

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

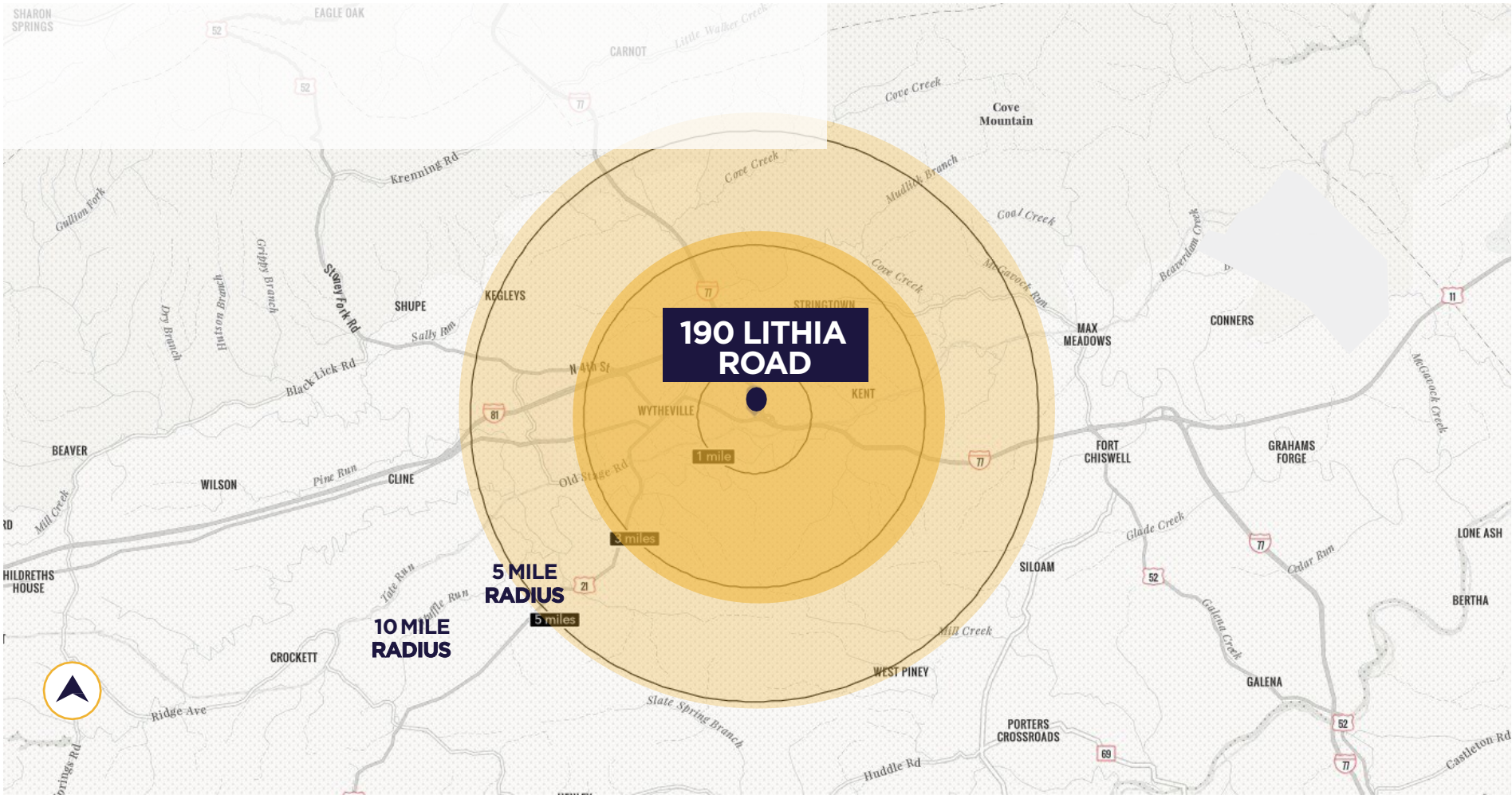


4,902
HOUSEHOLDS
Within 5 Miles

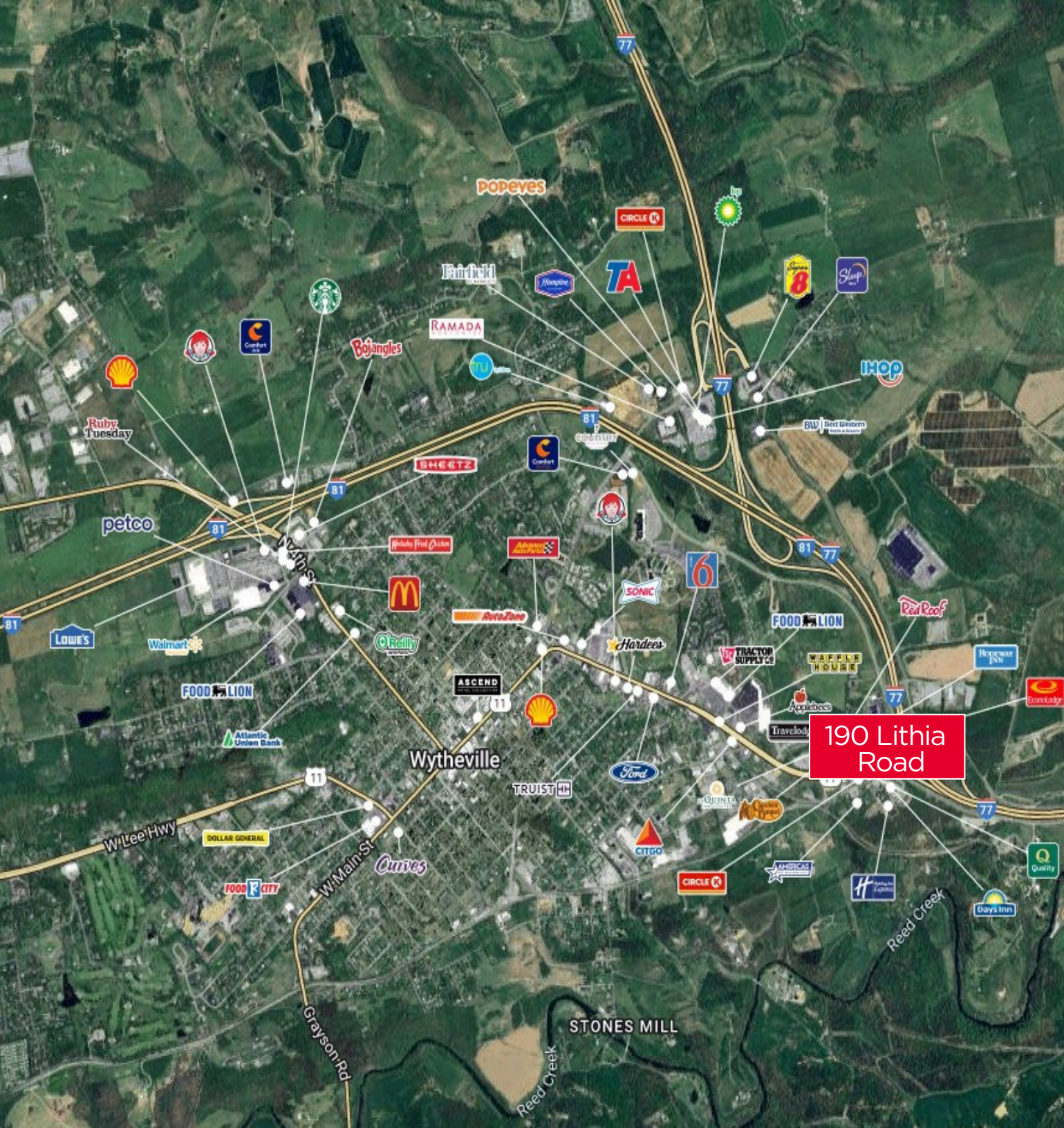
16,768
DAYTIME POPULATION
Within 5 Miles

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
I-81	45,000 VPD
LITHIA RD	1,000 VPD

CONTACT INFORMATION

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