

# SECOND GENERATION RESTAURANT BUILDING FOR SALE OR LEASE

1968 W Main St, Salem, VA 24153

## FORMER SONIC DRIVE-IN RESTAURANT



### OFFERING SUMMARY

Sale Price:	\$1,490,000
Lease Rate:	\$9,000 Per Month Triple Net
Building Size:	1,472 Square Feet
Lot Size:	2.25 Acres
Zoning:	HBD
Traffic Count:	23,000+ AADT W Main St (Rt.460)

### PROPERTY OVERVIEW

This freestanding Second-Generation Restaurant Building (Former Sonic Drive-In) is for sale or lease. The property was built in 2023 and consists of a 1,472 SF building with a drive-through, a kitchen, and walk-in cooler. It is situated along Salem's business retail corridor, with 23,000 AADT, in a prominent shopping area neighboring Walmart Super Center and Food Lion. The total daytime population is 63,695 within a 5-mile radius. Average household income is \$91,272 within a 1-mile radius. It is just minutes away from I-81 (Exit 137), 2 miles from Downtown Salem, 5 miles to renowned LewisGale Medical Center, and only 10 miles from Roanoke-Blacksburg Regional Airport. The combined land of 2.25 acres has two parcels (#1: 1.28 acres and #2: 0.97 acres). The former Sonic building with a drive through is mostly located on parcel #2. Based on request, the owner is willing to subdivide the land and reposition the property line.

### WEBSITES

- Virtual Tour: <https://youtu.be/Ov21YaaNjDM>
- More Property Photos: <https://swartz-company.aryeo.com/sites/1968-w-main-st-salem-va-24153-14707245/branded>

### For More Information:

**Jason Song**  
540.383.6692  
[jason.song@cottonwood.com](mailto:jason.song@cottonwood.com)

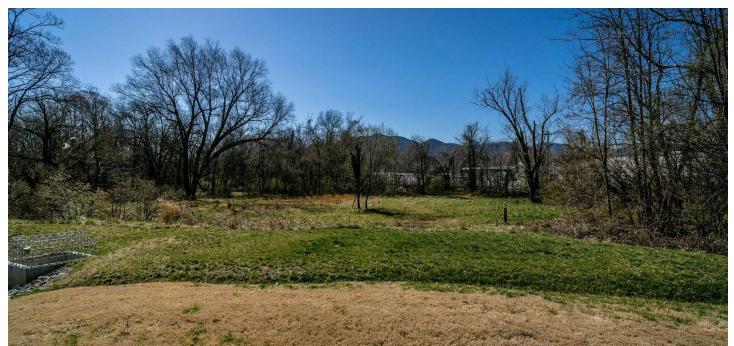
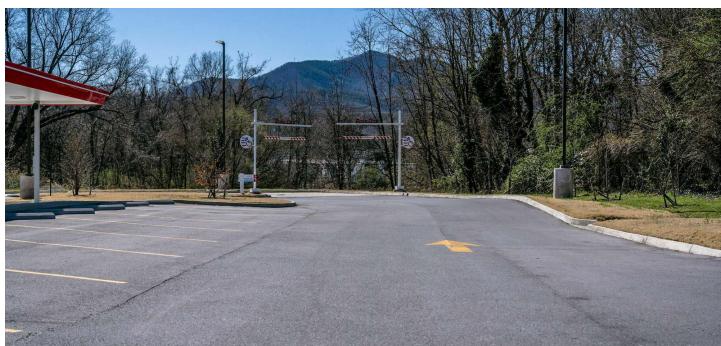
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## Exterior Photos



