

FOR LEASE

BUILD-TO-SUIT STARLITE PARK ±5 ACRES

Starlite Park & US Rt 15/James Madison Hwy | Zion Crossroads/Exit 136, Troy, VA 22974



S.L. NUSBAUM
REALTY CO.



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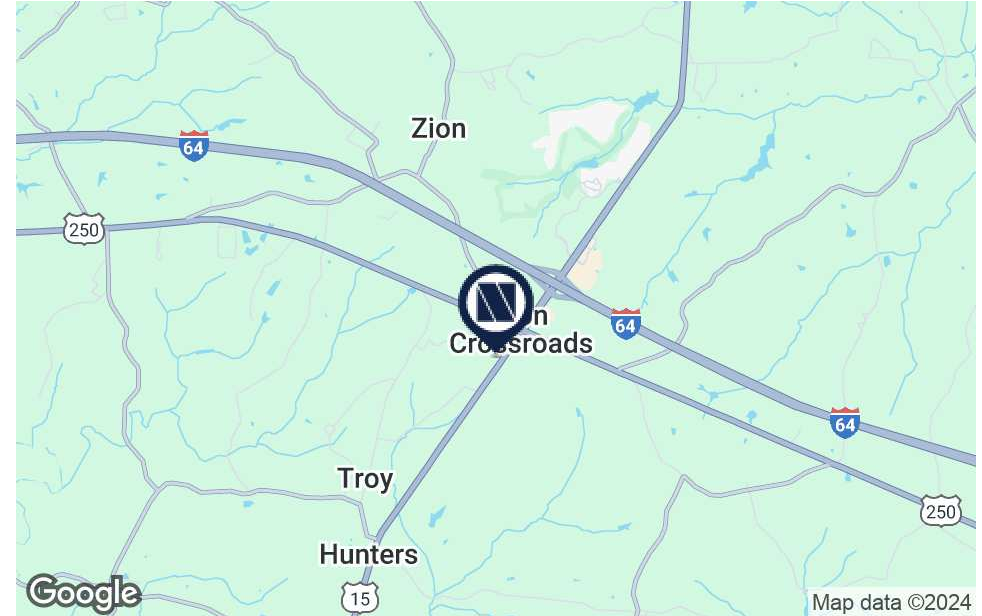
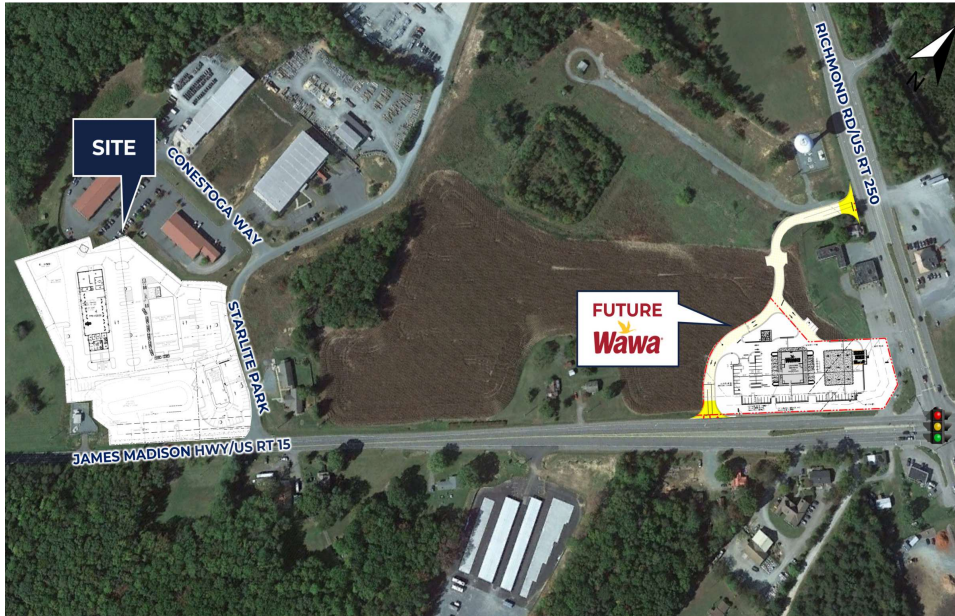
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:

Contact Agents

[Homes Coming to Zion Crossroads - Click Here](#)



PROPERTY OVERVIEW

±5 Acres Build-to-Suit in Fluvanna County's growing trade area

PROPERTY HIGHLIGHTS

- .79 miles to I-64, Exit 136/Zion Crossroads
- LCD Roadside signage with video capability
- ±1/3 mile from future Wawa

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Daytime Population	6,203	9,629	35,802
Average HH Income	\$105,792	\$106,077	\$119,967

