

FOR SALE OR LEASE

PRICE REDUCED



190 LITHIA ROAD
WYTHEVILLE, VIRGINIA

RESTAURANT / DEVELOPMENT



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

- 6,064 SF on 1.26 Acres
- Zoning B
- Wythe County Assessment \$1,312,800
- Well positioned among numerous restaurant and hotel brands in the I-81 / I-77 Crossroads development corridor
- Lease Rate \$18.00 PSF / YR
- PRICE REDUCED ~~\$985,000~~ **\$795,000**



DEMOGRAPHICS



10,426
POPULATION
Within 5 Miles



55,000
TRAFFIC COUNT
I-77



4,902
HOUSEHOLDS
Within 5 Miles

16,768

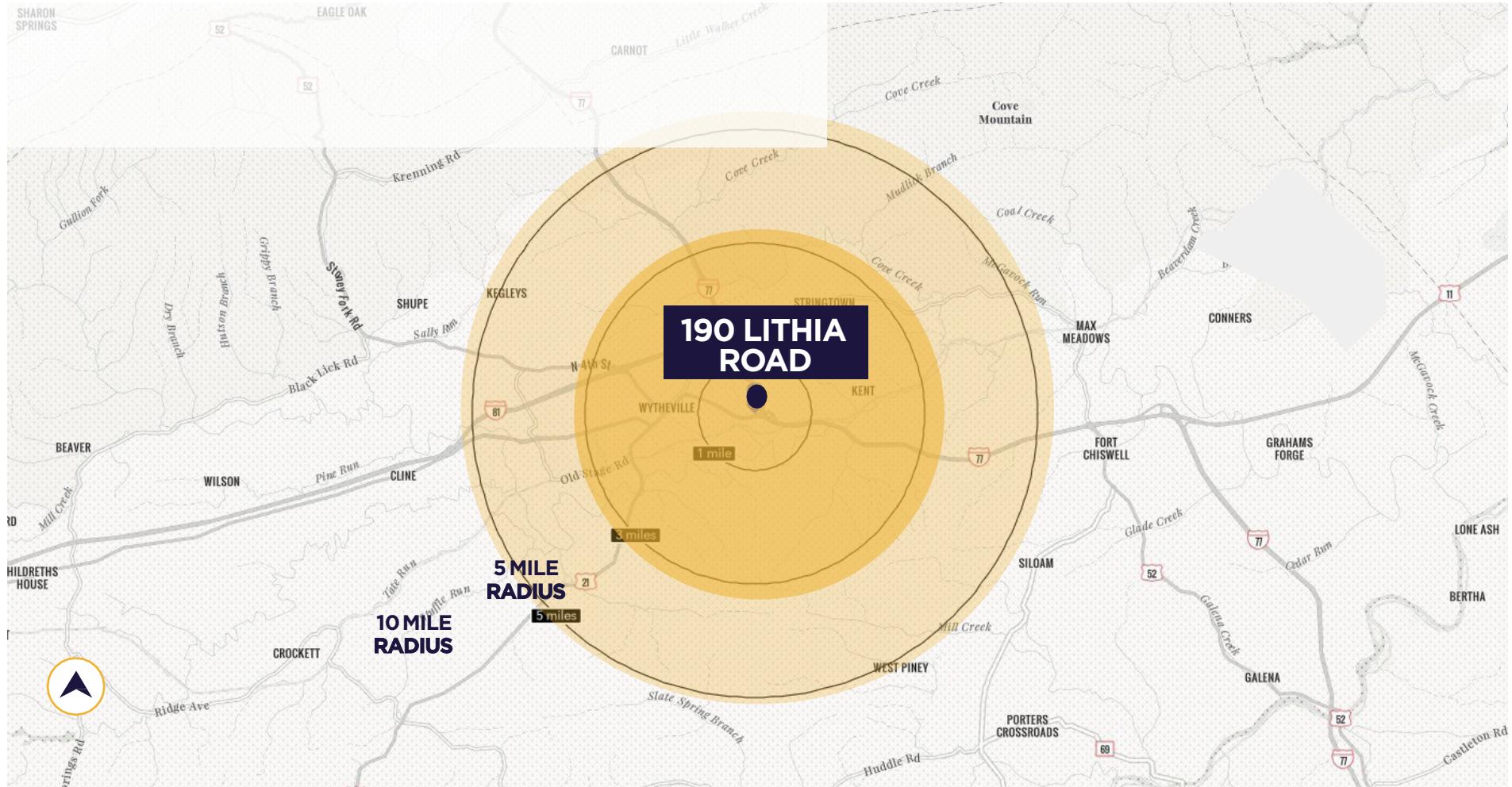
