

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
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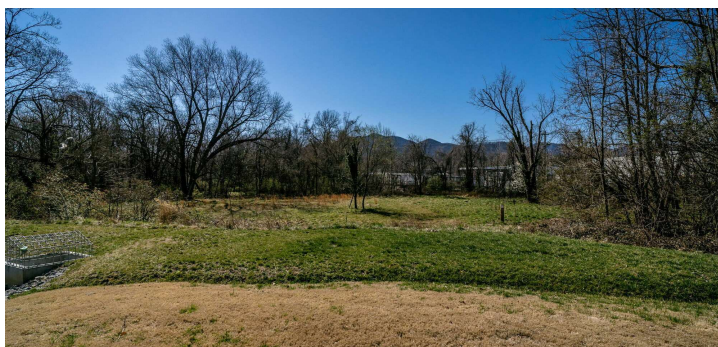
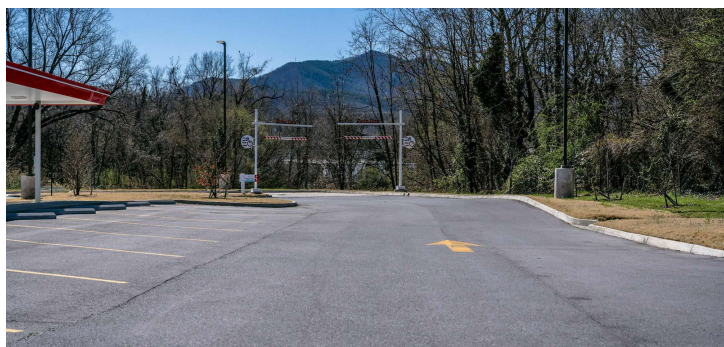
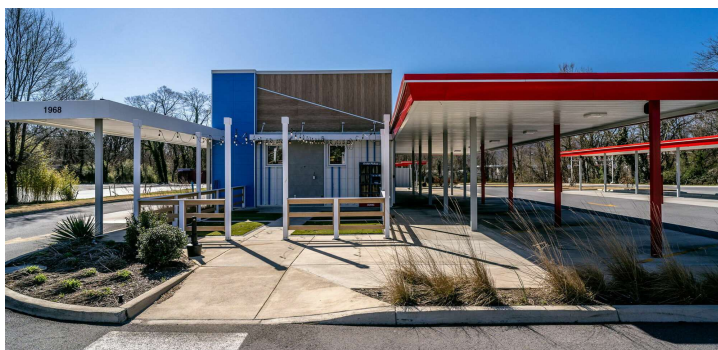
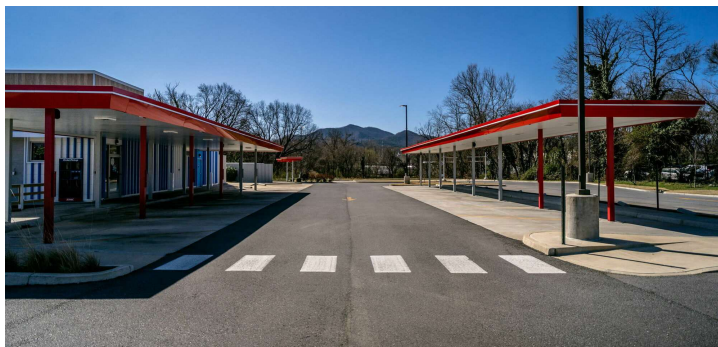
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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Exterior Photos



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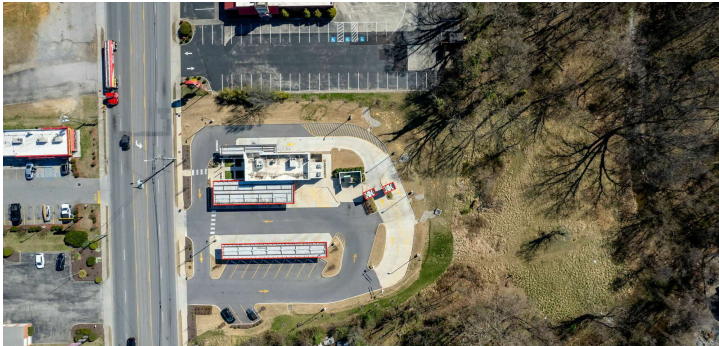
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Aerial Photos



