

FOR LEASE

**SITE
~33 ACRES**

Walmart



I-95 - 37,922 VPD
Cloverleaf Dr

Market Dr

Commonwealth Blvd

33 ACRES OFF I-95

**Lease Rate:
Rent Negotiable**

PROPERTY OVERVIEW

33 Acres available fronting I-95 in Emporia, VA. The site is visible to over 37,000 VPD with convenient access to north and south bound travelers.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	809	3,273	3,987
Population:	2,074	8,012	9,725
Avg HH Income:	\$60,759	\$68,249	\$69,884

PROPERTY HIGHLIGHTS

- ~33 AC tract positioned behind Walmart
- Zoned I-1 Industrial
- Water and sewer connected, electric poles on the property line
- **Building One - Phase 1 (subject to change):**
- Up to approx. 290,000 SF
- Target 32' clear height
- Estimated 248 auto and 63 trailer parking spaces
- Target delivery: TBD
- Proposed asking rent: \$12.00/SF NNN
- *All building specifications are conceptual and subject to change based on final site planning and approvals.*

FOR FURTHER INFORMATION, PLEASE CONTACT:

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COMMONWEALTH BLVD, EMPORIA, VA 23847

RETAIL MAP



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PARCEL VIEW



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PROPOSED PLAN



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