

1129 THOMAS JEFFERSON RD

Forest, Virginia 24551

FOR SALE
OR LEASE



MULTI-BUILDING COMMERCIAL PROPERTY AVAILABLE

PROPERTY HIGHLIGHTS:

- ▶ Two Commercial Buildings on a single parcel located in a prime Forest, Va location with ample road frontage on Thomas Jefferson & Burnbridge Road.
- ▶ This is a great central location in Forest, a rapidly growing area of Bedford County with close access to Main artery of U.S. Route 221.
- ▶ The main building is currently owner occupied, by Winey Chicks Boutique.
- ▶ The 1,830 SF cottage located at the rear of the property is available for lease and was formerly occupied by a massage studio.
- ▶ Property currently zoned to allow for both Retail and Personal Services
- ▶ Sale Price: \$1,175,000
- ▶ Lease Rate: Please call for lease rate

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|----------|----------|----------|
| Population | 3,294 | 26,142 | 58,347 |
| Households | 1,689 | 12,280 | 27,497 |
| Median Household Income | \$47,864 | \$54,105 | \$53,746 |



Chip Duff, MiCP
Senior Vice President
chipduff@domcommercial.com
434.238.6460

domcre.com

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BUILDING 1

1179 Thomas Jefferson Road

- ▶ 6,885 SF Masonry Building built in 2007 on 0.78 Acre lot zoned C-2 permitting a wide variety of commercial uses.
- ▶ 5,076 SF Min Level with open floor plan plus additional 1600 SF adjacent office.
- ▶ 5 private offices, conference room, kitchen area, laundry room, with w/d and 1 full and 2 half bath.
- ▶ 2nd floor mezzanine area contains 1,600 SF of unfinished area with private entrance.
- ▶ Featuring Energy efficient ICF Poured Concrete Construction.
- ▶ 37 paved parking spaces
- ▶ County water and Sewer on site.
- ▶ Current use is Retail Business and Office.

BUILDING 2

1296 Burnbridge Road

- ▶ Two story Victorian cottage offering a total of 1,830 SF with featuring 5 offices, 1 full bath.
- ▶ Central heat and air. Originally built in 1907 and renovated.
- ▶ Public water and sewer.
- ▶ Excellent visibility from Burnbridge Road with easy access to Route 811.
- ▶ Perfect location for area professionals.



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BUILDING 1



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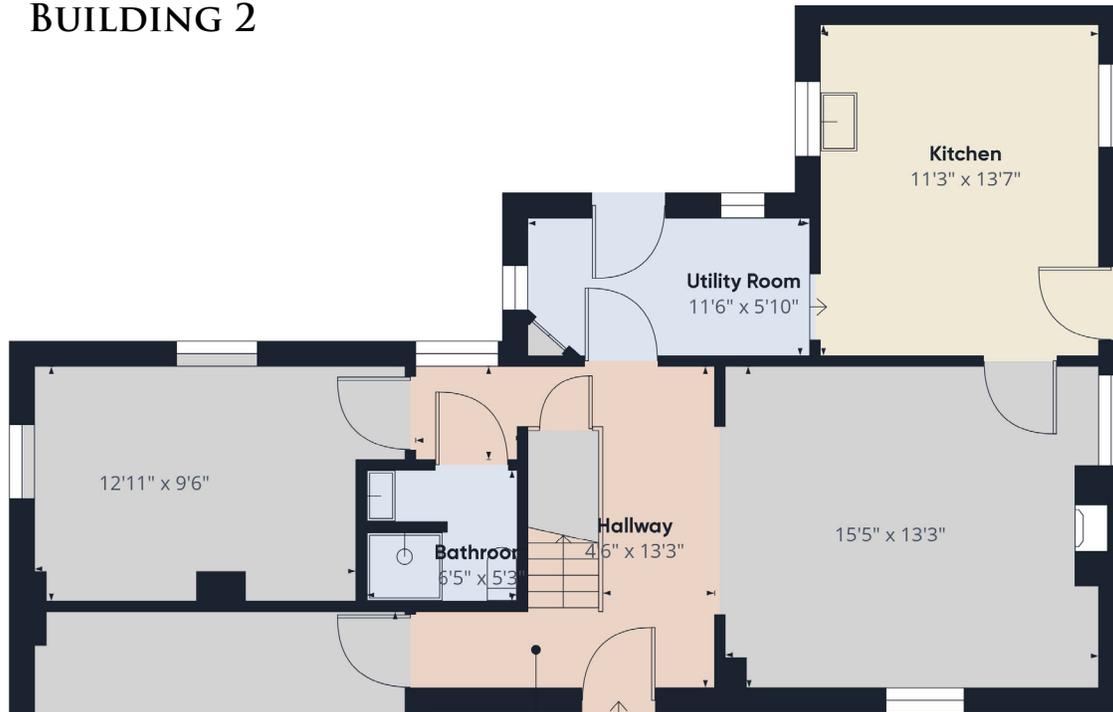
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BUILDING 2



