

FOR SALE 1.85 ACRES

# 3321 RIVERSIDE DRIVE

DANVILLE, VIRGINIA



RETAIL DEVELOPMENT OPPORTUNITY



**THALHIMER**

# PROPERTY HIGHLIGHTS



## FEATURES

- Great access and visibility in high-growth Danville
- One of the last retail land opportunities on Riverside Drive
- Significant development of national retailers on neighboring parcels
- Situated on an impervious surface with utilities to site
- Zoning: HRC-Highway Retail Commercial

## PRICE

- 1.85 acres
- \$1,800,000 (\$972,973 per acre)
- Join Nearby Retailers:



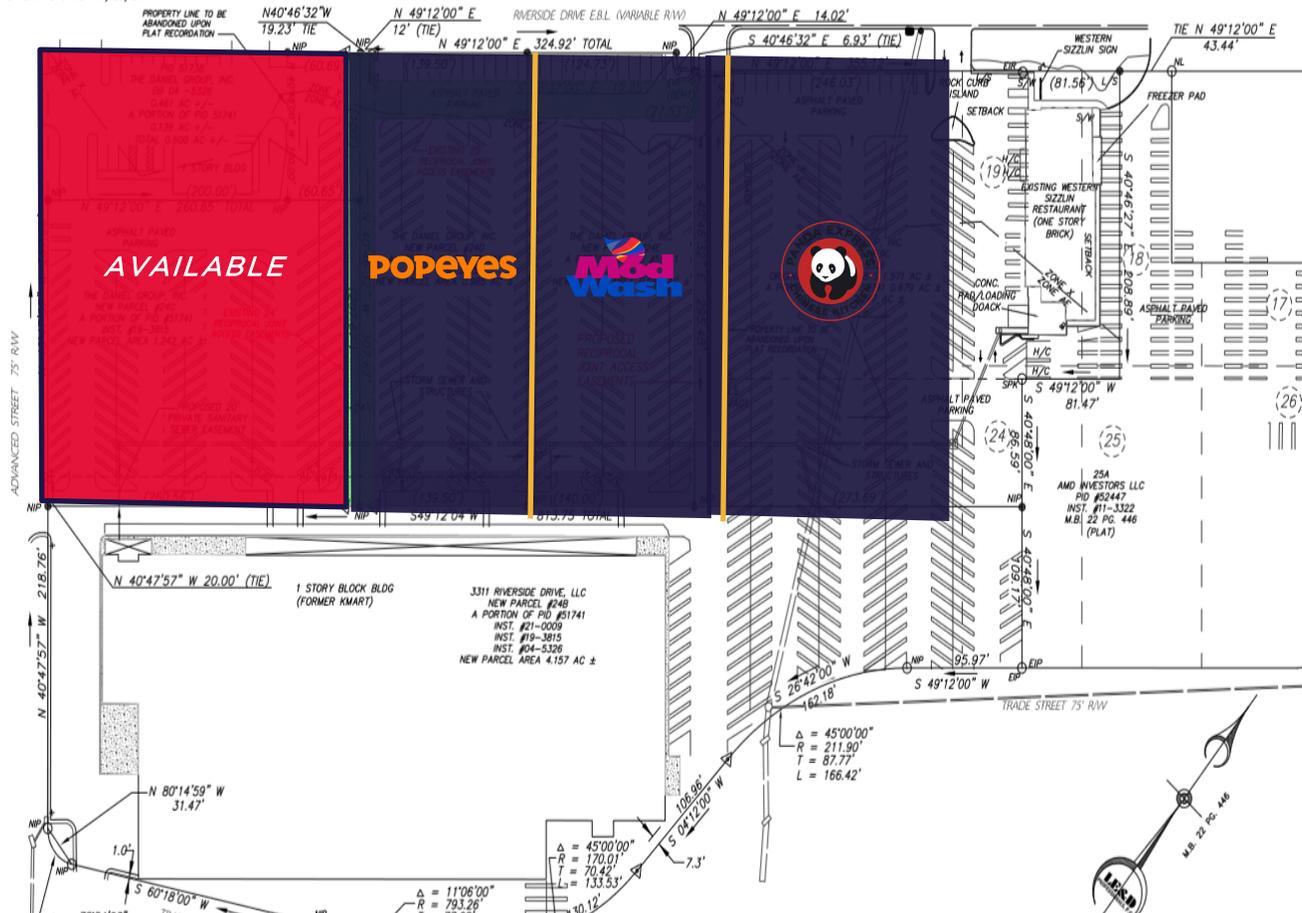
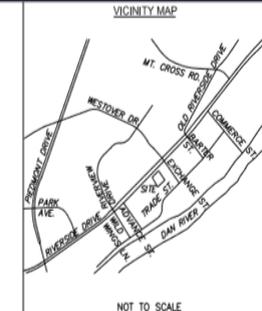
# SITE PLAN

**NOTES**

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND INTENDED FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

