

FOR SALE

RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



S.L. NUSBAUM
REALTY CO.



ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

LARRY AGNEW

Senior Vice President

O. 804.944.9262

C. 804.882.5779

lagnew@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

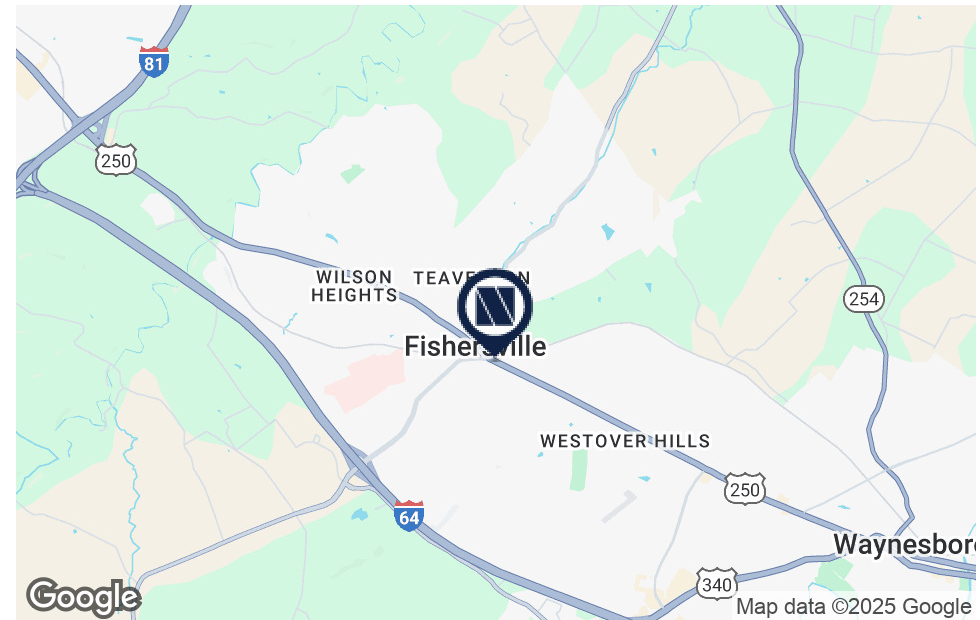
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OFFERING SUMMARY

| | |
|---------------|--|
| Sale Price: | Contact Agents |
| Lot Size: | 5 Acres |
| Available AC: | OP 1: 1.27 AC OP 2: 0.5 - 3.73 AC (Divisible) |
| Zoning: | GB |

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

| | | | |
|--------------------|----------|----------|----------|
| Total Population | 15,107 | 37,791 | 63,729 |
| Daytime Population | 21,019 | 43,947 | 74,418 |
| Total Households | 6,132 | 15,635 | 26,376 |
| Average HH Income | \$96,347 | \$85,332 | \$83,739 |

PROPERTY OVERVIEW

New Retail Pads Available at the Entrance to a Large Residential Development

PROPERTY HIGHLIGHTS

- ±1 mile from Augusta Health General Hospital (255 Beds)
- 400'+ of frontage on Jefferson Hwy (16,000 VPD) with access to Tinkling Spring Rd (17,000 VPD)
- ±5 miles to Waynesboro; ±7.5 miles to Staunton; ±30 miles to Charlottesville
- Pad is stubbed with utilities with off-site stormwater management

NEARBY RETAILERS

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LOCATION MAP

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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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