

FORMER FOOD CITY PULASKI

1400 BOB WHITE BLVD PULASKI, VA 24301



OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	3.96 Acres
Year Built:	1999
Building Size:	36,457 SF
Zoning:	B2
Price / SF:	\$52.12

PROPERTY OVERVIEW

NEW PRICE REDUCTION! Jacob Quesinberry with Poe & Cronk Real Estate Group is pleased to present this former Food City location available for a new tenant or owner/user. Priced significantly below tax assessment and replacement cost, this location has a 20+ year history as a successful retail site. This 4+/- acre site and 37,000+/- square foot building offer a great future opportunity for an investor or owner/user. Real estate purchase opportunity at a significant discount compared to the replacement cost. Prime candidate for a 1031 exchange or a buyer seeking to reduce taxable income through cost segregation.

PROPERTY HIGHLIGHTS

- 37,000+/- Square Foot Building
- 4+/- Acre Site
- Entrance at Traffic Light
- \$52+/- per Square Foot
- Priced Significantly Below Tax Assessment and Replacement Cost



JACOB QUESINBERRY

Vice President

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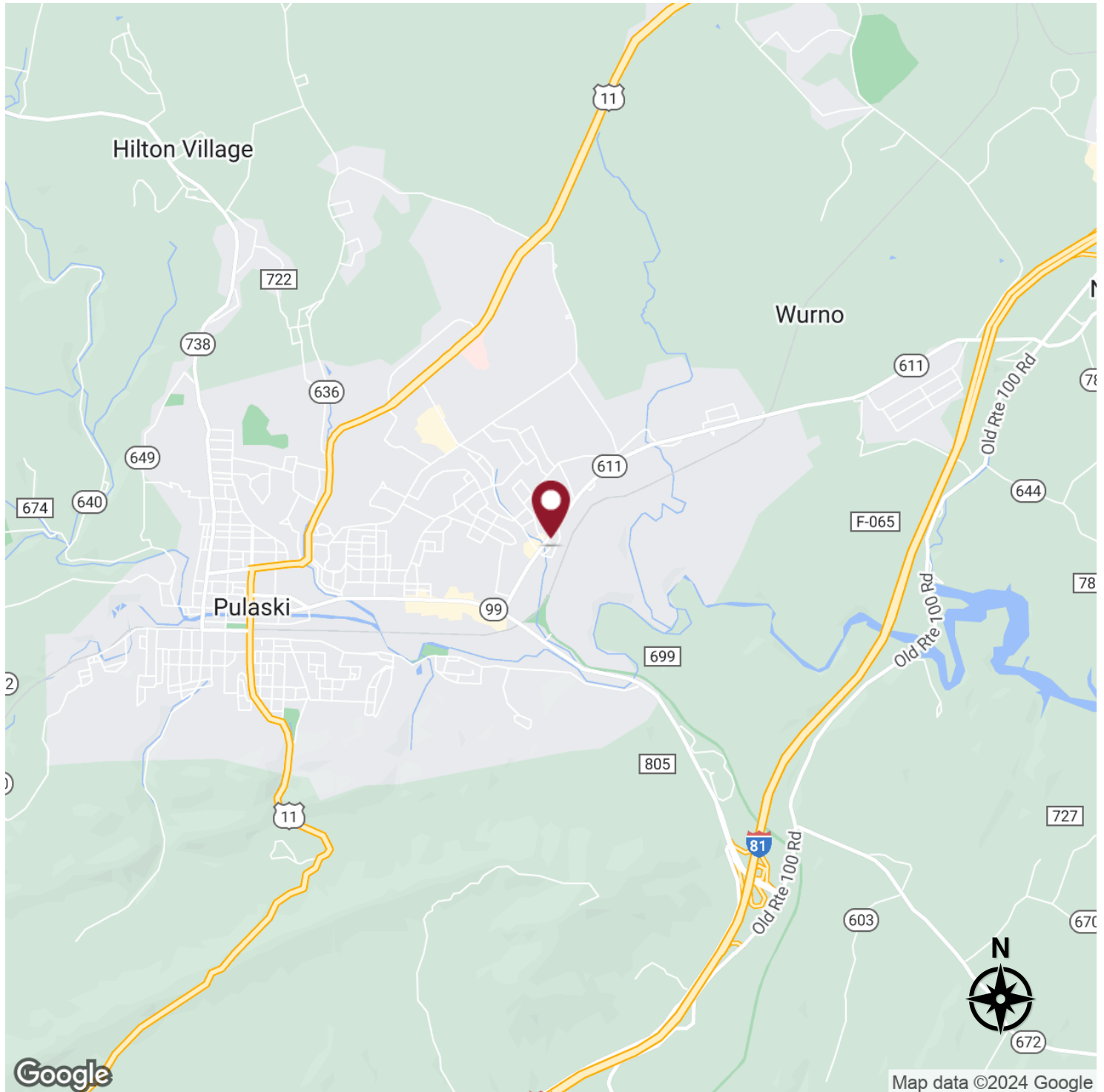


