

# FOR SALE OR GROUND LEASE

KITS CORNER | I-81 & FRIEDENS CHURCH RD

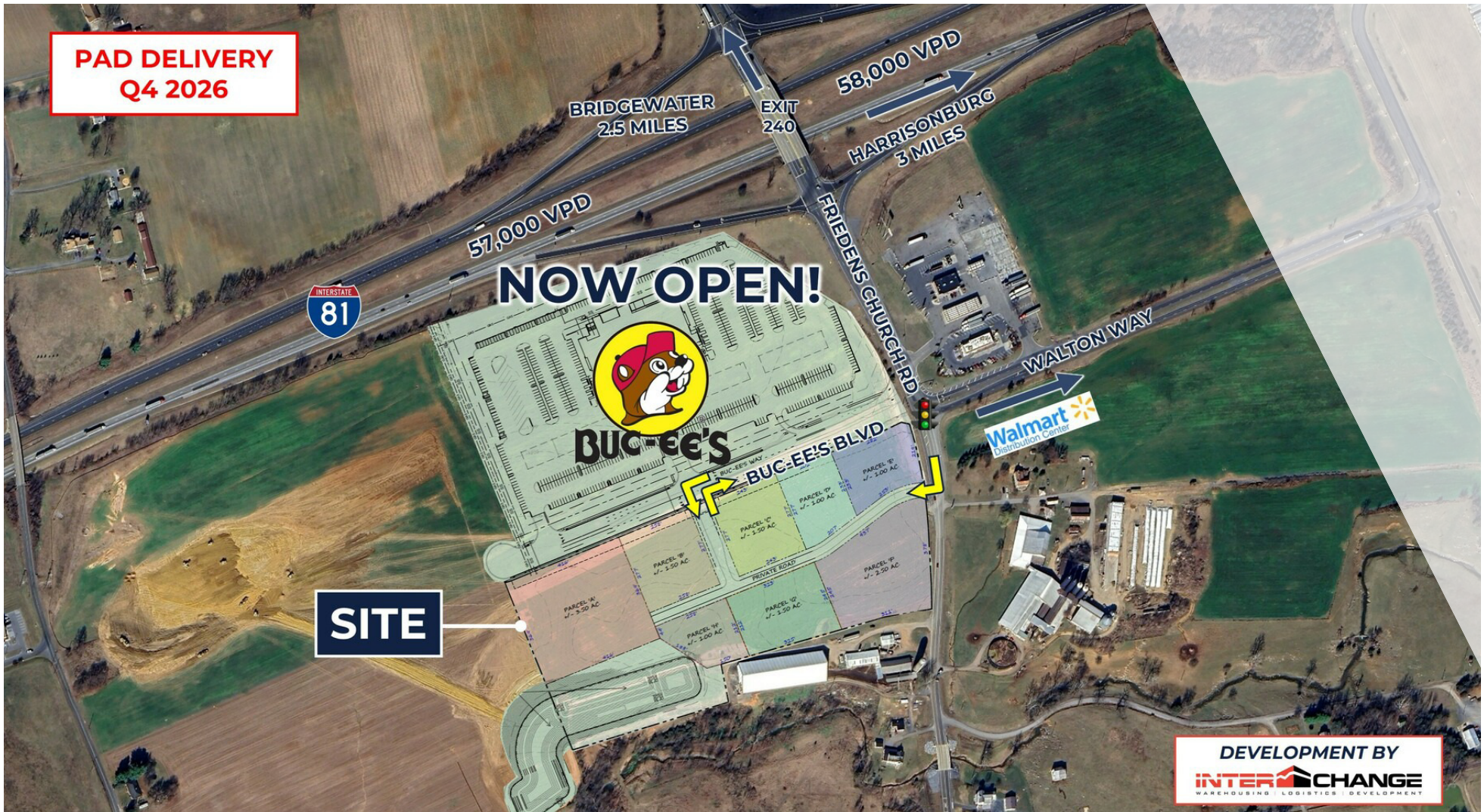
Mt. Crawford, VA 22841



S.L. NUSBAUM  
REALTY CO.

