

DALEVILLE TOWN CENTER 5.81 ACRE OUT PARCEL

0 TOWN CENTER ST DALEVILLE, VA 24083



OFFERING SUMMARY

Sale Price: \$2,550,000

Lot Size: 5.81 Acres

Zoning: TND B1 B2 B3

PROPERTY OVERVIEW

Daleville Town Center is offering multi-use acreage for development. The out parcels are positioned for maximum road visibility. The Daleville Town Center is the future home to a new Hampton Inn. Current businesses on the grounds include the newly opened YMCA, Bank of Botetourt, Lewis Gale, Little Green Hive Coffee, Town Center Tap House, Rodeo Chico and Member One FCU. A new Hampton Inn is scheduled to open in 2025 along with the area's first Wawa.

The out parcels offered are zoned Traditional Neighborhood Development. TND allows for B1, B2, some B3 commercial use and mixed density residential development.

PROPERTY HIGHLIGHTS

- Future Home to Hampton Inn & Wawa
- 25,000 vehicles per day traffic count
- DTC offers possibility of live/work environment
- Pedestrian focused environment
- Excellent location with signalized access
- Cultural venue on the grounds



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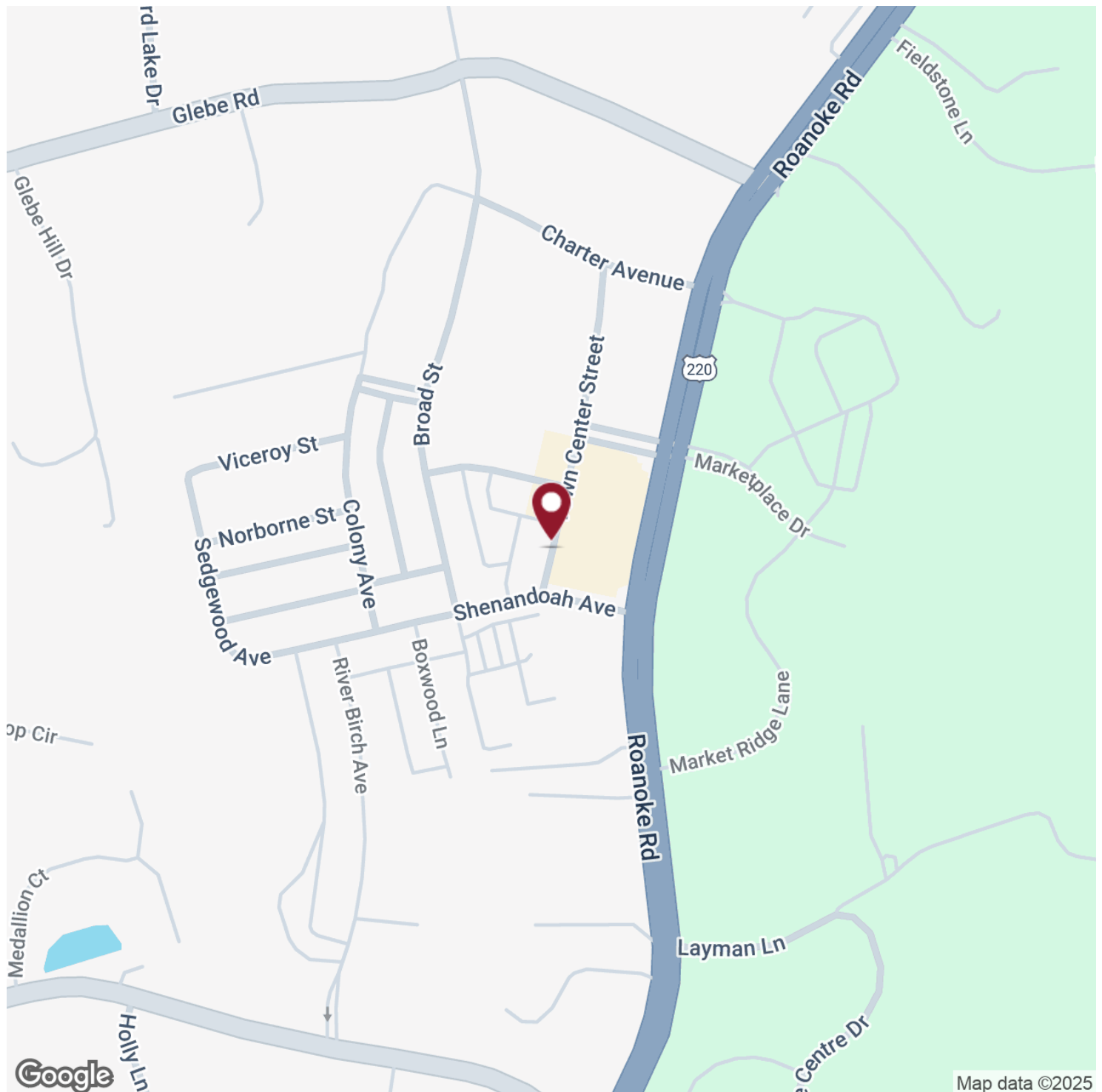
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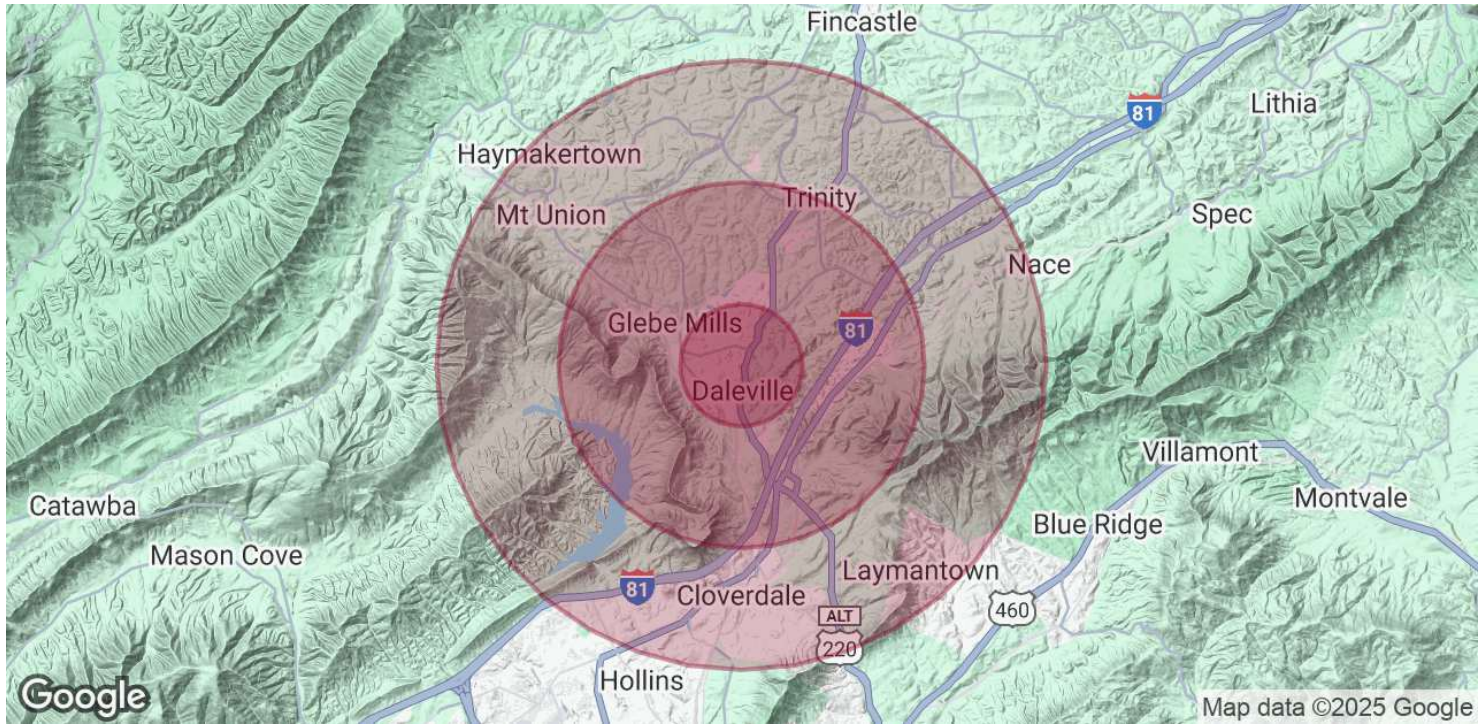
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	885	4,974	16,288
Average Age	54.0	52.6	46.5
Average Age (Male)	46.1	48.6	46.3
Average Age (Female)	59.3	54.9	48.1

