

SALE

1 ACRE AT DOMINION RACEWAY

6460 Dominion Raceway Woodford, VA 22580



PROPERTY DESCRIPTION

Located just upon entering the Dominion Raceway & Entertainment facility, pad ready 1 acre parcel for sale.

PROPERTY HIGHLIGHTS

- Pad Ready 1 acre parcel at Dominion Raceway & Entertainment
- Perfect for Fast Food or other Retain type use
- Zoned C3
- Tremendous growth along Thornburg Exit including new Kalahari Waterpark coming soon!
- Neighboring uses include 82-room Tru Hotel and Sheetz

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	1 Acres
Zoning:	C2
APN:	63-5-F1

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	125	2,864	34,934
Total Population	332	7,837	93,943
Average HH Income	\$66,588	\$97,649	\$97,711

Brian Cunningham, CCIM
540 429 3414

Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE

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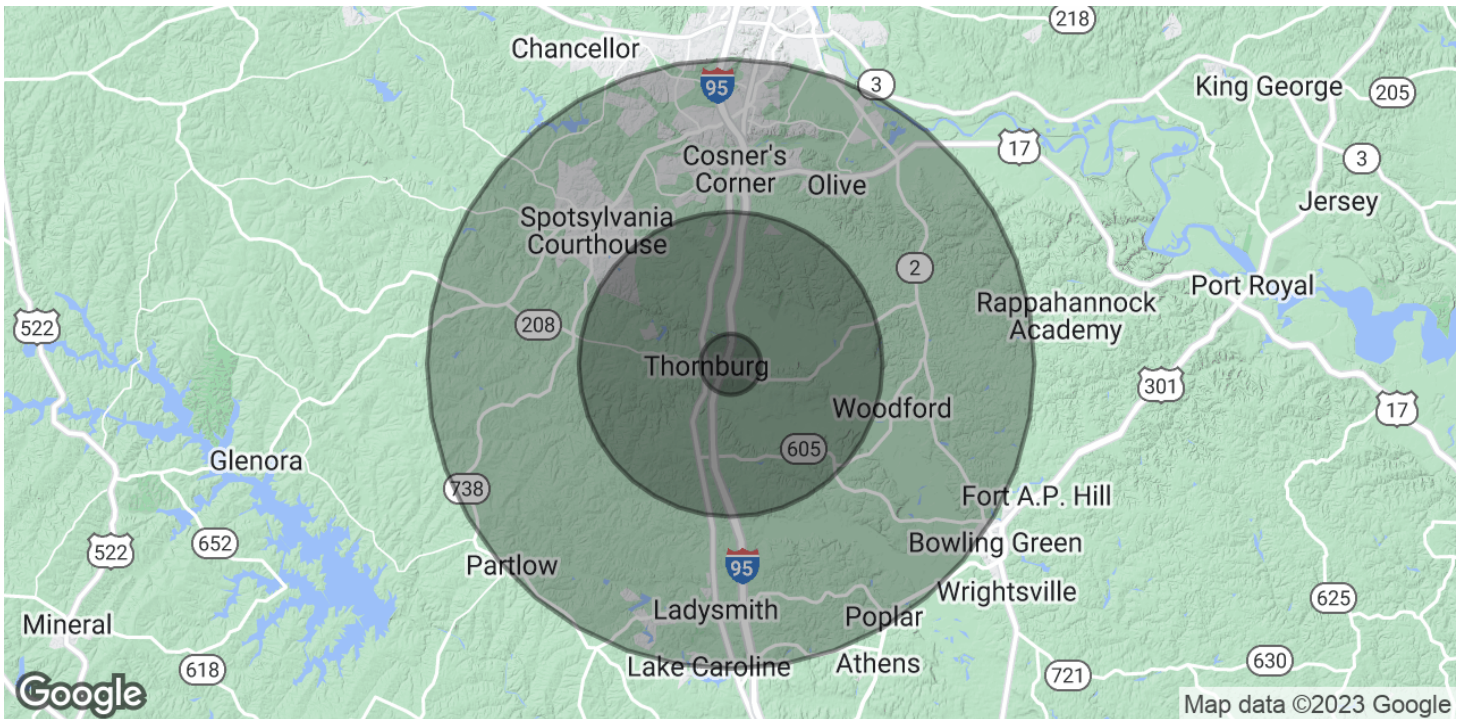


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	332	7,837	93,943
Average Age	33.6	37.8	37.9
Average Age (Male)	33.7	38	37.4
Average Age (Female)	34	40.2	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	125	2,864	34,934
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$66,588	\$97,649	\$97,711
Average House Value	\$255,769	\$311,558	\$278,802

* Demographic data derived from 2020 ACS - US Census

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