COTTONWOOD  
COMMERCIAL

A COMMERCIAL  
REAL ESTATE BROKERAGE



DEVELOPMENT BY  
**INTERCHANGE**  
WAREHOUSING | LOGISTICS | DEVELOPMENT

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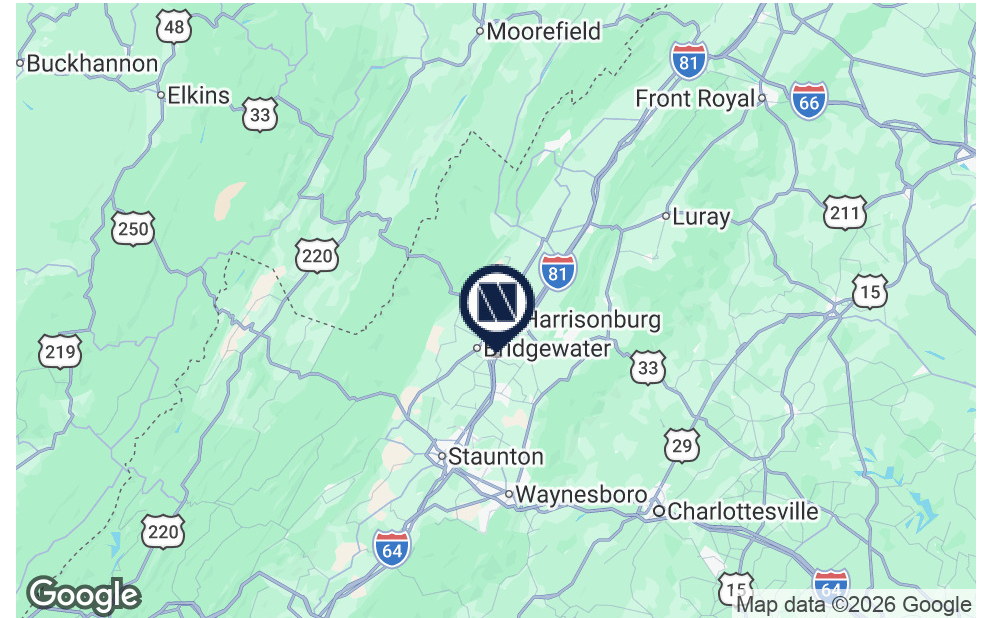
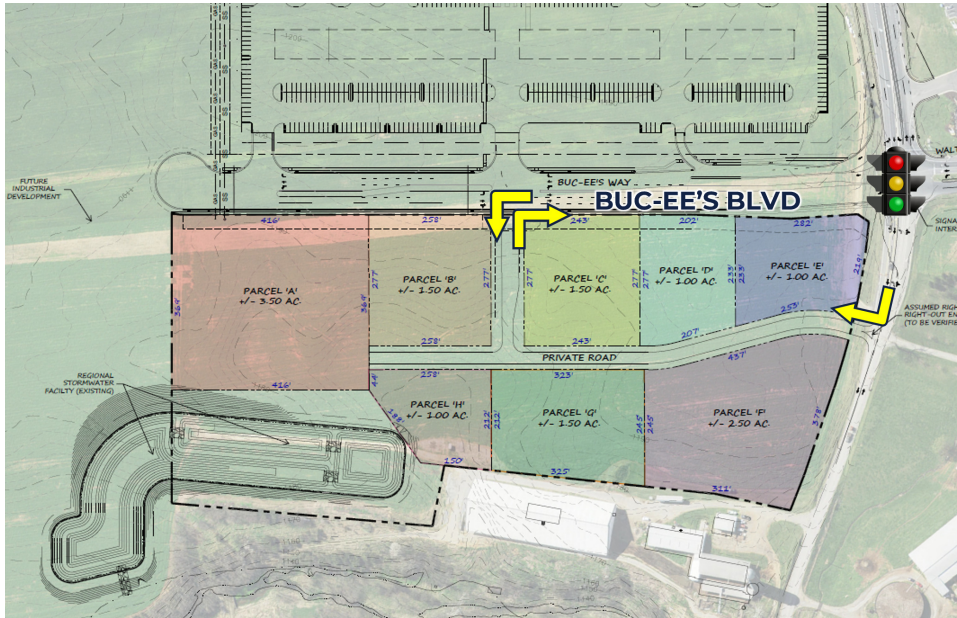
**XTEAM**  
RETAIL ADVISORS

# PROPERTY SUMMARY

KITS CORNER | I-81 & FRIEDENS CHURCH RD  
Mt. Crawford, VA 22841



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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

