

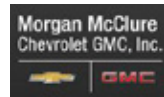
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**Russell County
Fairgrounds**



FORMER BANK BRANCH AVAILABLE

- Building Size: 2,700 SF with drive thru lanes
- Land Area: 1.24 Acres
- Approximately 23 parking spaces
- Large free standing pylon sign
- Close proximity to Castlewood Elementary (321 students) and High School (392)
- Asking Price: \$300,000

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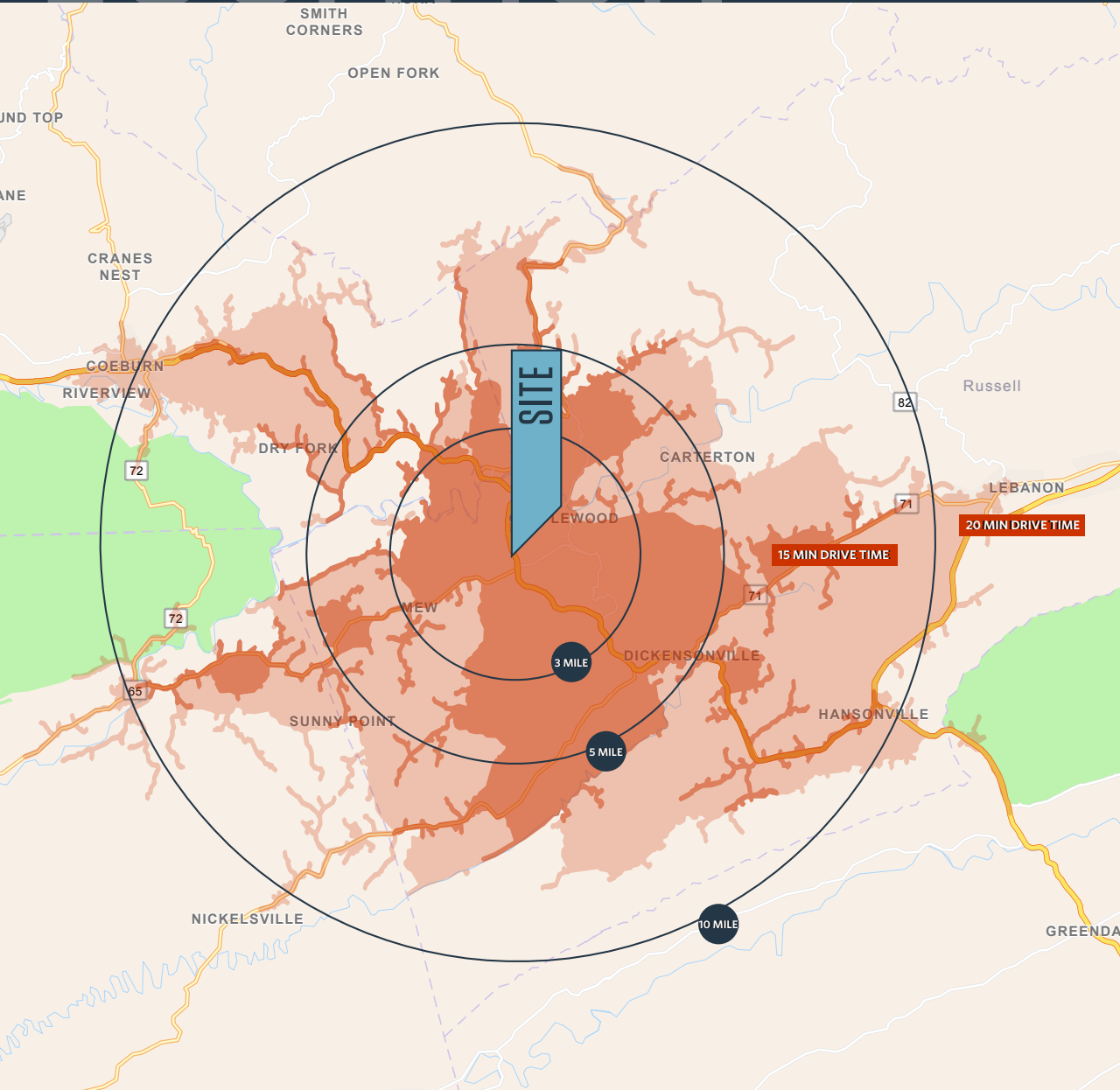
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LOCATION

36 MINERS DRIVE

CASTLEWOOD, VA 24224, RUSSELL COUNTY



DEMOGRAPHICS | 2023:

