

VERSATILE LAKEFRONT COMMERCIAL BUILDING

1027 WATERWHEEL DR MONETA, VA 24121



OFFERING SUMMARY

Sale Price:	\$1,279,000
Lot Size:	0.64 Acres
Year Built:	1985
Building Size:	1,616 SF
Zoning:	PCD
Price / SF:	\$791.46

PROPERTY OVERVIEW

1027 Waterwheel Drive offers an opportunity to own a lakefront property on Smith Mountain Lake's major commercial corridor. The property measures 0.64 acres with a 3,232 SF two-story building. 1027 Waterwheel includes a boat dock with 4 covered dock slips – a significant value-add for a commercial lake property. The building features ground-level access on each of its two floors with 14 parking spots (4.6/1,000). The property's zoning allows for a multitude of uses including short-term rentals.

The property's location, just off Rt 122 Booker T Washington/Moneta Rd at the Hales Ford Bridge, allows access to Bedford County and Franklin County, as well as boat access to the main channel of Smith Mountain Lake. Nearby amenities include views of Smith Mountain Lake, and the surrounding mountains, as well as nearby grocery, retail, and restaurants.



STEPHEN PENDERGRASS

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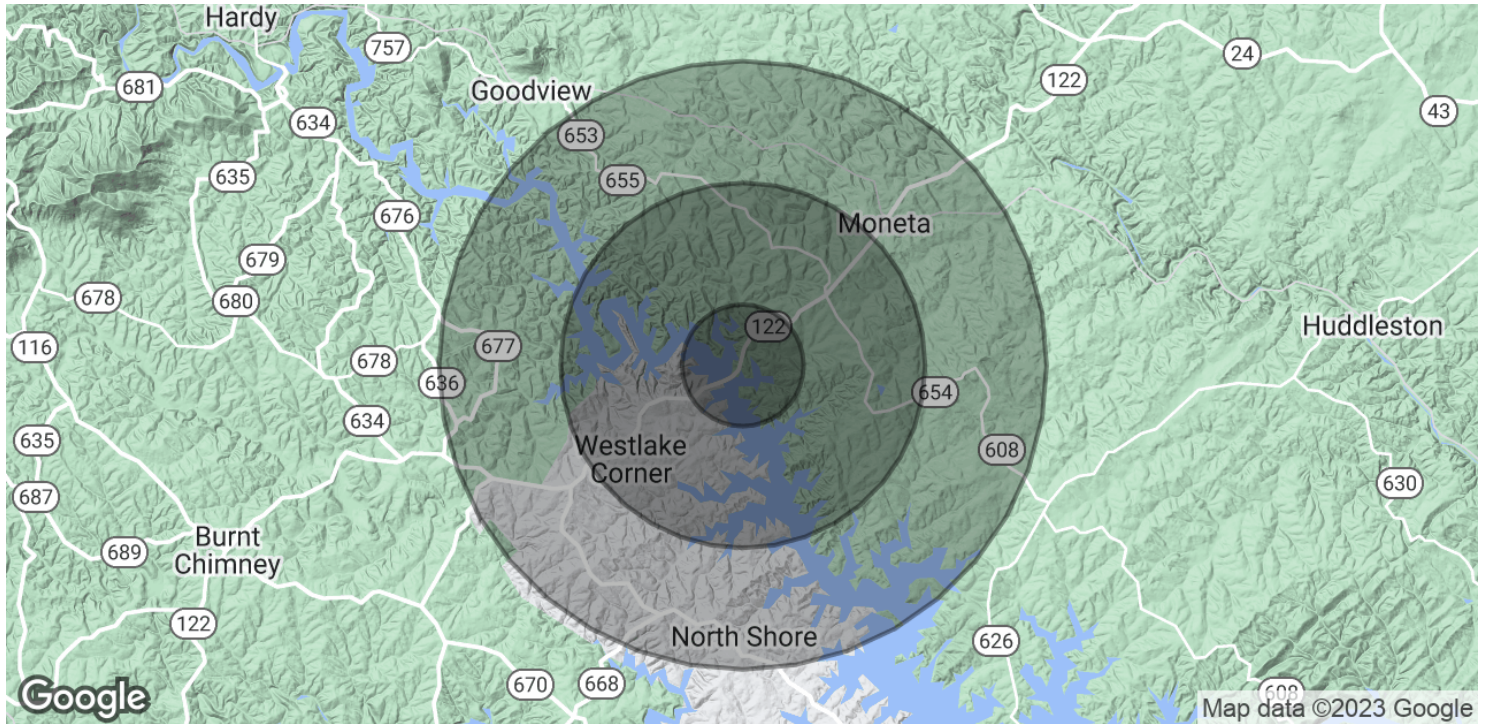


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	393	3,901	9,391
Average Age	50.0	51.5	54.2
Average Age (Male)	46.8	50.3	54.5
Average Age (Female)	55.8	55.1	55.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	269	2,786	6,469
# of Persons per HH	1.5	1.4	1.5
Average HH Income	\$54,756	\$53,663	\$55,224
Average House Value	\$302,261	\$330,651	\$330,334

* Demographic data derived from 2020 ACS - US Census

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