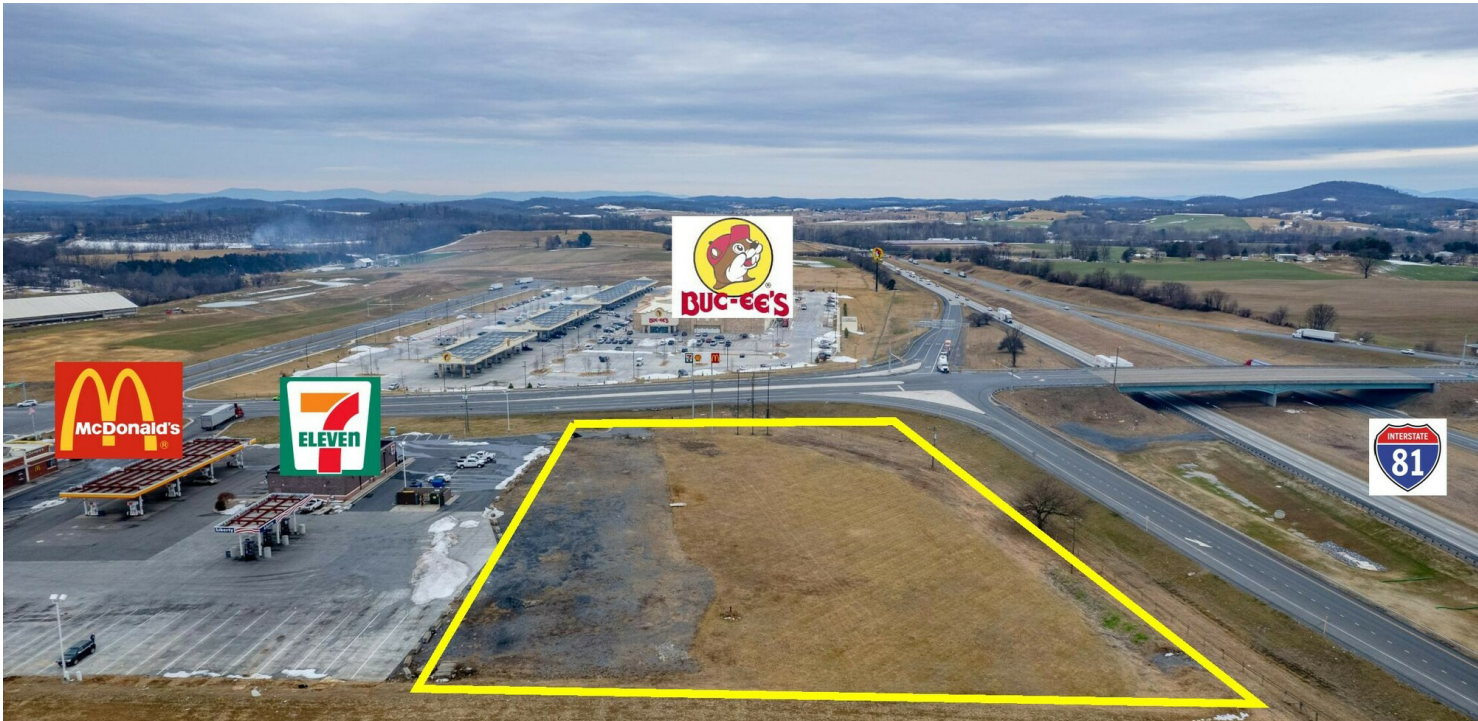


FOR LEASE OR BUILD-TO-SUIT | 2.85 AC | NEAR BUC-EE'S!
6260 Walton Way, Mount Crawford, VA 22841



OFFERING SUMMARY

Available SF:	2.85 Acres (Divisible)
Utilities:	Water/Sewer available
Lease Rate:	TBD
Zoning:	B-1 Commercial



PROPERTY OVERVIEW

Up to 2.85 acres (Divisible) are available for land lease or build-to-suit. This highly visible parcel is located just off I-81 (Approx 57,000 vehicles per day), Exit 240, across from Buc-ee's! Zoned B-1 Commercial, it is ideal for a wide range of restaurants, hotels, or retail uses seeking a prominent, high-traffic location. Pricing is subject to Tenants' final delivery requirements and size of acreage needed. Call today!

