

# SALE/ LEASE

4.18 ACRES

## Industrial/Flex

18064 Jefferson Highway | Montpelier, VA 23192



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 1,680± SF of total flex space available for sale or lease
- › 504± SF office space and 1,176± SF warehouse space
- › 4.18 acres allowing for extra vehicles, laydown yard or additional buildings
- › Ideal for contractor's shop
- › C2 zoning
- › Traffic Count: 11,000 VPD (Route 33)
- › Sale Price: \$285,000

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,592	7,043	24,606
AVERAGE HH INCOME	\$141,201	\$125,355	\$127,637
DAYTIME EMPLOYEES	2,156	5,843	20,715

### FOR MORE INFORMATION:

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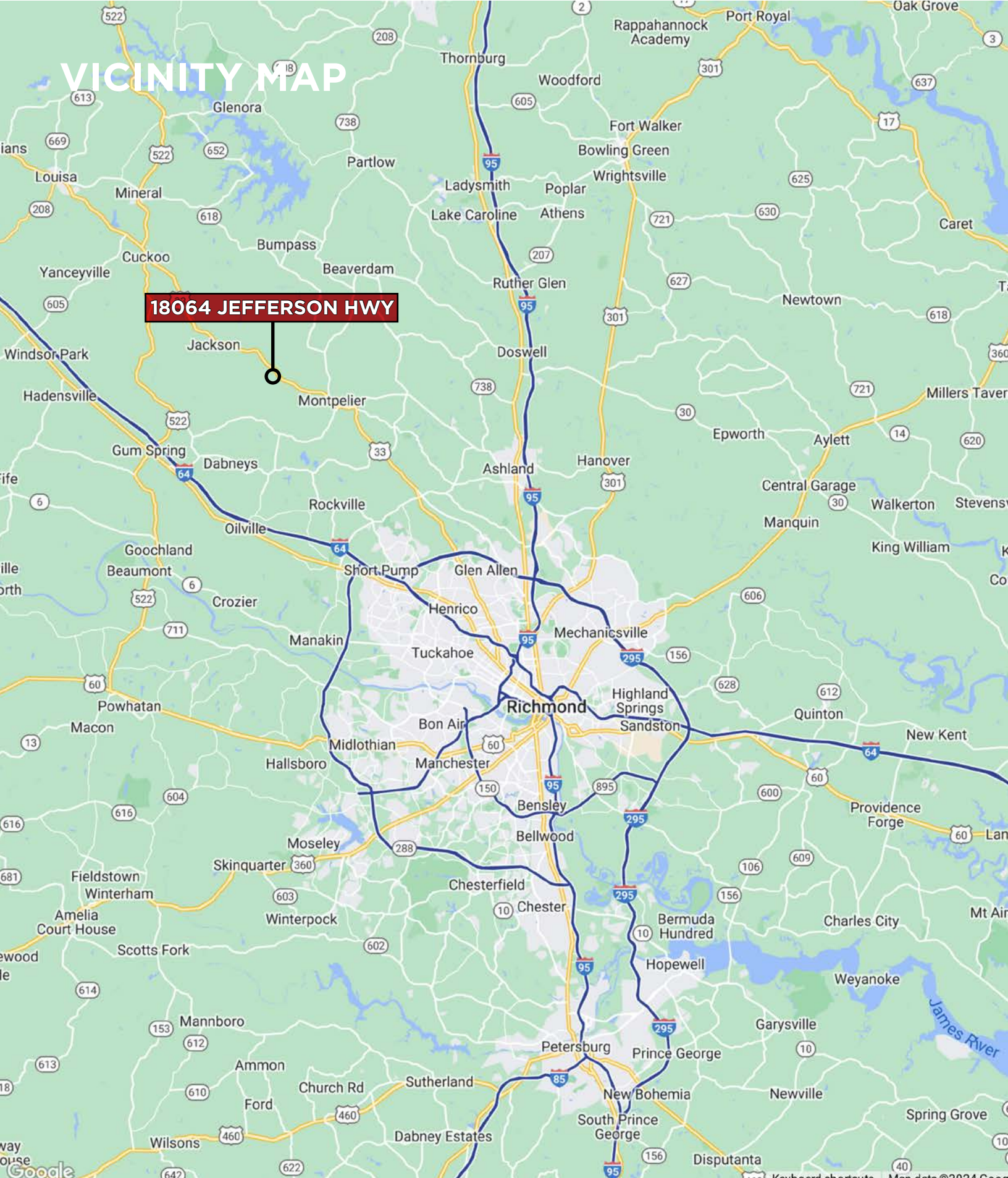
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# VICINITY MAP



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