

FOR SALE

18 AC DEVELOPMENT SITE (44 AC TOTAL)

0 James Madison Hwy | Palmyra, VA 22963



S.L. NUSBAUM
REALTY CO.



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RETAIL ADVISORS

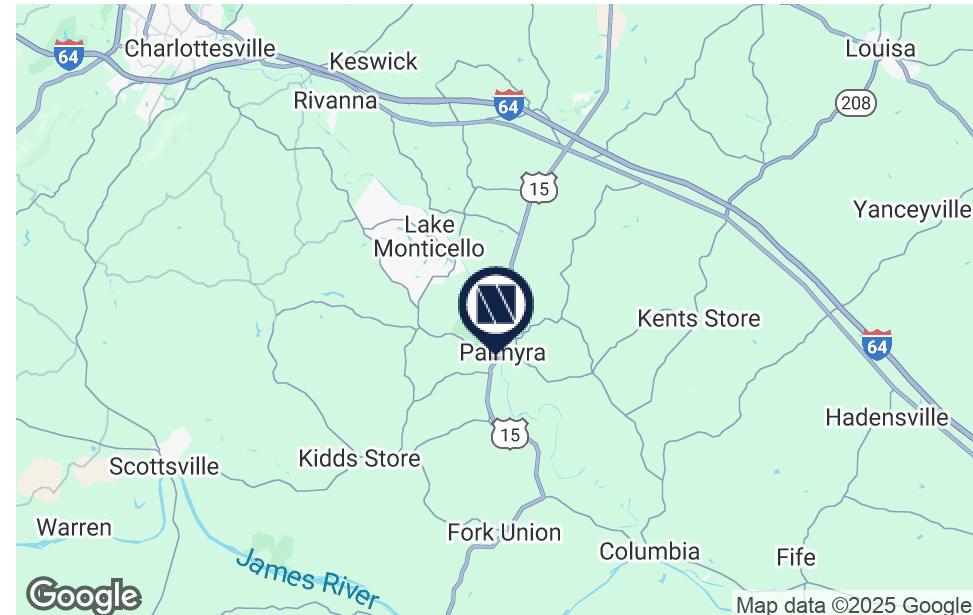
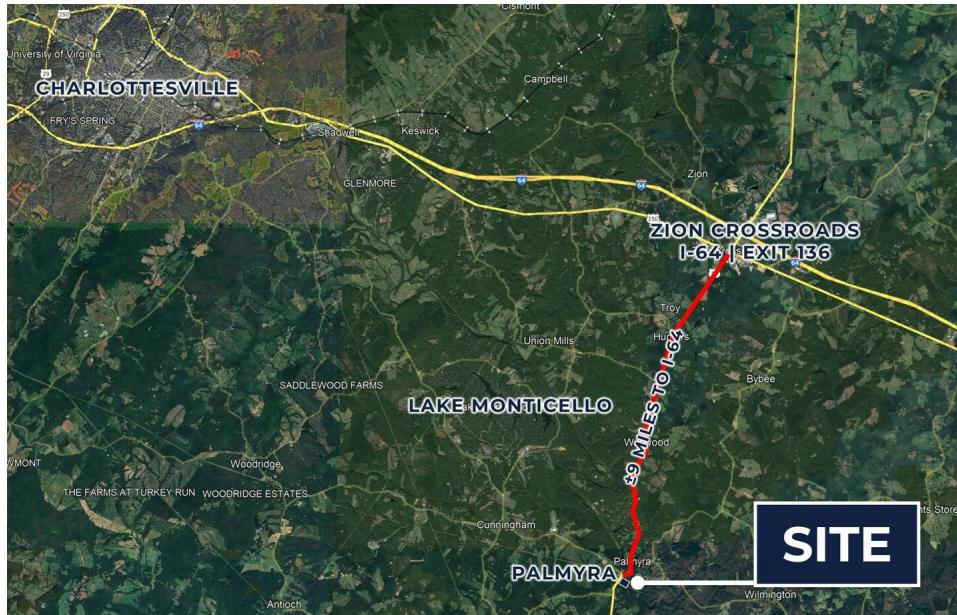
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	18-AC Development Site ±44 Acres Total
Zoning:	±18 AC B-1/Balance is A-1

