

# FOR SALE

## Marwaha Business Park

2816 Stuarts Draft Highway | Stuarts Draft, VA 24477



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions

**PRICE REDUCED!**



### PROPERTY HIGHLIGHTS

- › 5.35± acres for sale in Stuarts Draft
- › Adjacent to Sheetz & Dollar General
- › Stuarts Draft Highway - 15,000± VPD
- › Price Reduced: \$600,000

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	11,149	17,677	86,142
AVERAGE HH INCOME	\$76,369	\$77,509	\$73,896
DAYTIME EMPLOYEES	6,111	14,414	45,276

### FOR MORE INFORMATION:

#### MORGAN TRIBLE

Vice President

804-433-1822

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

# STUART DRAFT SNAPSHOT

Augusta County offers a premier location in Virginia's Shenandoah Valley, a business-friendly environment, and affordable tax rates. Touted for our hospitality and can-do attitude, **several of America's most well known companies have located and expanded here.** Pair that with the vibrant small cities and breath-taking natural attractions, and you'll see the limitless opportunities.

Source: [augustavabusiness.com](http://augustavabusiness.com)