**Buc-ee's - Now Open!**

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 Sale or Ground Lease next to future Buc-ee's! America's favorite Travel Plaza with over 150,000 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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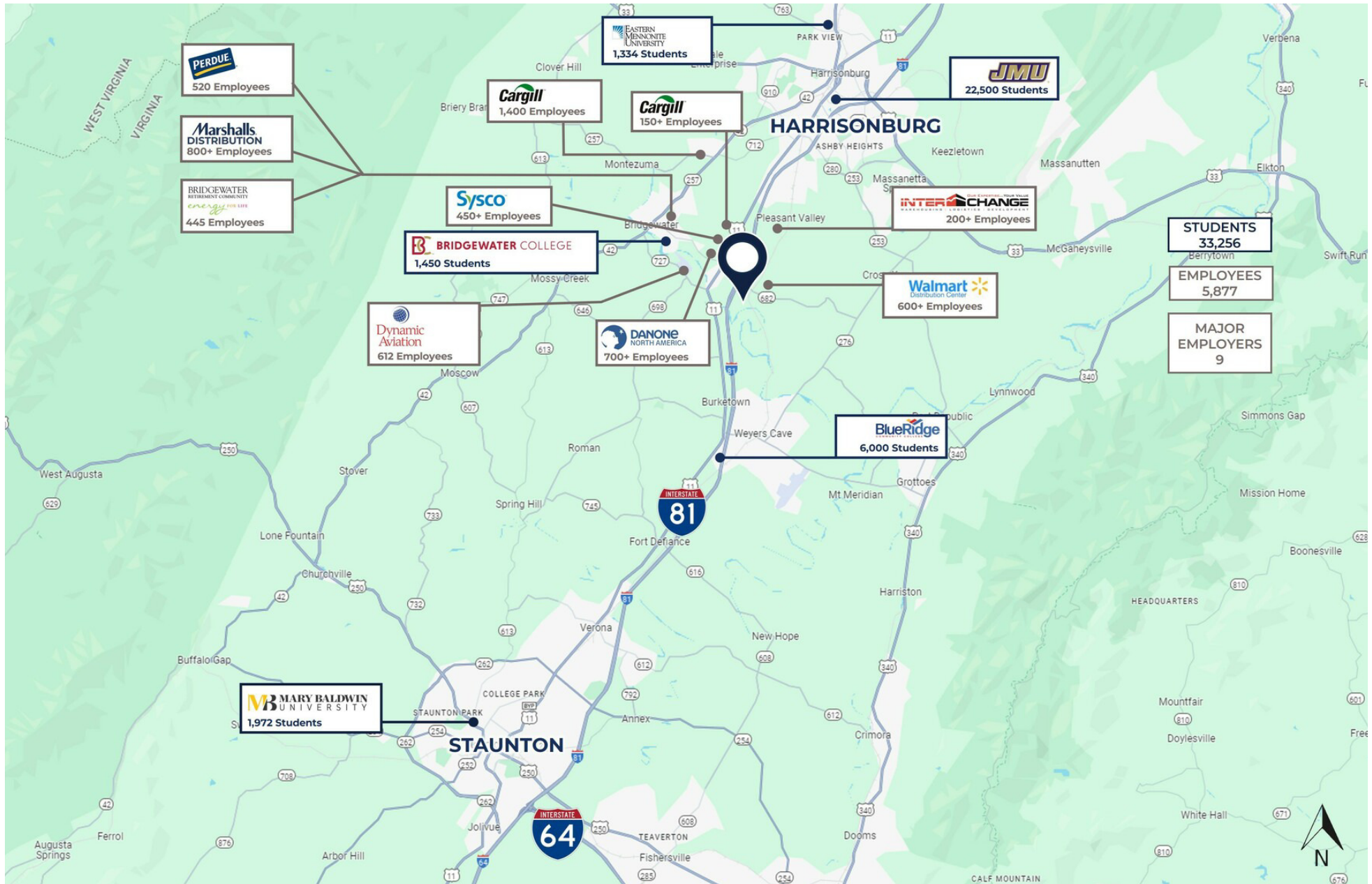


# EMPLOYMENT & ENROLLMENT NUMBERS

KITS CORNER | I-81 & FRIEDENS CHURCH RD  
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# TRADE AREA

KITS CORNER | I-81 & FRIEDENS CHURCH RD  
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# CONTACT INFORMATION

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REALTY CO.

**PAD DELIVERY  
Q4 2026**



**NOW OPEN!**



**BUC-EE'S**

EXIT  
240

FRIEDENS CHURCH RD

BUC-EE'S BLVD

**SITE**



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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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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**XTEAM**  
RETAIL ADVISORS

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