

FOR LEASE



1031 ARMORY DR.

JOIN THESE AREA RETAILERS



Walgreens

DUNKIN'

DOLLAR GENERAL

AutoZone

PROPERTY OVERVIEW

Prime 10,908 SF freestanding former Rite Aid with drive-thru available for lease at the prominent, signalized hard corner of Armory Drive (11,401 VPD) and S. College Drive (8,755 VPD) in Franklin, VA. This property occupies a prime position within the Franklin retail corridor and is located just one mile from I-58. Franklin's strategic location gives this submarket a broad regional appeal, drawing customers from nearby areas such as Courtland, Suffolk, Newsoms, and Carrsville, VA.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Households:	3,948	5,208	9,662
Population:	9,408	12,389	23,367
Avg HH Income:	\$75,320	\$79,714	\$84,029

PROPERTY HIGHLIGHTS

- 1.17 Acre Parcel
- Existing Drive-Thru
- Prominent Pylon Signage
- Surface Parking - 55 Spaces
- Left-in Access via Armory Drive and S. College Drive
- Zoning - B-3: General Business District
- 1-Mile from I-58 (20,075 VPD)
- Directly across from Paul D. Camp Community College

AVAILABLE SPACES

Former Rite Aid

10,908 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

KRIS FULLER • kris.fuller@divaris.com • 757.333.4321

NEAL SADLER • neal.sadler@divaris.com • 757.333.4333



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SURVEY



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4525 Main Street, Suite 900, Virginia Beach, VA 23462 | www.divaris.com

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AERIAL MAP



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