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Population	8,928	20,068	31,150
Total Households	3,586	7,954	11,820
Average HH Income	\$129,480	\$119,155	\$120,250

PROPERTY OVERVIEW

18-Acre Retail/Commercial Development Parcel with 26 acres of additional wetlands

PROPERTY HIGHLIGHTS

- Great retail location with access from the roundabout at James Madison Hwy (Rt 15) and Thomas Jefferson Pkwy (Rt 58)
- Approximately 0.4 miles of frontage along the Rivanna River
- <9 miles south of Interstate 64 at Zion Crossroads Exit #136
- Well Water & County Sewer System
- James Madison Hwy/US Rt 50 - 6,600 VPD
- Thomas Jefferson Pkwy - 4,500 VPD

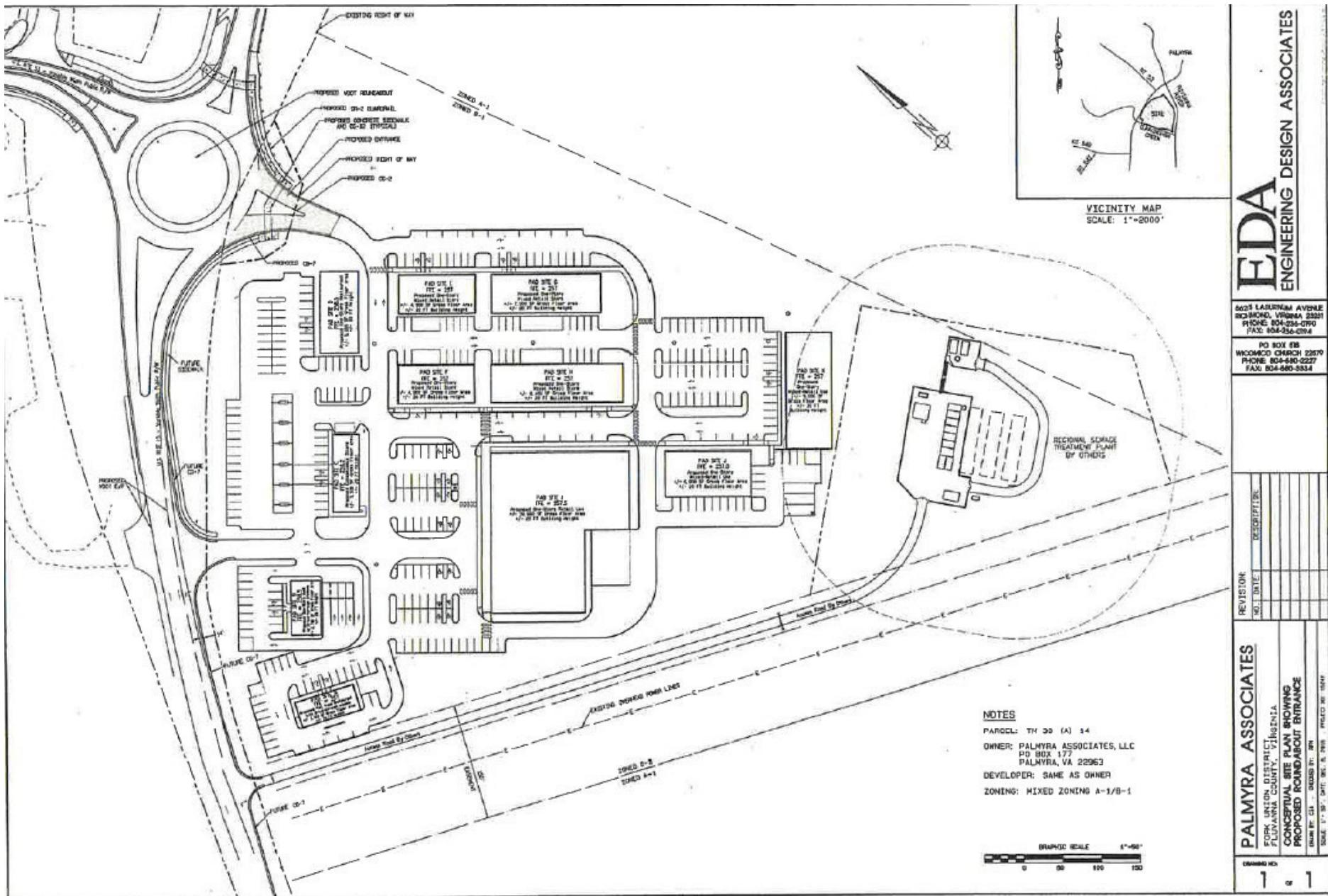
RETAIL MASTER PLAN

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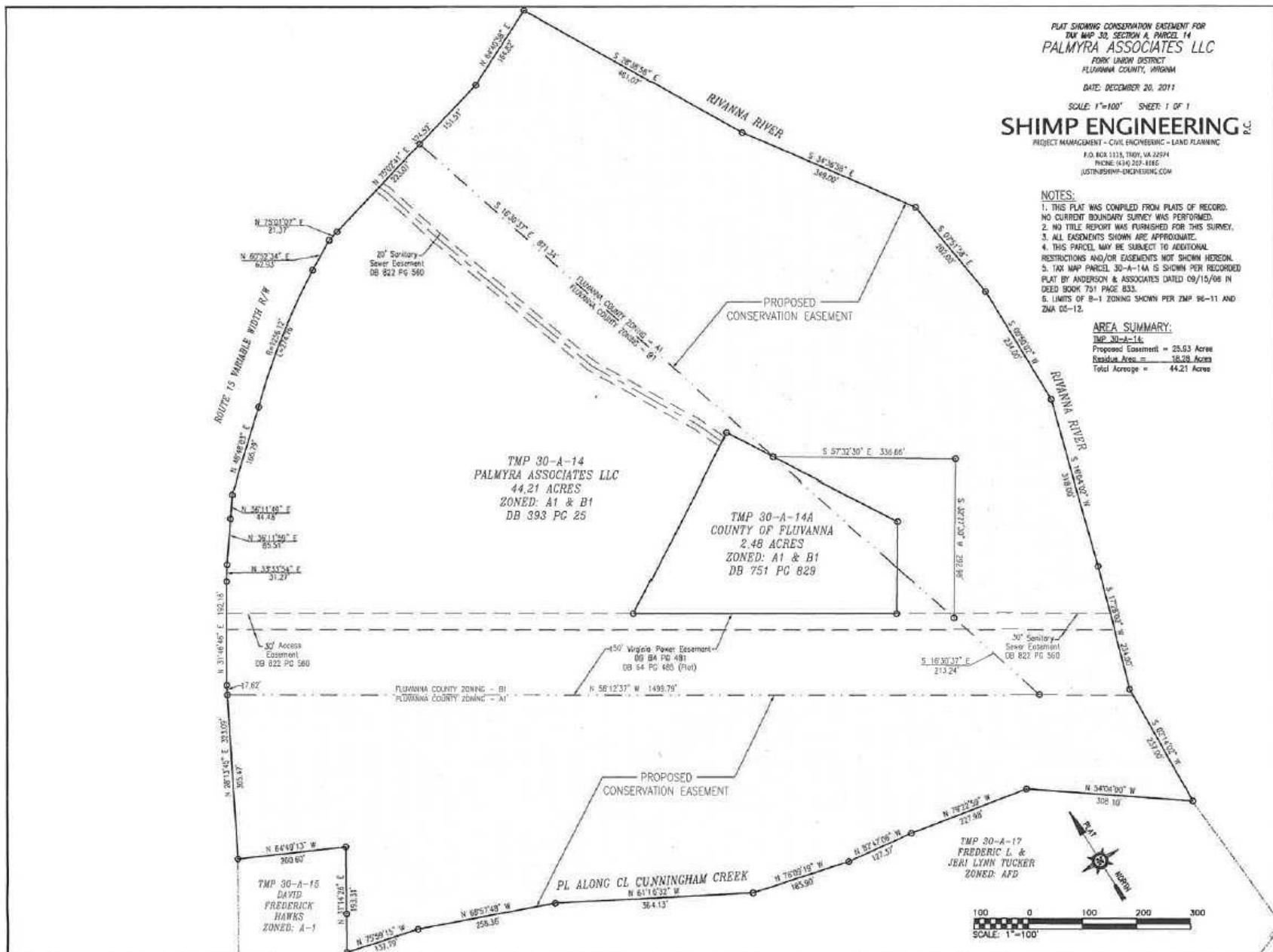
SURVEY

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CONTACT INFORMATION

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