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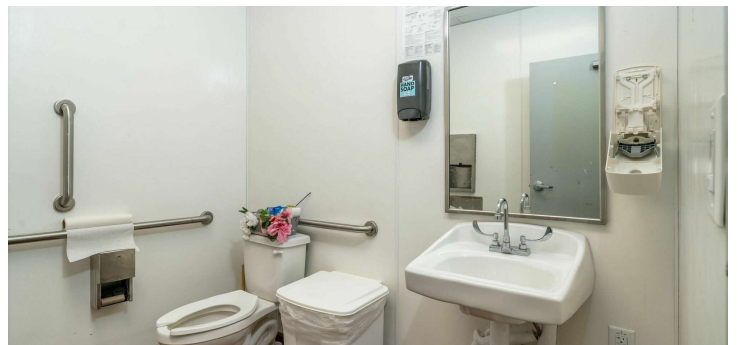
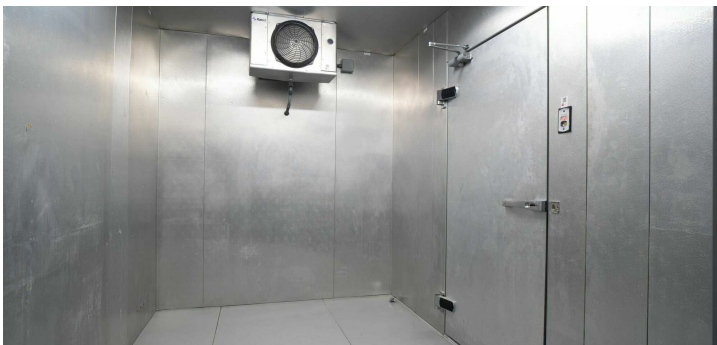
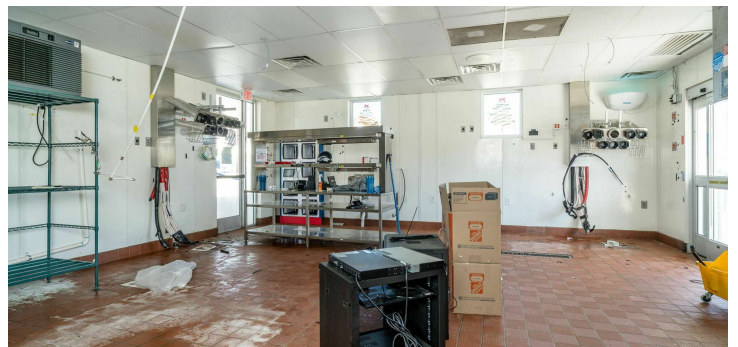
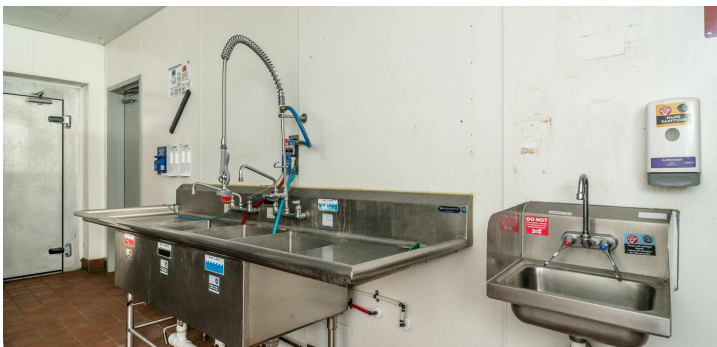
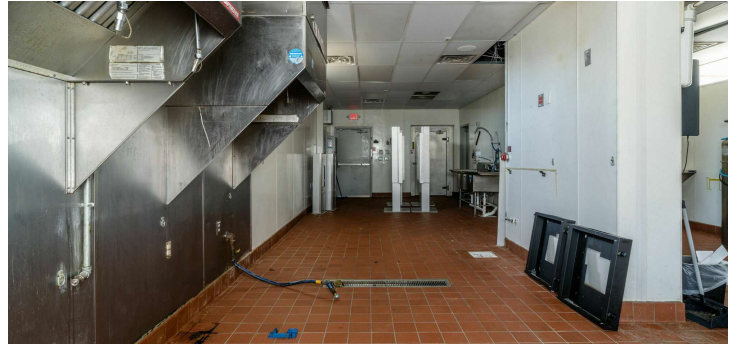
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Interior Photos