	DRIVE TIME				
	3-MILE	5-MILE	10-MILE	15-MIN	20-MIN
Population	3,524	5,703	15,423	5,274	11,939
Daytime Population	3,280	4,950	12,086	4,604	10,786
Households	1,540	2,454	6,649	2,276	5,172
Average HH Income	\$55,721	\$54,510	\$53,240	\$54,807	\$54,670

TRAFFIC COUNTS | 2022:

Trail of the Lonesome Pine Us Hwy 58 Alternate	10,286 ADT
Miners Drive	738 ADT

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AERIAL

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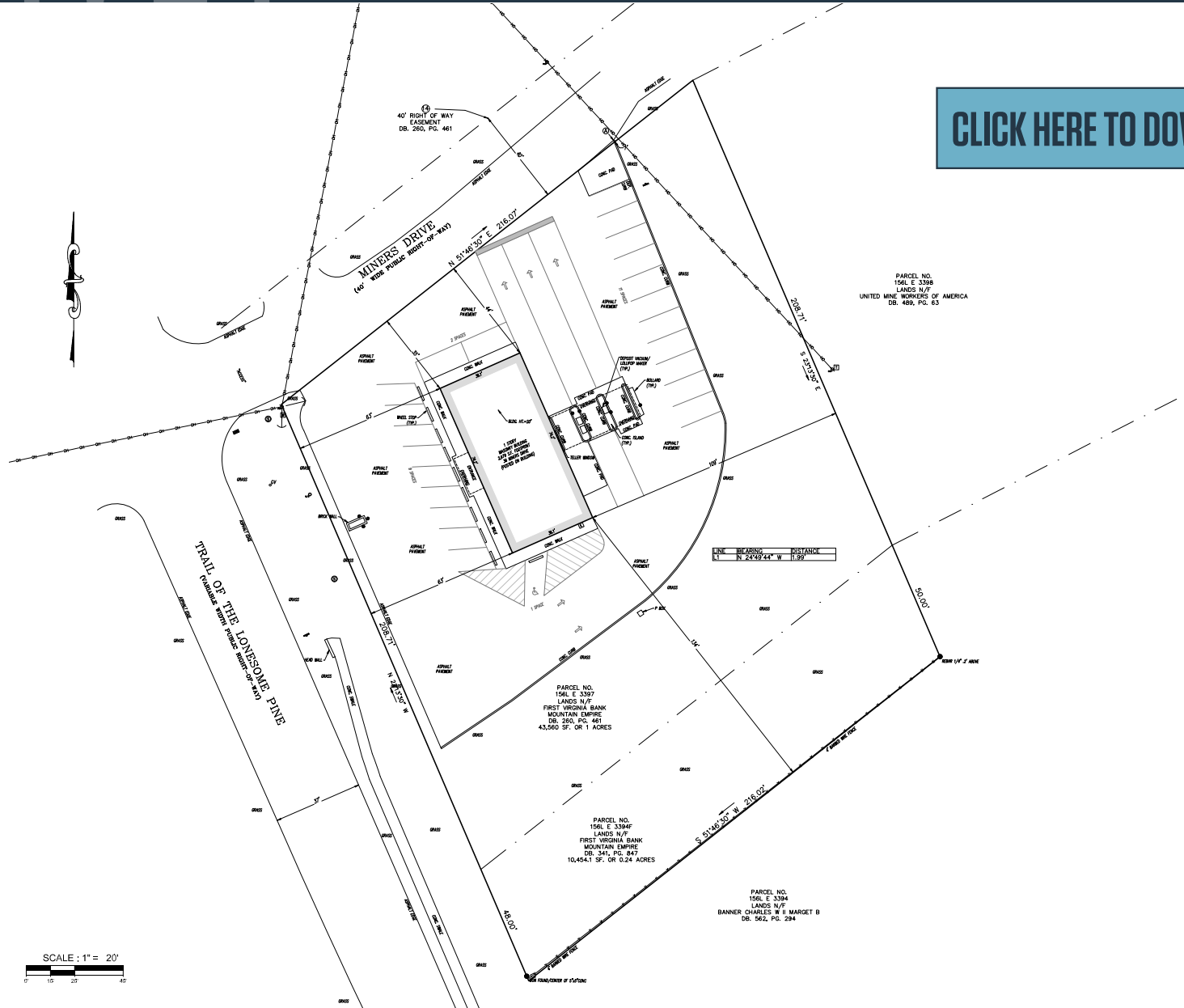
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SURVEY

36 MINERS DRIVE

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[CLICK HERE TO DOWNLOAD SURVEY](#)



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