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	387	2,292	6,952
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$105,472	\$89,964	\$93,428
Average House Value	\$335,312	\$281,901	\$262,362

2020 American Community Survey (ACS)

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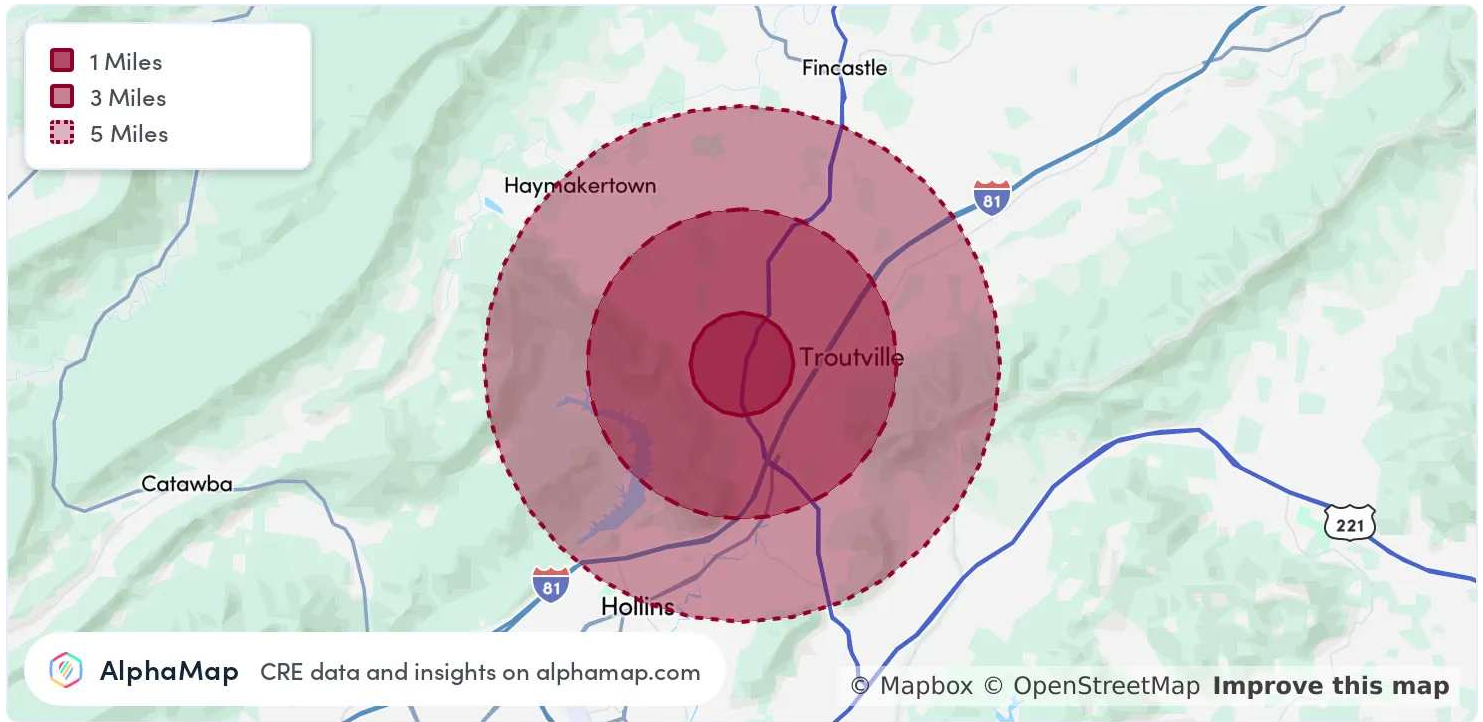
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,187	6,688	17,533
Average Age	51	48	46
Average Age (Male)	49	47	45
Average Age (Female)	53	49	46

HOUSEHOLD & INCOME

1 MILE

3 MILES

5 MILES

Total Households	920	2,732	6,896
Persons per HH	2.4	2.4	2.5
Average HH Income	\$149,263	\$132,181	\$118,545
Average House Value	\$462,692	\$420,666	\$383,808
Per Capita Income	\$62,192	\$55,075	\$47,418

Map and demographics data derived from AlphaMap



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