DAYTIME POPULATION
Within 5 Miles

46.8

Avg Age
Within 5 Miles

\$66,317

Avg. HH Income
Within 5 Miles



LOCATION AERIAL

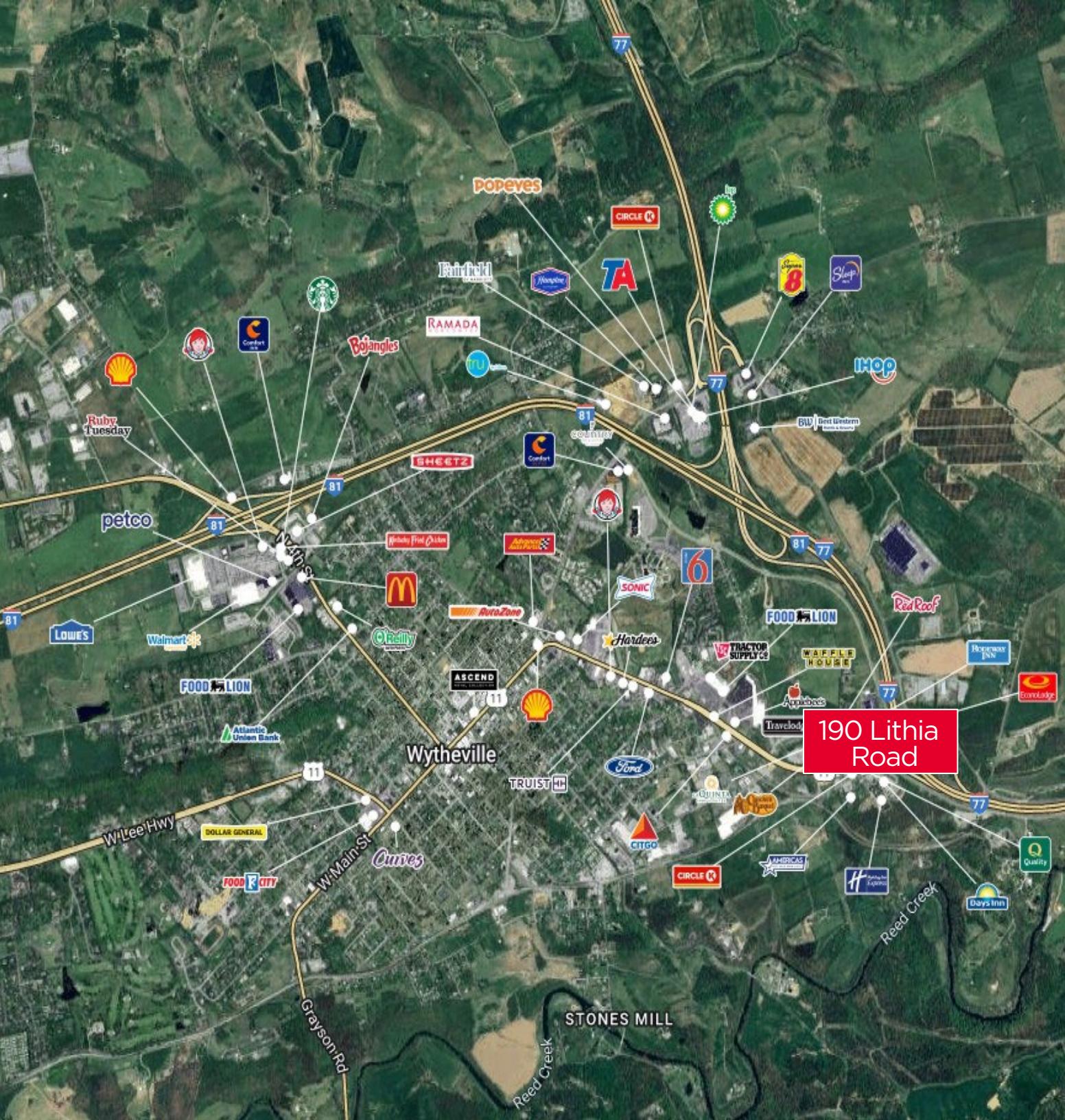
CLOSE PROXIMITY
TO I-81 AND I-77

TRAFFIC COUNT

I-77 55,000 VPD

| -81 45,000 VPD

LITHIA RD 1,000 VPD



CONTACT INFORMATION

WYATT POATS

Senior Associate
540 767 3008
wyatt.poats@thalhimer.com

BRIGGS COOPER

Associate
540 767 3017
briggs.cooper@thalhimer.com

THALHIMER

310 First Street, Suite 300
Roanoke, Virginia
thalhimer.com



THALHIMER

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.