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Retailer Map



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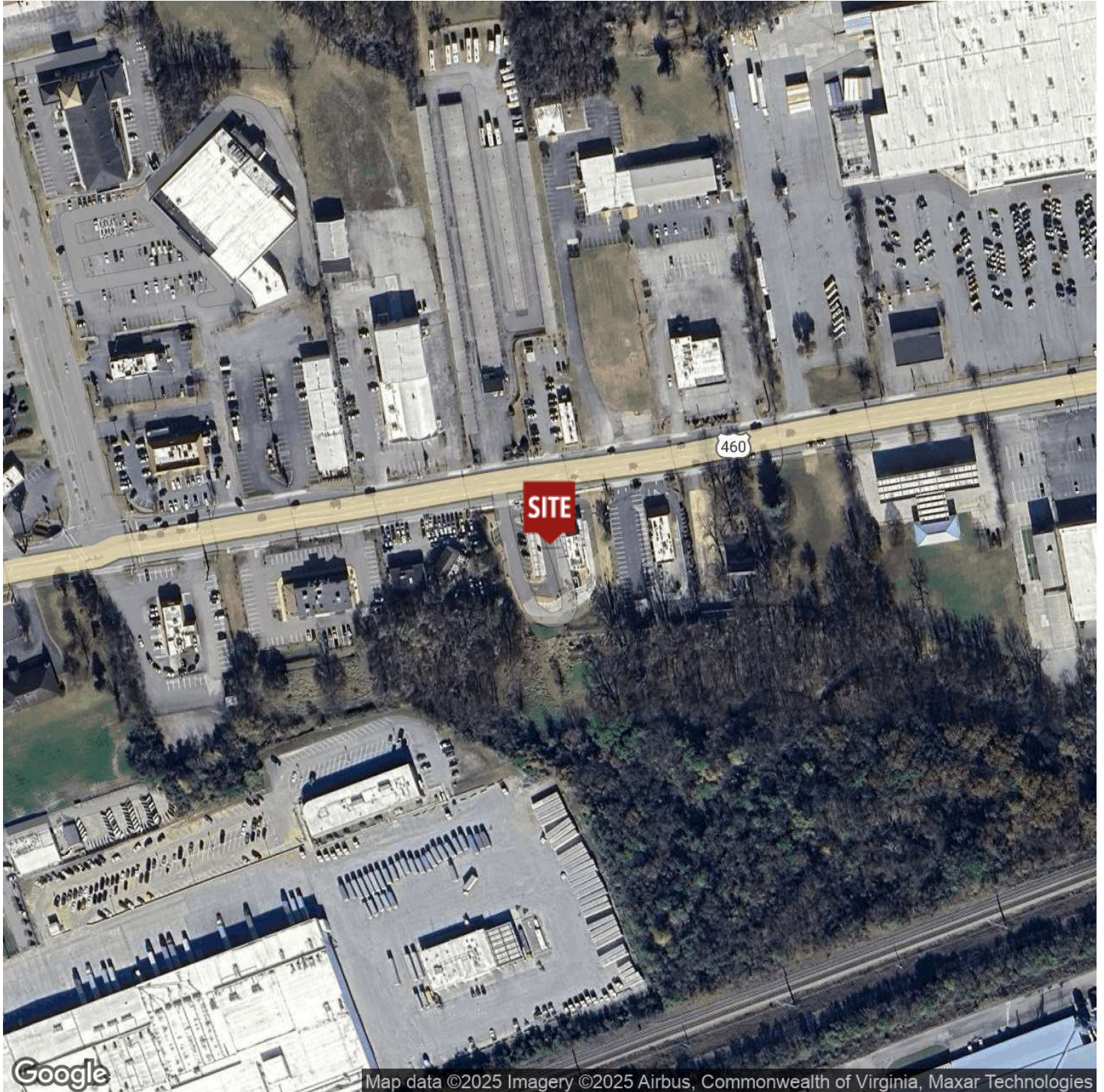
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Location Map