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## Aerial Photos



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## Interior Photos



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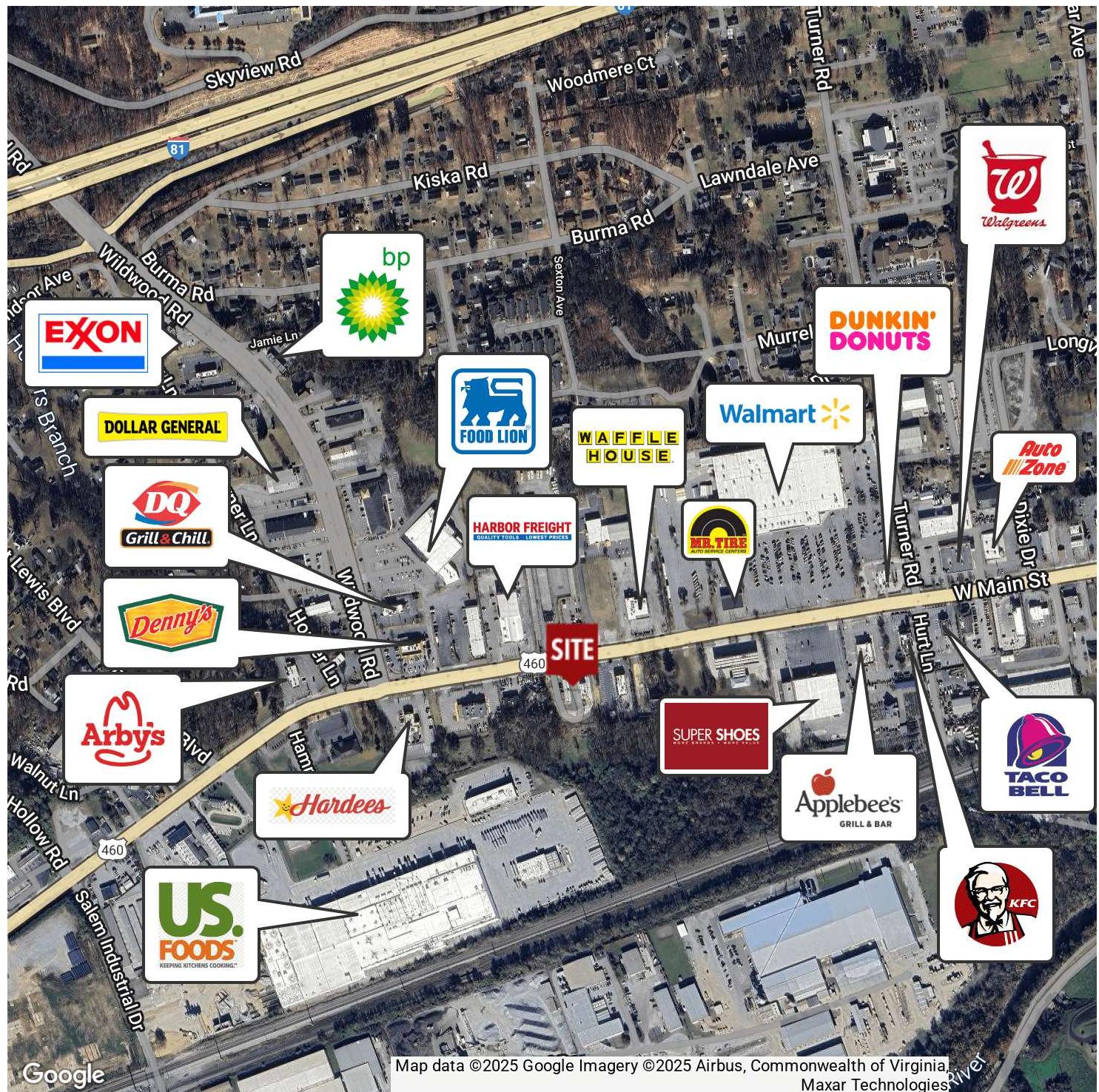
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## Retailer Map