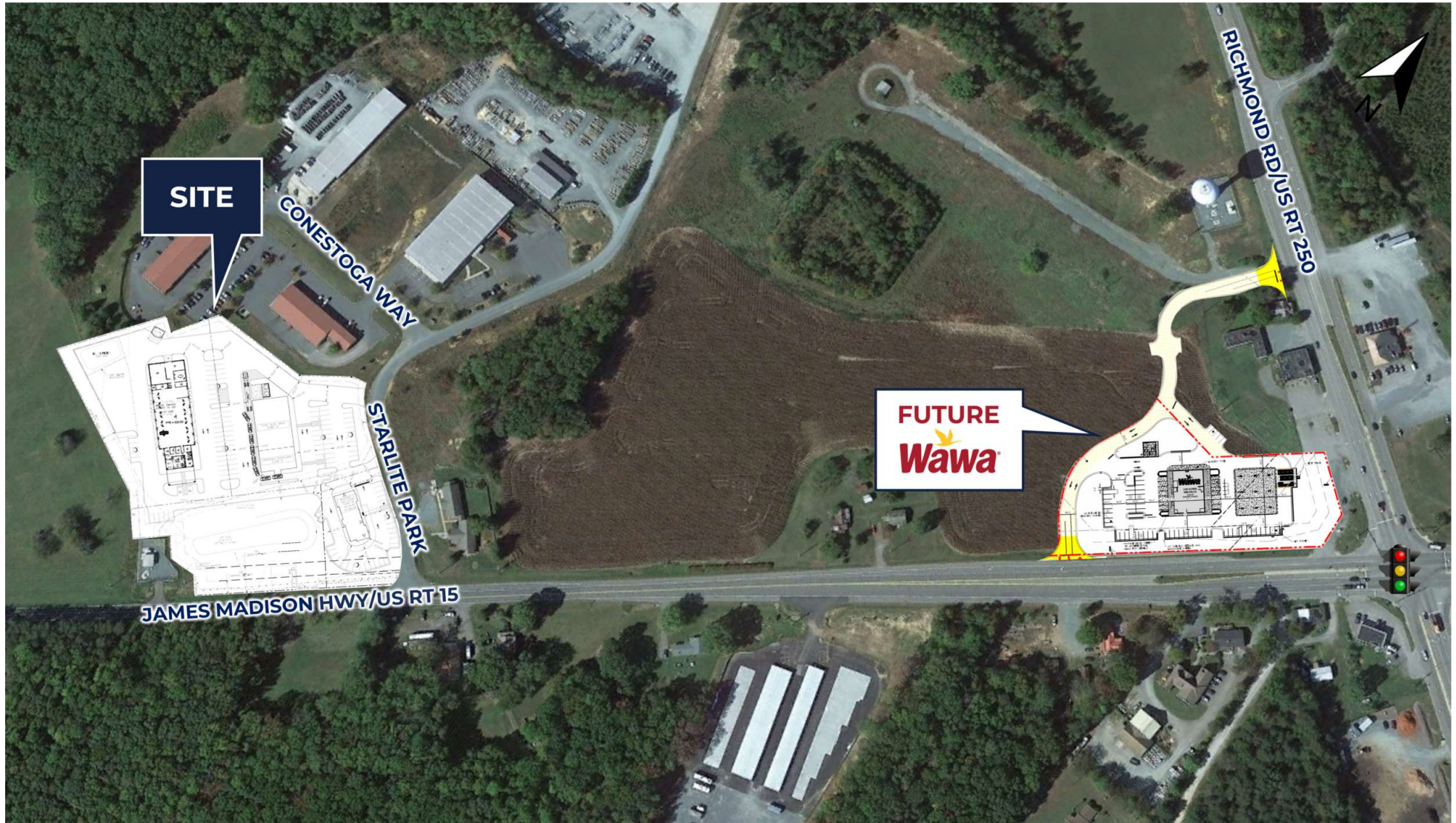
WAWA COMING SOON

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TRADE AREA

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PLANNED DEVELOPMENT

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NEARBY PLANNED DEVELOPMENT

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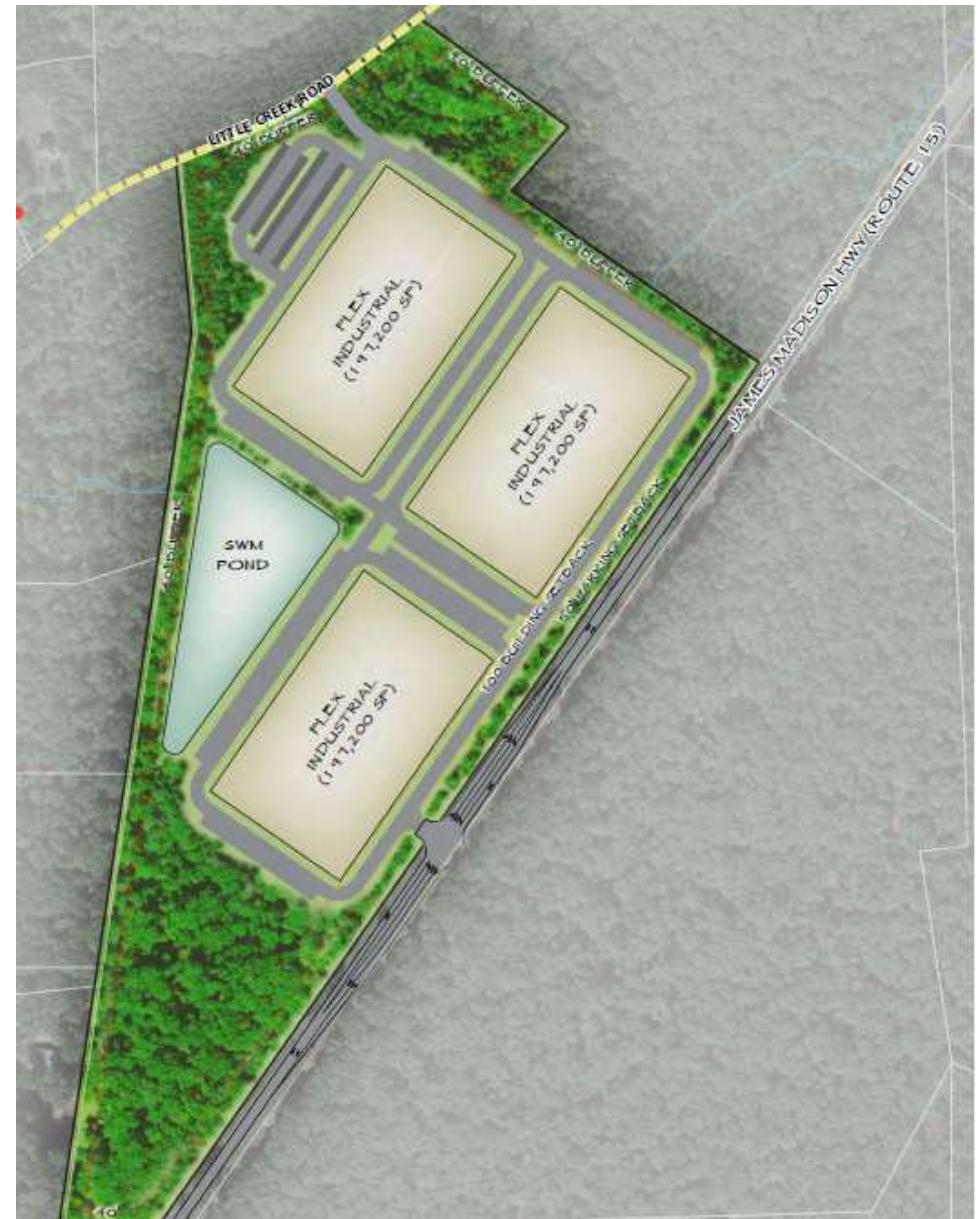
