

LOTS FOR LEASE

2940 CLINCH STREET

Richlands, VA 24641



This diagram is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy.

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PROPERTY DESCRIPTION

This prime commercial property offers an ideal location for a quick-service restaurant (QSR) or any other drive-through business. Boasting 1,500 feet of road frontage on both RT 460 and Clinch St, the site is directly across from Clinch Valley Medical Center, ensuring high visibility and accessibility. With an average of 15,000 cars passing by daily on RT 460, this location promises a steady flow of potential customers. Two potential lots are available to suit a variety of business needs. Lot A is conceptually 0.75 acres, while Lot B is conceptually 1 acre. The lot sizes can be adjusted to fit any client's specific requirements. Both lots are paved and come with utilities on site or very nearby, making setup straightforward. Additionally, the property offers easy ingress and egress, ensuring smooth traffic flow and convenience for customers. Don't miss this exceptional opportunity to establish your business in a high-traffic, high-visibility location in Richlands. With this property there is potential for expansion of businesses in the surrounding larger markets, i.e. Tazewell, Princeton, Bluefield, Abingdon, Bristol, and Blacksburg.

OFFERING SUMMARY

Lease Rate:	\$0.75 SF/yr (Ground)
Available SF:	43,560 SF
Lot Size:	43,560 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,173	10,415	14,923
Total Population	11,627	23,962	35,035
Average HH Income	\$63,148	\$66,138	\$64,464

David Burks
804 366 2754



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Richlands, VA
Parcel J
360'x90'x360'x90'
Parcel I
208'x208'x208'x208'
Concept Ground
1 Acre +/- Pl

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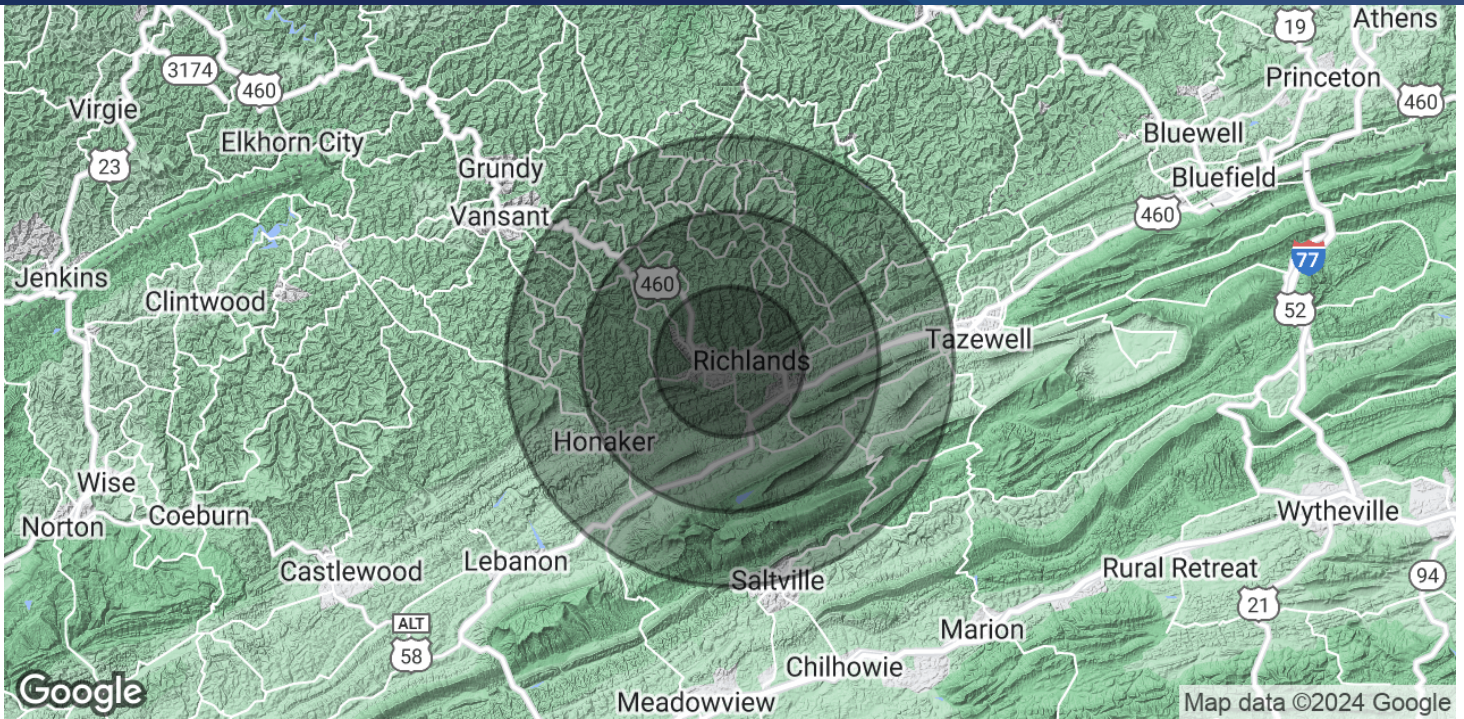


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,627	23,962	35,035
Average Age	45	45	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,173	10,415	14,923
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$63,148	\$66,138	\$64,464
Average House Value	\$154,104	\$153,159	\$145,964

Demographics data derived from AlphaMap

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