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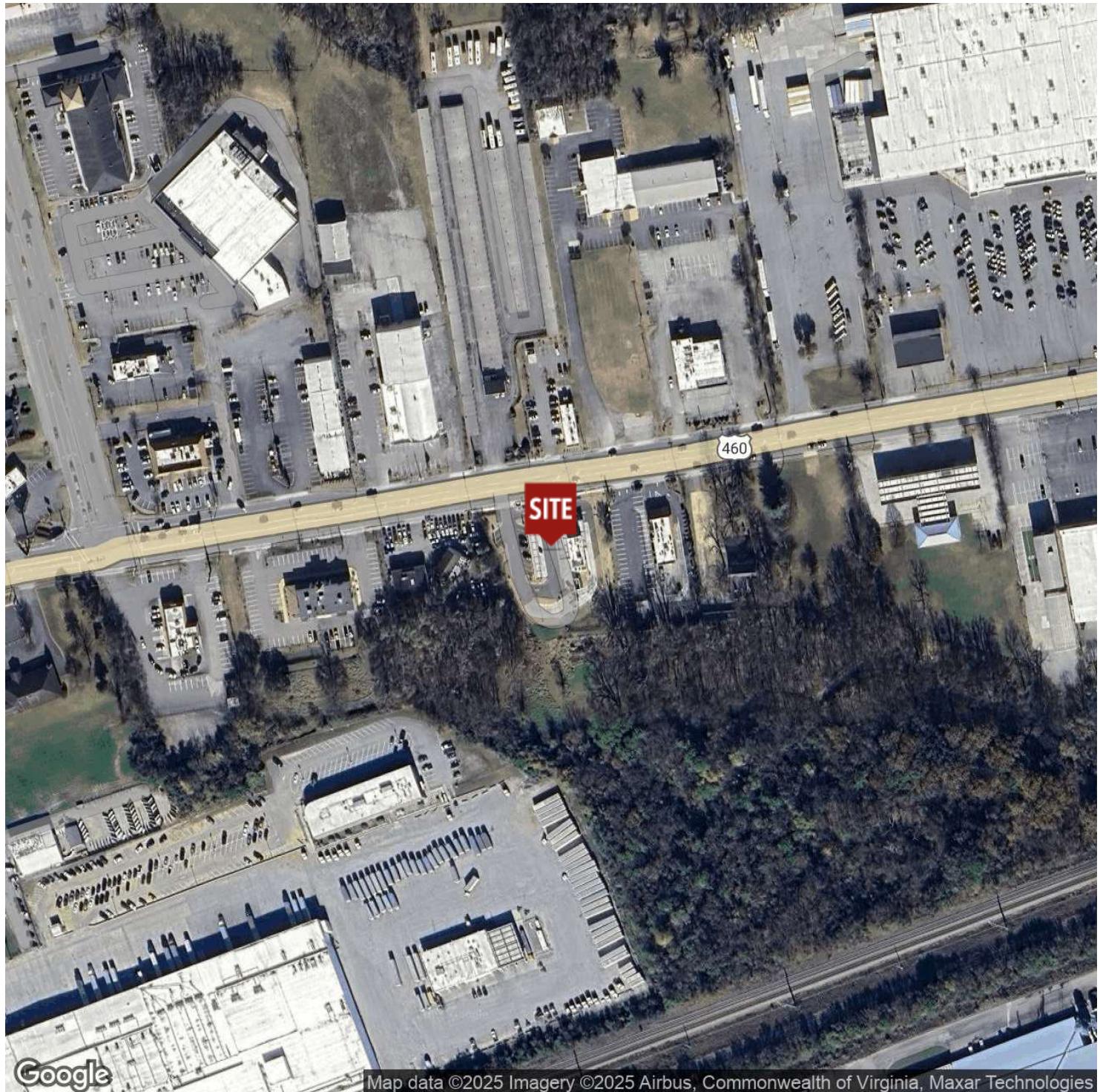
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## Location Map