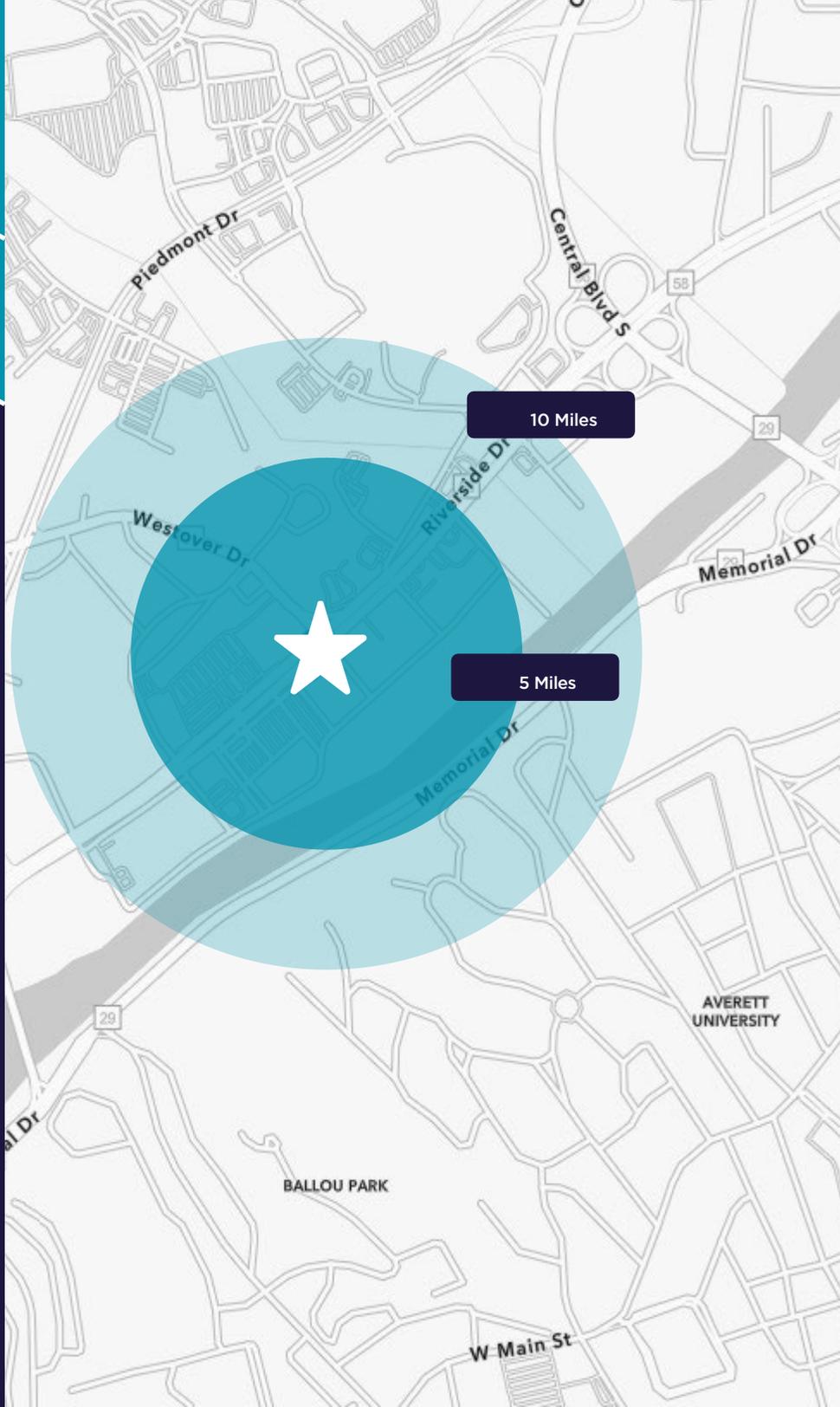
**FLOOD NOTE**

A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "AC" AS SHOWN ON F.E.M.A. MAP #51143C0633E EFFECTIVE DATE: 09/29/2010



1.85 Acres | \$1,800,00 | Zoned HRC

# LOCATION MAP



Danville is an independent city in the Commonwealth of Virginia in the United States. The city is located in the Southside Virginia region and on the fall line of the Dan River.



## DEMOGRAPHICS

	Population	Daytime Population	Average Household Income
<b>1 Mile</b>	3,665	7,518	\$92,918
<b>3 Mile</b>	31,153	37,860	\$60,429
<b>5 Mile</b>	49,087	55,433	\$61,480



# SIGNIFICANT DEVELOPMENT IN DANVILLE

## CAESARS PREMIER RESORT CASINO IN DANVILLE

\$750 million investment

December 12, 2024, Caesars Casino Grand Opening in Danville, VA. The casino includes 500+ four-star hotel rooms, multiple restaurants and bars, 40,000 square feet of conference spaces, a 2,500-seat entertainment venue, a spa, and a casino with 2,000 slot machines, 75 table games, 16-table poker room, and sportsbook lounge.

Caesars is creating over 1,300 permanent jobs and will generate over \$38 million in increased annual revenue for the municipality that can be invested in local priorities, including education, public safety, and community and other infrastructure development.



## MICROPOROUS

November 2024 Pittsylvania County announced mega industrial site to be developed by lithium-ion battery manufacturer,

Microporous, The Tennessee-based company is expected to invest \$1.3 billion in the region and create more than 2,000 jobs.





# CONTACT

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