FOR SALE
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FOOD CITY

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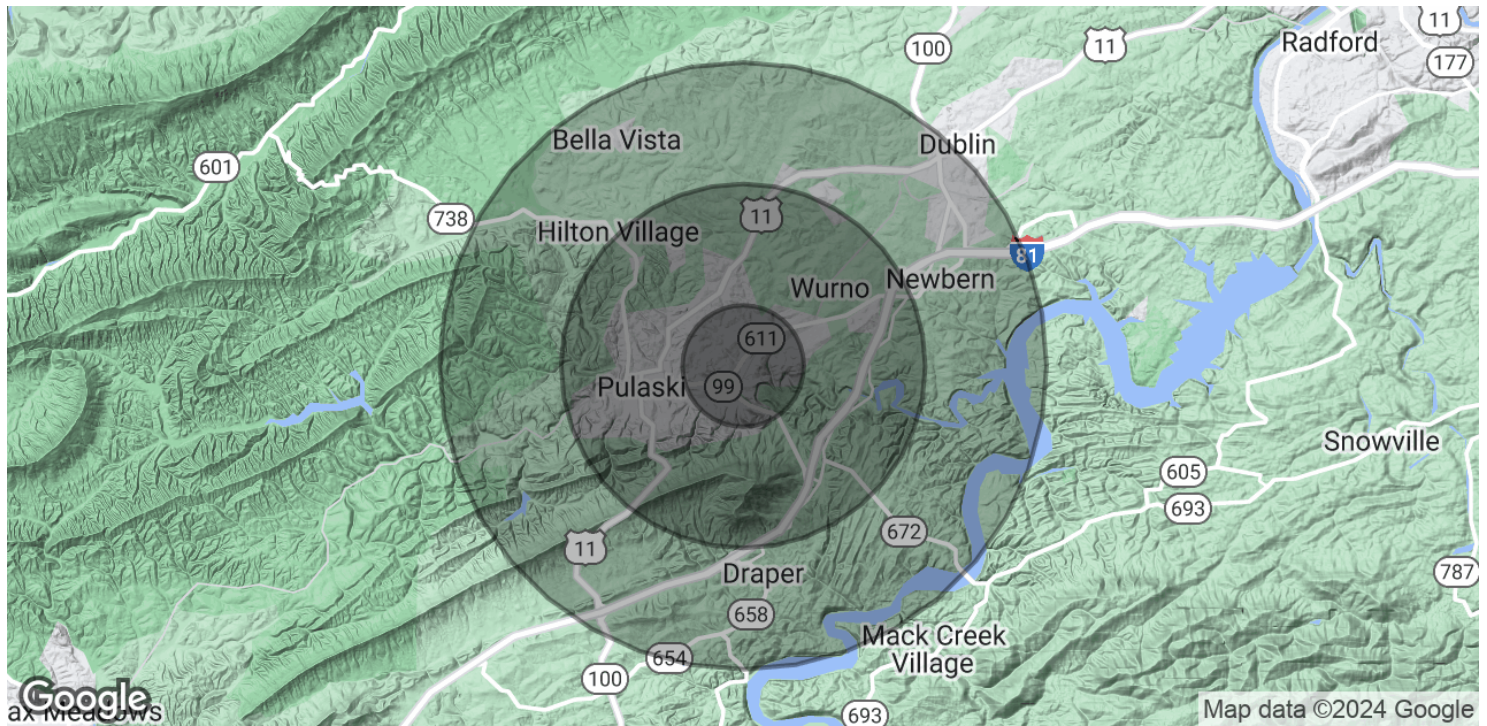
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,316	10,363	15,641
Average Age	43.3	42.1	43.5
Average Age (Male)	37.7	40.7	42.3
Average Age (Female)	49.7	43.9	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,192	5,238	7,711
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$44,521	\$46,860	\$52,115
Average House Value	\$139,714	\$137,896	\$149,890

* Demographic data derived from 2020 ACS - US Census



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