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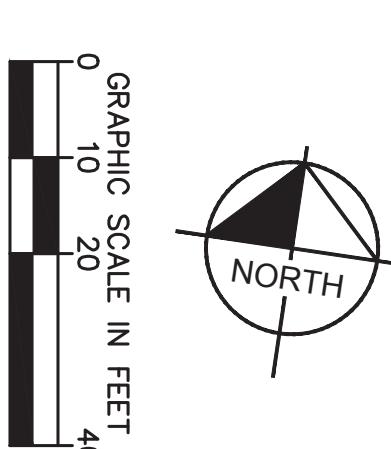
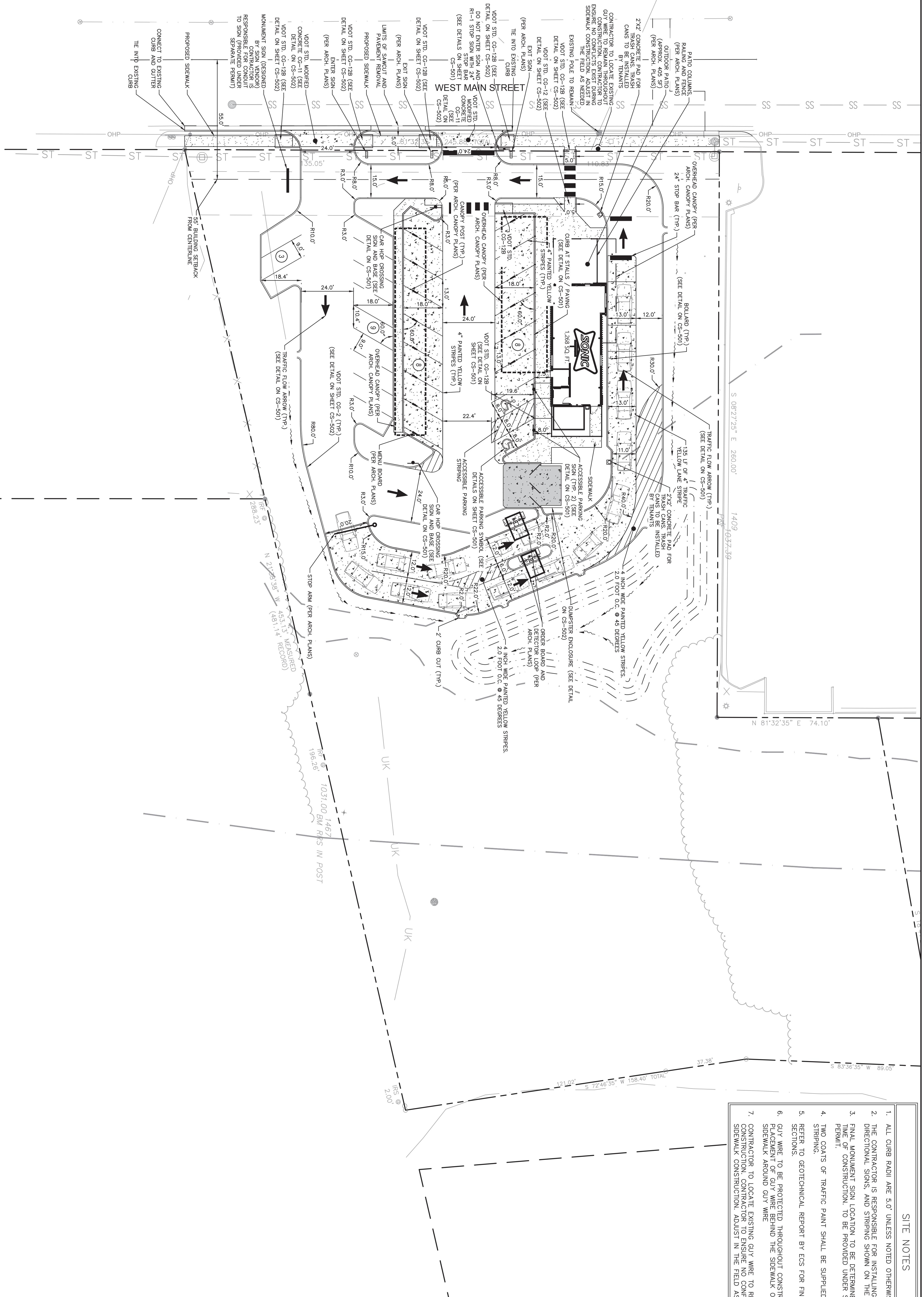
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**SONIC**  
PREPARED FOR  
**BROWNING DEVELOPMENT  
SOLUTIONS**

CS-100  
SHEET NUMBER

SALEM VA

## SITE PLAN

KHA PROJECT 113512000	
DATE 10/22/21	
SCALE AS SHOWN	
DESIGNED BY	MFB
DRAWN BY	MFB
CHECKED BY	LPA

# Kimley >> Horn

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OCTOBER SUBMITTAL REVISIONS		12/6/2021	
REVISIONS	DATE	BY	
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