



VILLAGE OF MIDDLETOWN COMMERCIAL DEVELOPMENT

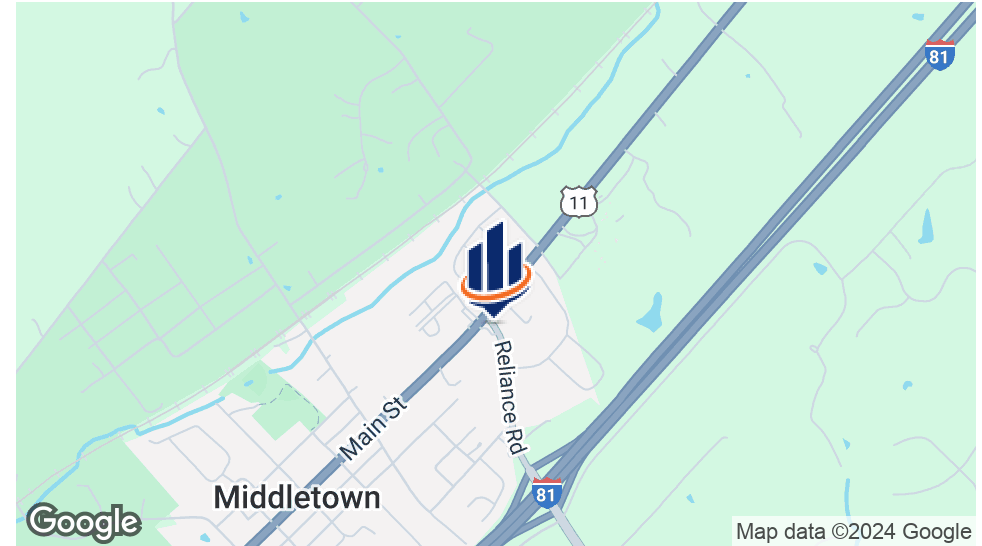
1 RELIANCE RD
MIDDLETOWN, VA 22645

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Google

Econo Lodge Inn & Suites
From \$62/night
on Priceline

Property Summary



OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	3.84 Acres
Price / Acre:	\$208,073
Zoning:	B2
Market:	Northern Virginia
Submarket:	Middletown

PROPERTY OVERVIEW

Options galore! Purchase or ground lease with potential seller financing for a qualified purchaser. I-81 Exit #302 is the Gateway entrance into the Historic Town of Middletown, Virginia. This is the last remaining lot at the corner of Reliance Road and Valley Ave [Rt #11]. We have 3.84 acres zoned B2 highway commercial. You are surrounded by The Village at Middletown by Ryan Homes. Richmond American Homes are building 90 additional single-family homes on the south end of town. Middletown is home to Historic Wayside Inn, circa 1797, Laurel Ridge Community College with 3,500 students and staff. Immediate neighbors include; Comfort Inn, McDonalds, Dollar General, 7-11, Liberty C-store with fuel depot, Sheetz C-store with fuel depot has recently opened on the east side of the interstate. Locate your successful business venture where the growth is happening.

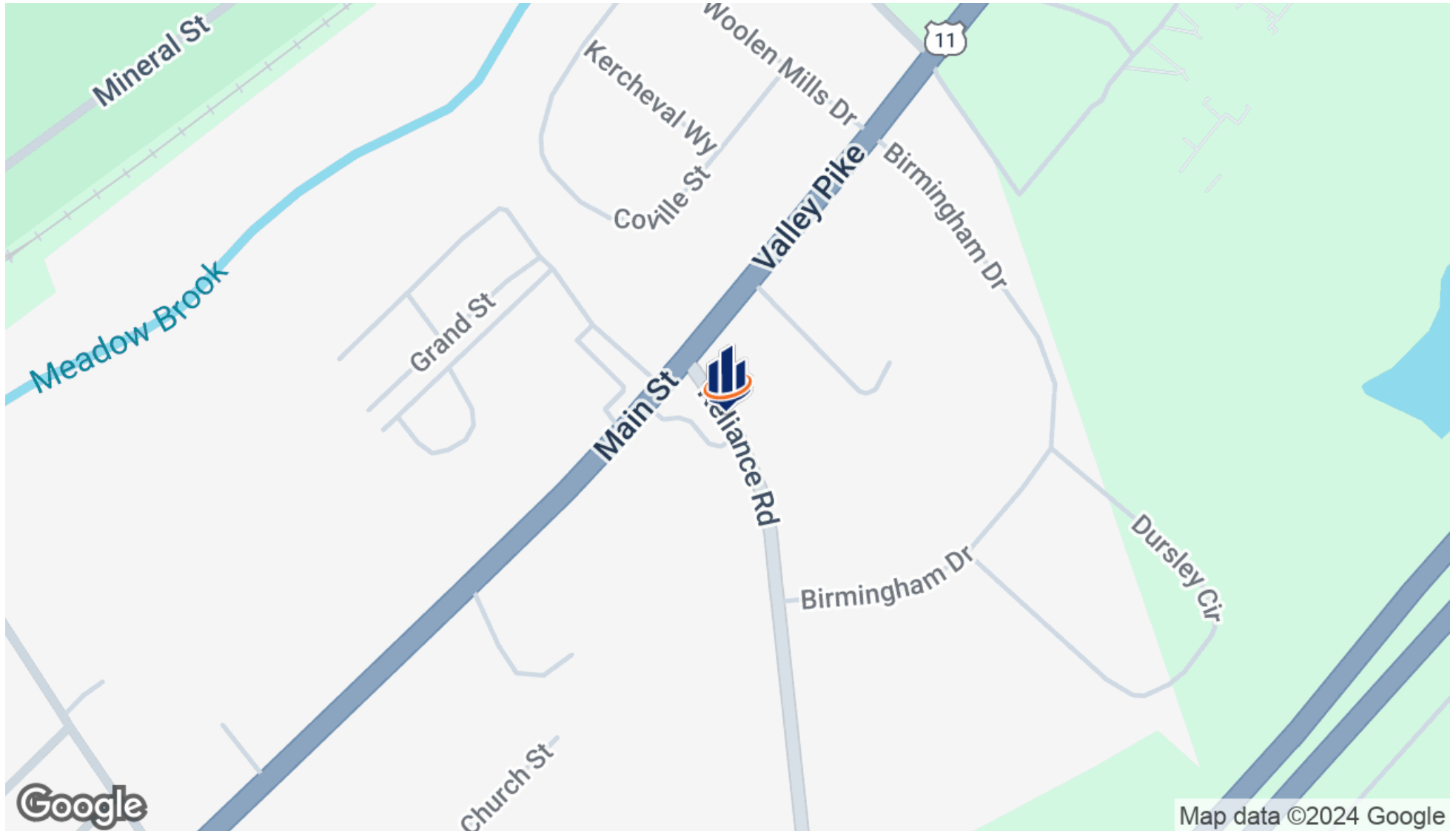
PROPERTY HIGHLIGHTS

- Great site for retail, country market, restaurant, medical office, hotels and more.
- Lot has a proffer to allow for 22 units of multi-family over commercial on the ground level
- Public water and sewer are available to the site
- Purchase property, ground lease available along with the potential for seller financing for a qualified purchaser

Additional Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,109	71,800	155,821
Average Age	42.0	41.5	41.1
Average Age (Male)	39.2	39.8	39.8
Average Age (Female)	43.3	42.3	42.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,083	29,505	64,365
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$79,606	\$78,243	\$80,474
Average House Value	\$267,904	\$261,557	\$255,818

2020 American Community Survey (ACS)