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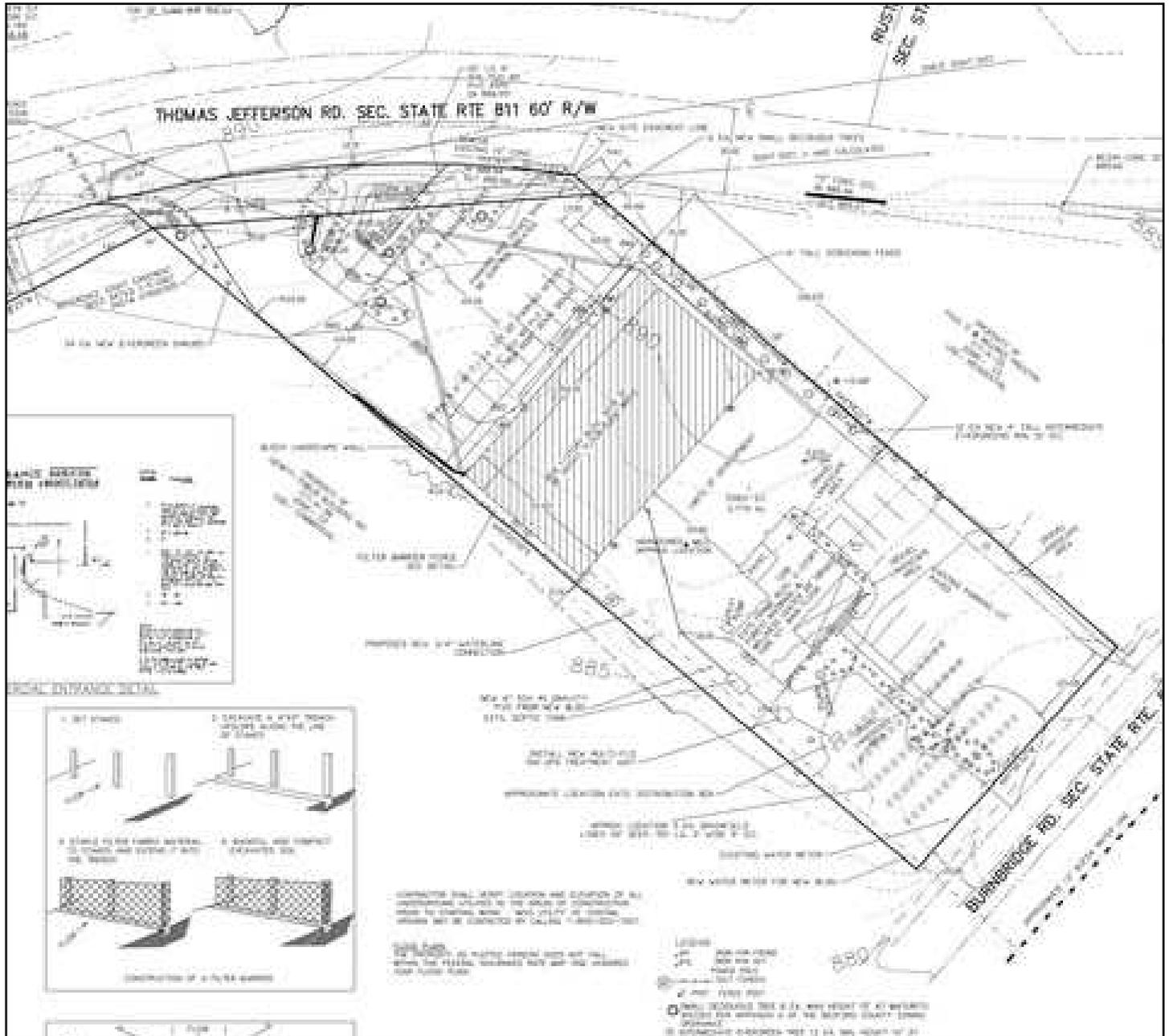
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PROPERTY SURVEY



