

GROUND LEASE / BUILD-TO-SUIT – ±0.47 ACRE | I-81 EXIT 298

119 Hite Ln, Strasburg, VA 22657



OFFERING SUMMARY

Lease Rate: TBD

Lot Size: ±0.47 Acres

Zoning: B-2 Commercial

MLS# 673445

PROPERTY OVERVIEW

Approximately 0.47 acre available for ground lease or build-to-suit development in a highly visible, high-traffic location just off Interstate 81 (approx. 60,000 vehicles per day) at Exit 298. The site is strategically positioned adjacent to Strasburg Diner, Burger King, and a 7 Eleven / Shell gas station, providing strong traffic generators and excellent exposure to both interstate and local traffic. Zoned Commercial, the property is well suited for a wide range of restaurant, retail, or service-oriented business uses seeking a prominent interstate presence. Pricing is subject to tenant’s final delivery requirements.

PROPERTY HIGHLIGHTS

- Ground lease or build-to-suit opportunity
- Excellent visibility near I-81 (Exit 298)
- Approx. 60,000 VPD on I-81
- Commercial zoning

For More Information:

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540.246.6700
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos

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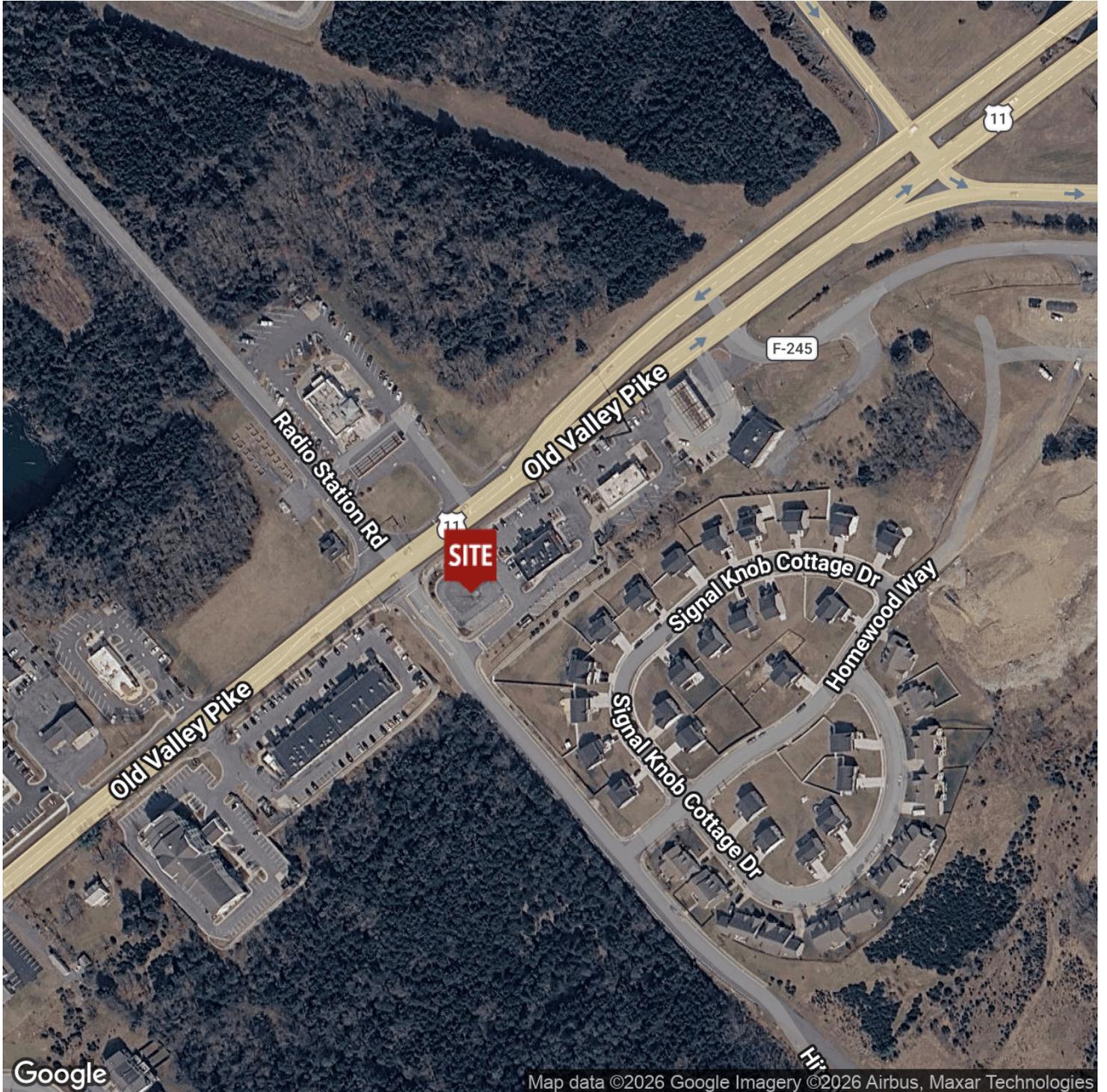
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Location Map

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