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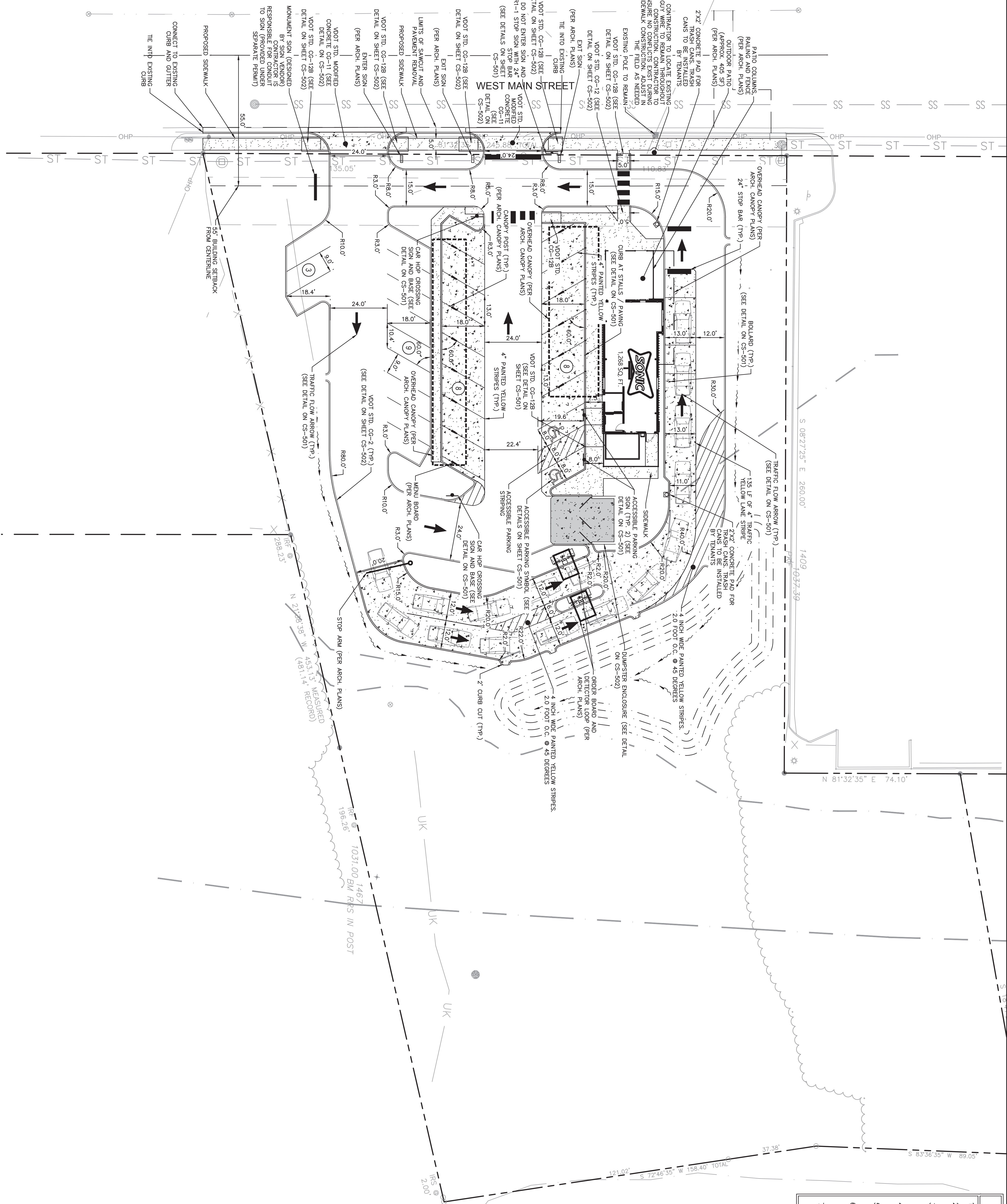
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SITE NOTES

1. ALL CURB RADI ARE 5.0' UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
3. FINAL MONUMENT SIGN LOCATION TO BE DETERMINED BY OWNER AT THE TIME OF CONSTRUCTION. TO BE PROVIDED UNDER SEPARATE SIGN PERMIT.
4. TWO COATS OF TRAFFIC PAINT SHALL BE SUPPLIED FOR ALL PAVEMENT STRIPING.
5. REFER TO GEOTECHNICAL REPORT BY ECS FOR FINAL PAVEMENT SECTIONS.
6. GUY WIRE TO BE PROTECTED THROUGHOUT CONSTRUCTION. COORDINATE PLACEMENT OF GUY WIRE BEHIND THE SIDEWALK OR RE-ROUTE THE SIDEWALK AROUND GUY WIRE.
7. CONTRACTOR TO LOCATE EXISTING GUY WIRE TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR TO ENSURE NO CONFLICTS EXIST DURING SIDEWALK CONSTRUCTION. ADJUST IN THE FIELD AS NEEDED

Kimley»Horn

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

SITE PLAN

SONIC
PREPARED FOR
BROWNING DEVELOPMENT SOLUTIONS

SALEM

VA

CS-100

SHEET NUMBER

No.	REVISIONS	DATE	BY
1	OCTOBER SUBMITTAL REVISIONS	12/6/2021	

