

FOR SALE OR GROUND LEASE

NORTH RIVER CROSSING | I-81 & FRIEDENS CHURCH RD
Mt. Crawford, VA 22841



S.L. NUSBAUM
REALTY CO.

COTTONWOOD
COMMERCIAL

A COMMERCIAL
REAL ESTATE BROKERAGE



SITE

UNDER CONSTRUCTION
OPENING SUMMER 2025



BUCEE'S



DEVELOPMENT BY
INTERCHANGE
WAREHOUSING LOBBIES DEVELOPMENT

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PROUD PARTNER

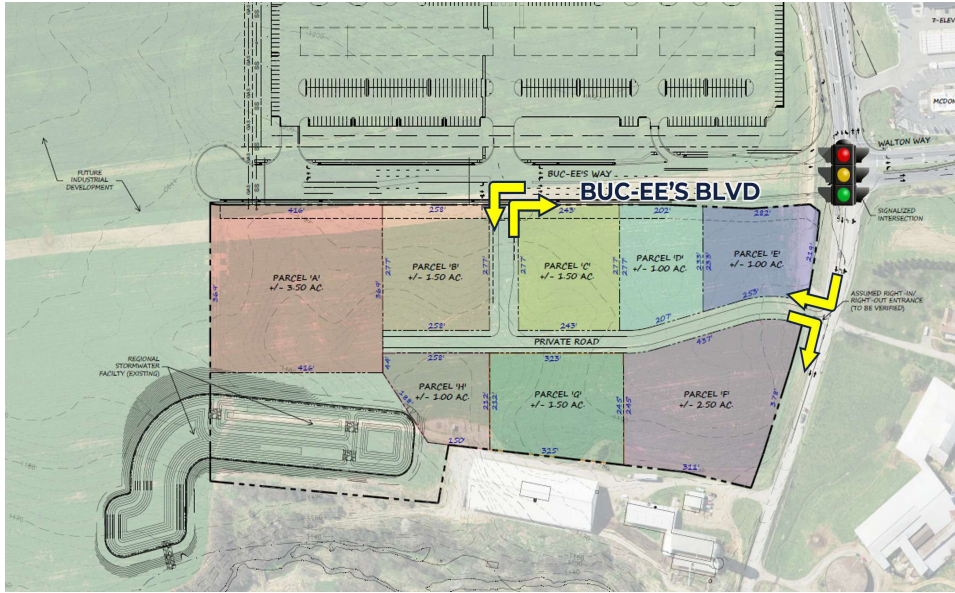
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agents
Ground Lease Rate:	\$100,000.00/acre/year
Lot Size:	20 Total Gross Acreage
Zoning:	BX

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Daytime Population	9,774	31,576	120,181
Total Population	5,971	24,536	105,934
Total Households	1,700	8,872	37,847
Average HH Income	\$104,308	\$104,875	\$93,768

PROPERTY OVERVIEW

Parcels for Ground Lease next to future Buc-ee's! America's favorite Travel Plaza with over 100,000 visitors per week!

PROPERTY HIGHLIGHTS

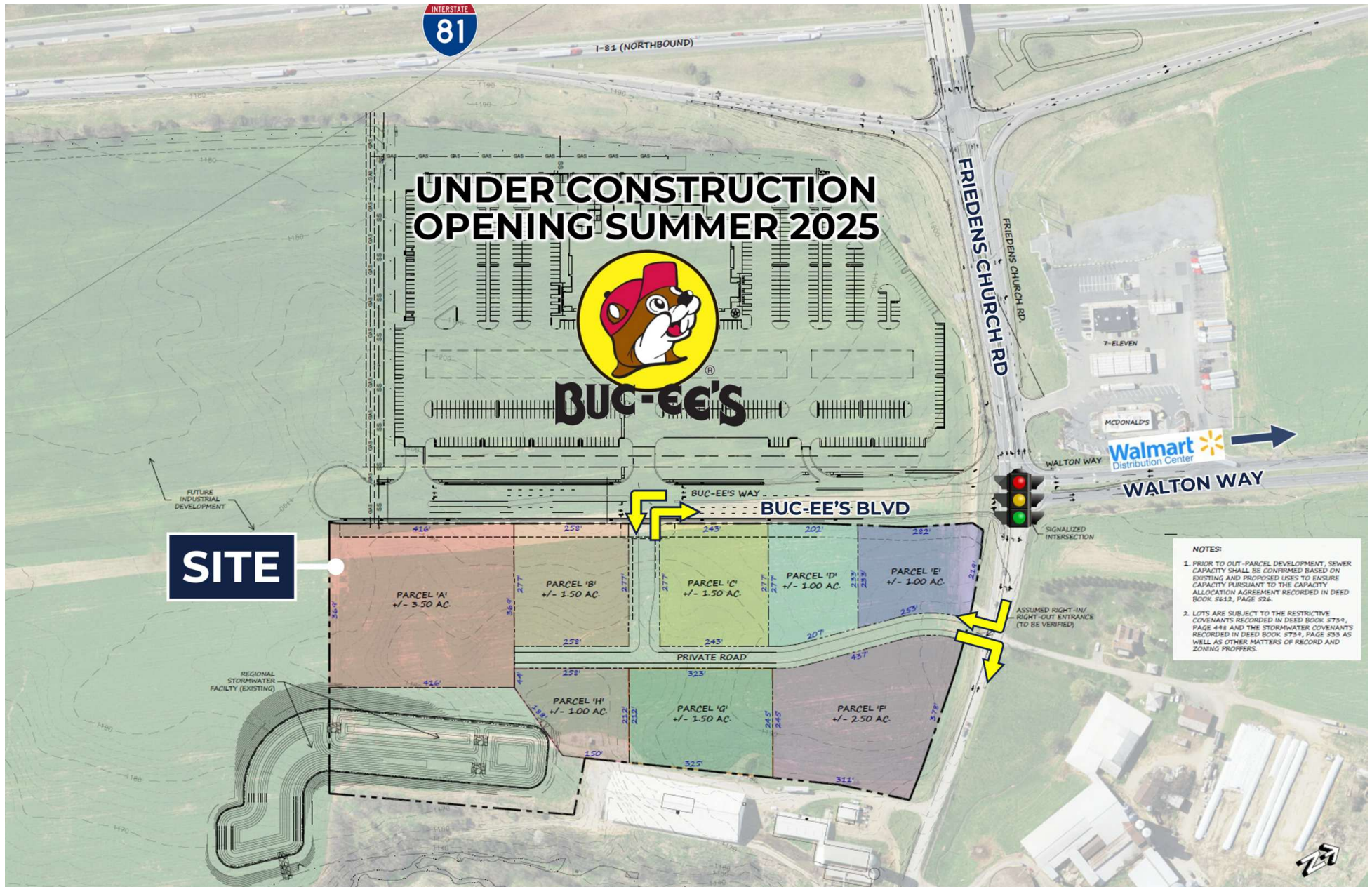
- 20 acres to be subdivided | Minimum pad site - 1 Acre
- Ideal location for: Table-service restaurants, Hotels, Auto Parts Stores, Health Care/Urgent Care Clinics
- VPD I-81 North of Exit 240 - 58,000 | VPD I-81 South of Exit 240 - 57,000
- Six miles to JMU Campus and across from Walmart Distribution Center
- Over 2.5 million SF of industrial and warehouse within 2 miles