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James Madison Hwy - ±591K SF Flex/Industrial



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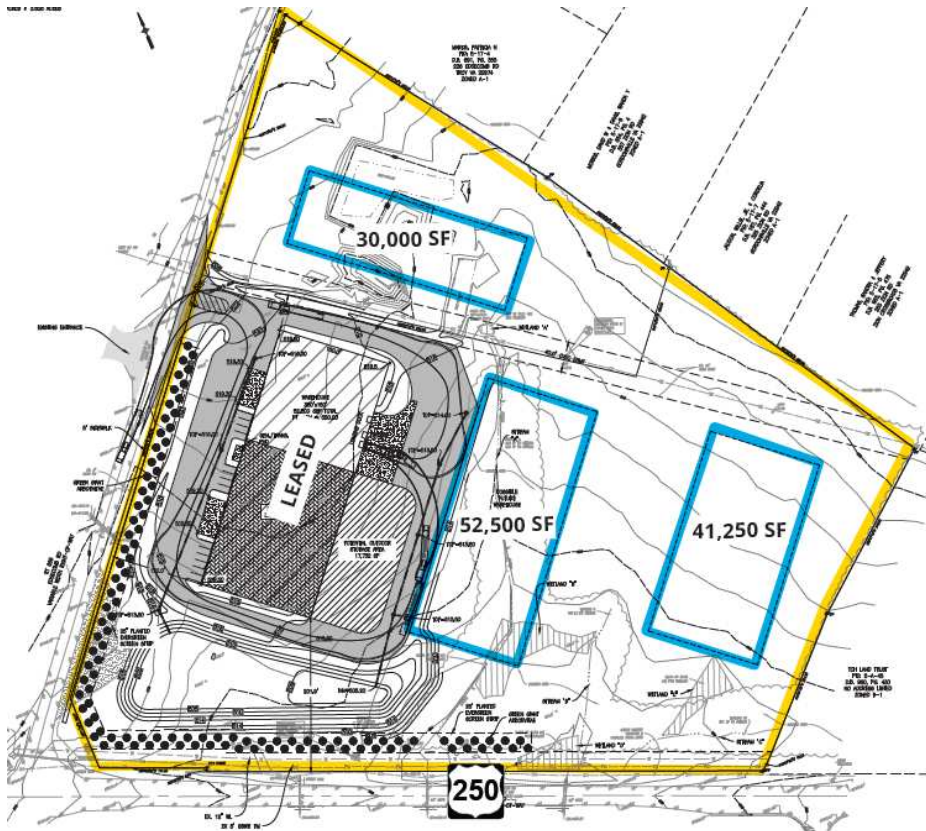
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Rt. 250 - Class A Industrial Space

Conestoga Way - 5 AC Build-to-Suit

CONTACT INFORMATION

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