For More Information:

Chad Dunham
540.246.6700
chad.dunham@cottonwood.com

COTTONWOOD
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A COMMERCIAL REAL ESTATE BROKERAGE

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Aerial Photos

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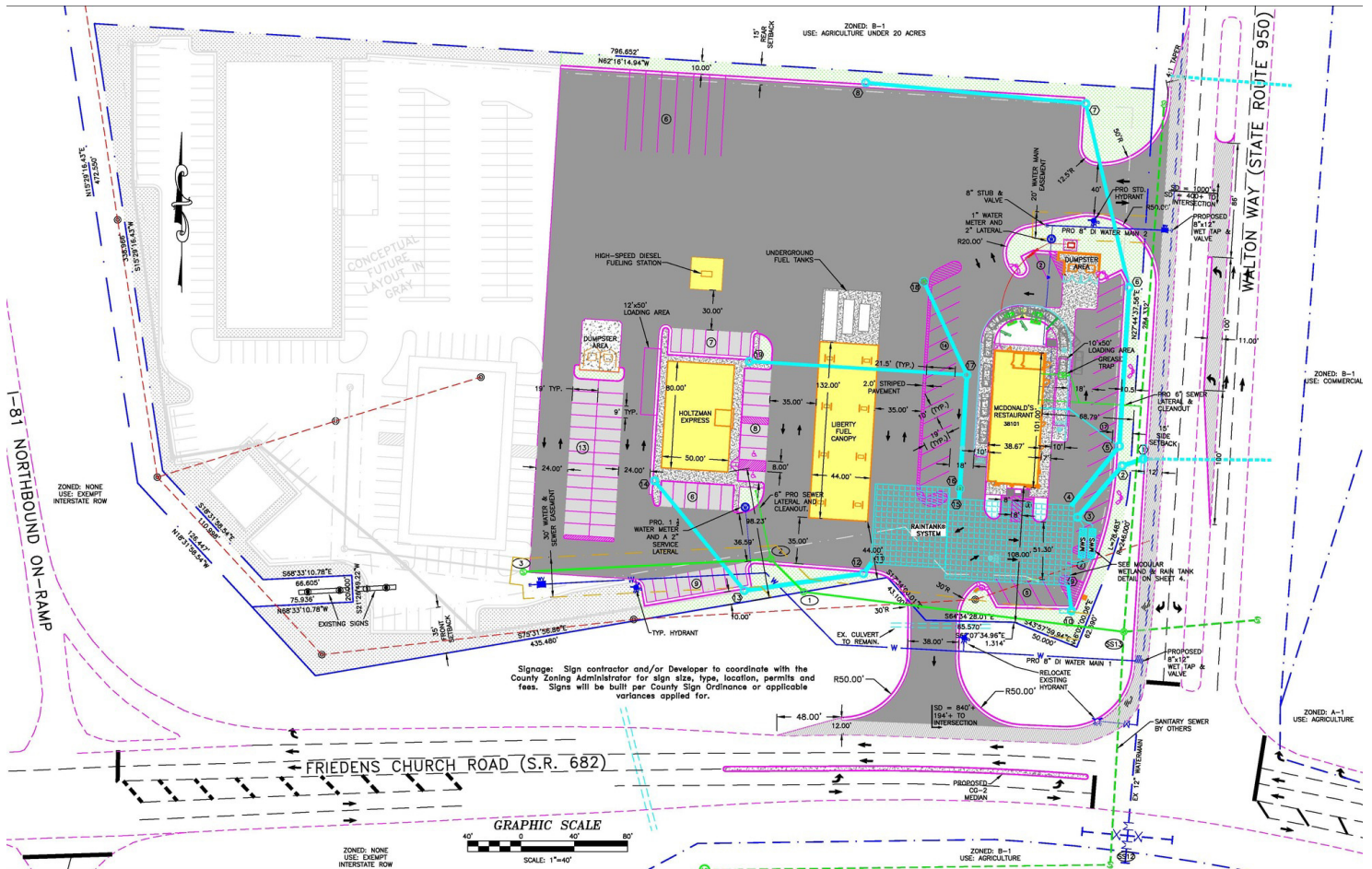
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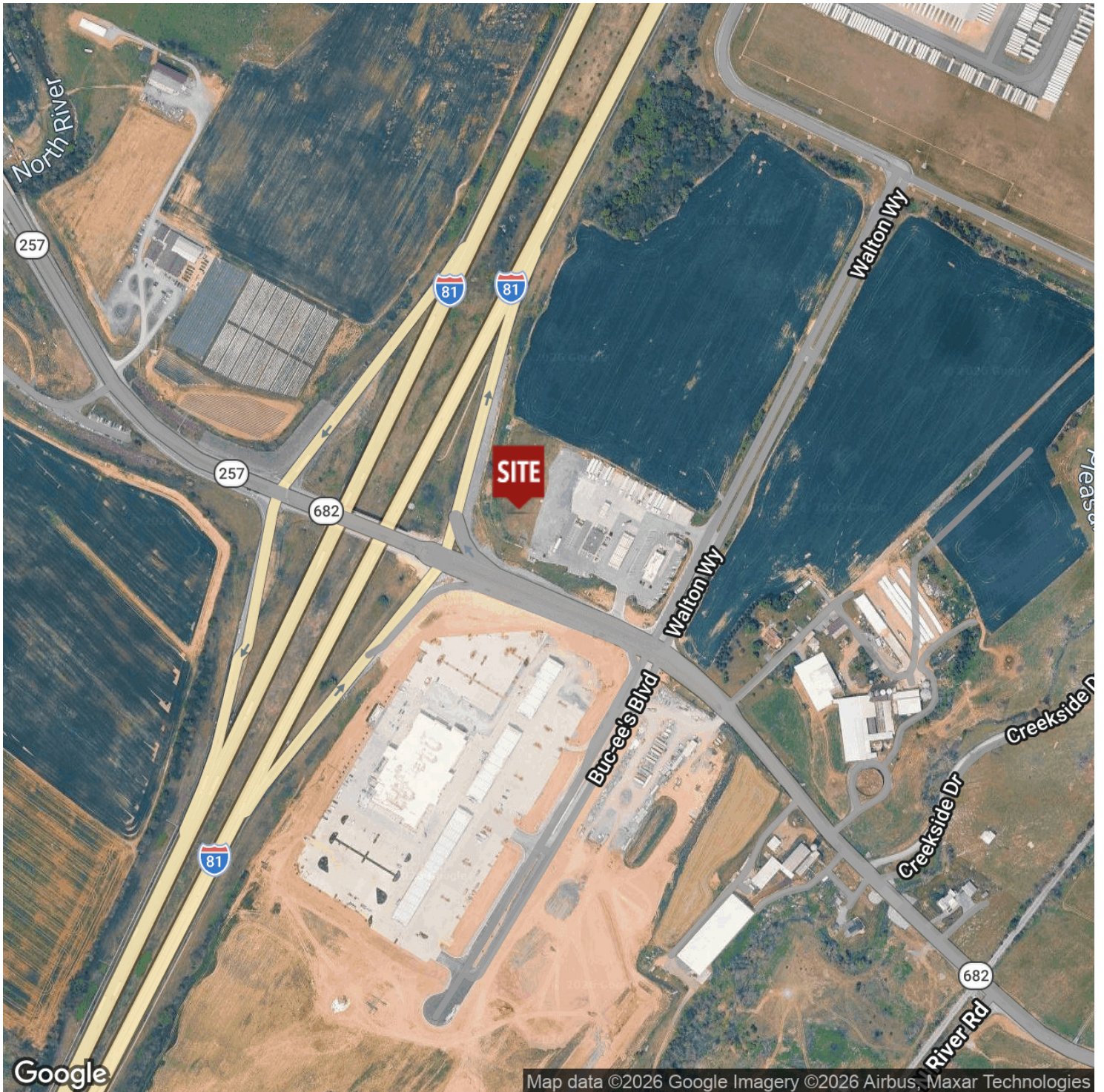
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Location Map

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