26,000
Bethlehem Road	1,900

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	754	2,541	7,274
HOUSEHOLDS	354	1,032	2,960
AVG. HH INCOME	\$94,620	\$95,995	\$98,145
DAYTIME POPULATION	634	1,810	5,076



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LOCATION



40 MAIN

BRIGGS COOPER

540 767 3017

briggs.cooper@thalhimer.com

WYATT POATS

540 767 3008

[wyatt.poats@thalhimer.com](mailto:w Wyatt.Poats@thalhimer.com)



Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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