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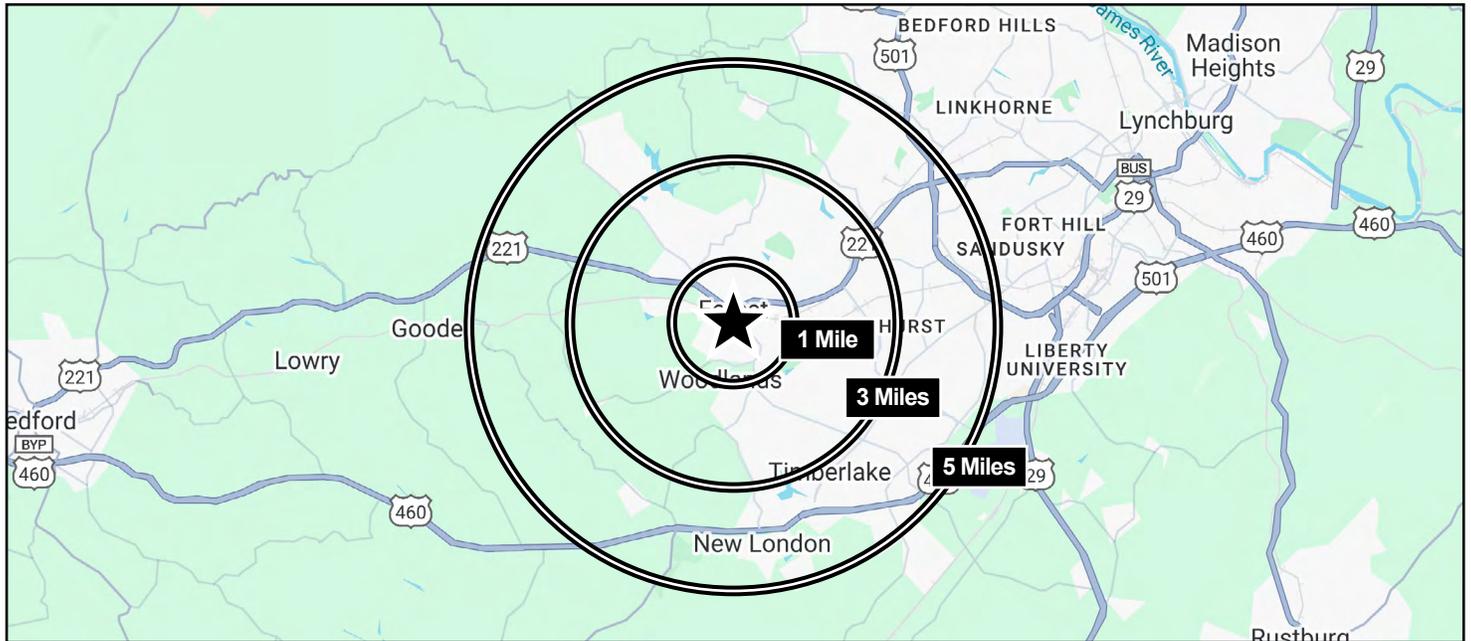
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| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|-------------------|---------------|----------------|----------------|
| Population | | | |
| Male | 1,613 | 12,872 | 28,796 |
| Female | 1,681 | 13,270 | 29,551 |
| Total | 3,294 | 26,142 | 58,347 |

| Age | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|------------|---------------|----------------|----------------|
| Ages 0-14 | 545 | 4,478 | 9,852 |
| Ages 15-24 | 422 | 3,646 | 7,668 |
| Ages 25-54 | 1,303 | 9,991 | 22,983 |
| Ages 55-64 | 475 | 3,584 | 7,745 |
| Ages 65+ | 549 | 4,443 | 10,099 |

| Race | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|--------------|---------------|----------------|----------------|
| White | 2,948 | 23,468 | 49,186 |
| Black | 279 | 1,658 | 6,031 |
| AM In/AK Nat | N/A | 1 | 5 |
| Hawaiian | N/A | N/A | 3 |
| Hispanic | 75 | 514 | 1,620 |
| Multi-Racial | 94 | 902 | 3,150 |

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------------|---------------|----------------|----------------|
| Income | | | |
| Median | \$47,864 | \$54,105 | \$53,746 |
| < \$15,000 | 105 | 814 | 2,768 |
| \$15,000-\$24,999 | 101 | 856 | 2,447 |
| \$25,000-\$34,999 | 133 | 612 | 2,221 |
| \$35,000-\$49,999 | 393 | 2,004 | 4,248 |
| \$50,000-\$74,999 | 176 | 2,193 | 4,791 |
| \$75,000-\$99,999 | 231 | 1,756 | 3,302 |
| \$100,000-\$149,999 | 217 | 1,57 | 3,126 |
| \$150,000-\$199,999 | 20 | 380 | 681 |
| > \$200,000 | 19 | 275 | 463 |

| Housing | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|-----------------|---------------|----------------|----------------|
| Total Units | 1,689 | 12,280 | 27,497 |
| Occupied | 1,612 | 11,549 | 25,497 |
| Owner Occupied | 1,182 | 8,805 | 16,746 |
| Renter Occupied | 430 | 2,744 | 8,751 |
| Vacant | 77 | 731 | 2,000 |



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