SITE PLAN

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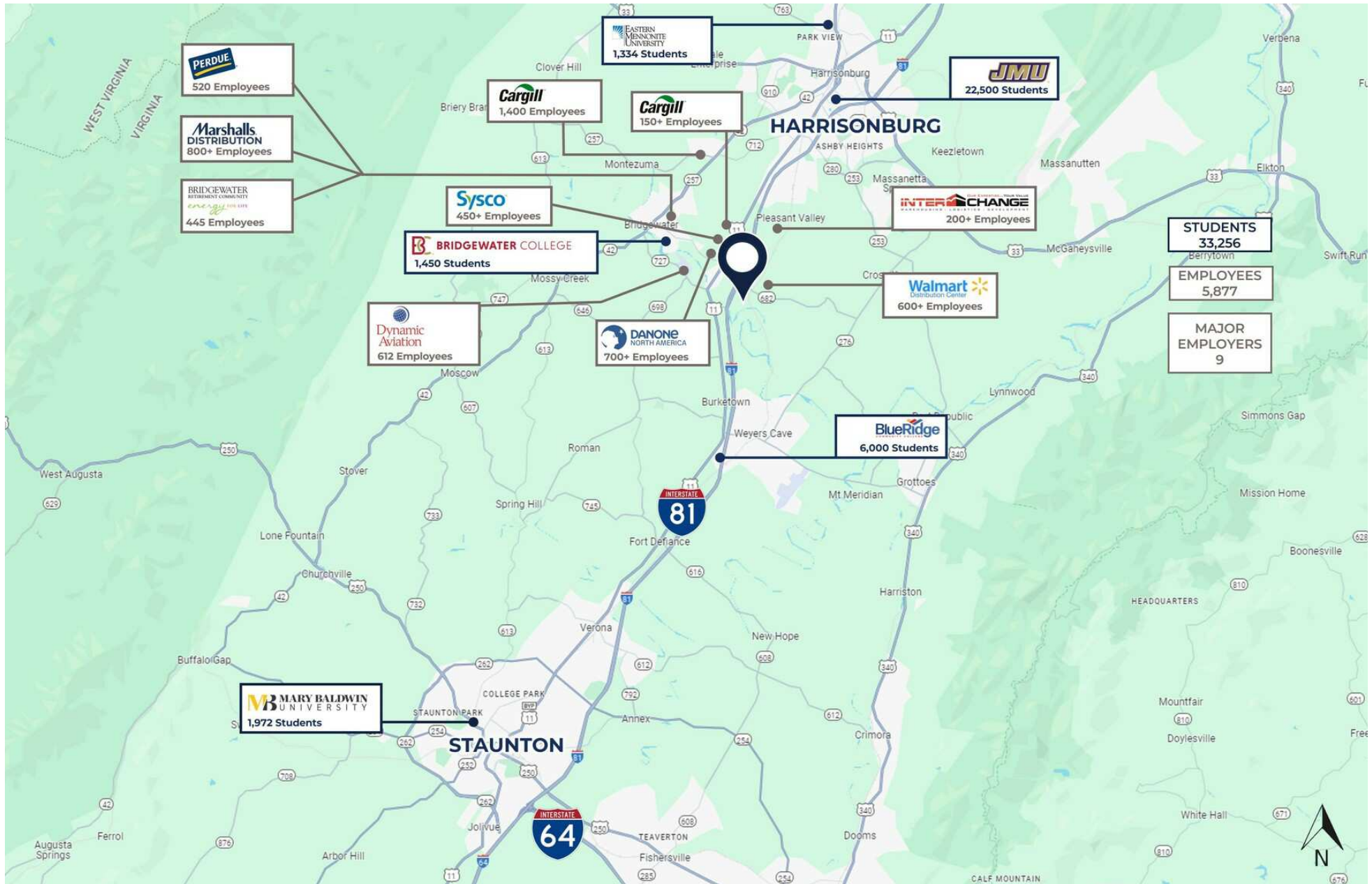


EMPLOYMENT & ENROLLMENT NUMBERS

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TRADE AREA

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CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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PROUD PARTNER

XTEAM

RETAIL ADVISORS

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