



12.6 Miles to Waynesboro

17.4 Miles to Charlottesville

6013 ROCKFISH GAP TURNPIKE

**LAND FOR SALE**

**6013 Rockfish Gap Turnpike**

Crozet, VA 22932

4.2 ACRES AVAILABLE



**THALHIMER**



# 6013 ROCKFISH GAP TURNPIKE

## PROPERTY HIGHLIGHTS



4.2 ACRES AVAILABLE



IDEAL FOR HIGHWAY RETAIL USER



ZONED RURAL



HIGH VISIBILITY ON ROUTE 250



PRIME PARCEL IN RAPIDLY GROWING CROZET MARKET



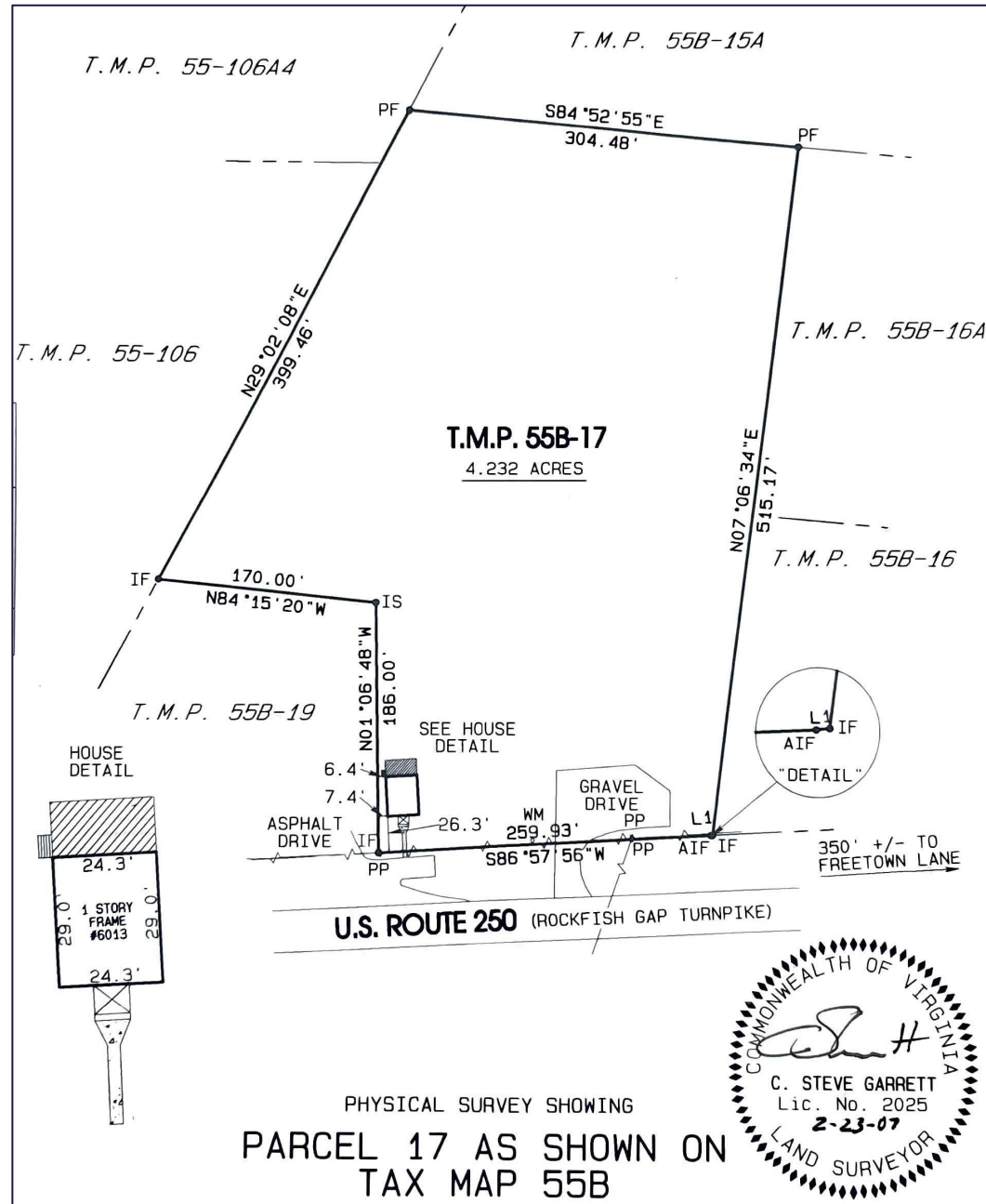
CLOSE PROXIMITY & EASY ACCESS FROM I-64



	3 Mile	5 Mile	10 Mile
2024 Total Population	12,930	16,350	41,921
2029 Projected Population	13,349	16,788	42,686
2024 Households	4,817	6,152	16,551
2024 Average Home Price	\$599,512	\$649,590	\$631,816
2024 Average Household Income	\$158,115	\$163,139	\$143,685
2024 Median Household Income	\$108,548	\$109,916	\$88,397
2024 Daytime Population	10,161	12,249	35,824
2024 Median Age	42.2	42.8	43.8

# 6013 ROCKFISH GAP TURNPIKE

## SITE SURVEY







## FOR MORE INFORMATION, CONTACT:

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