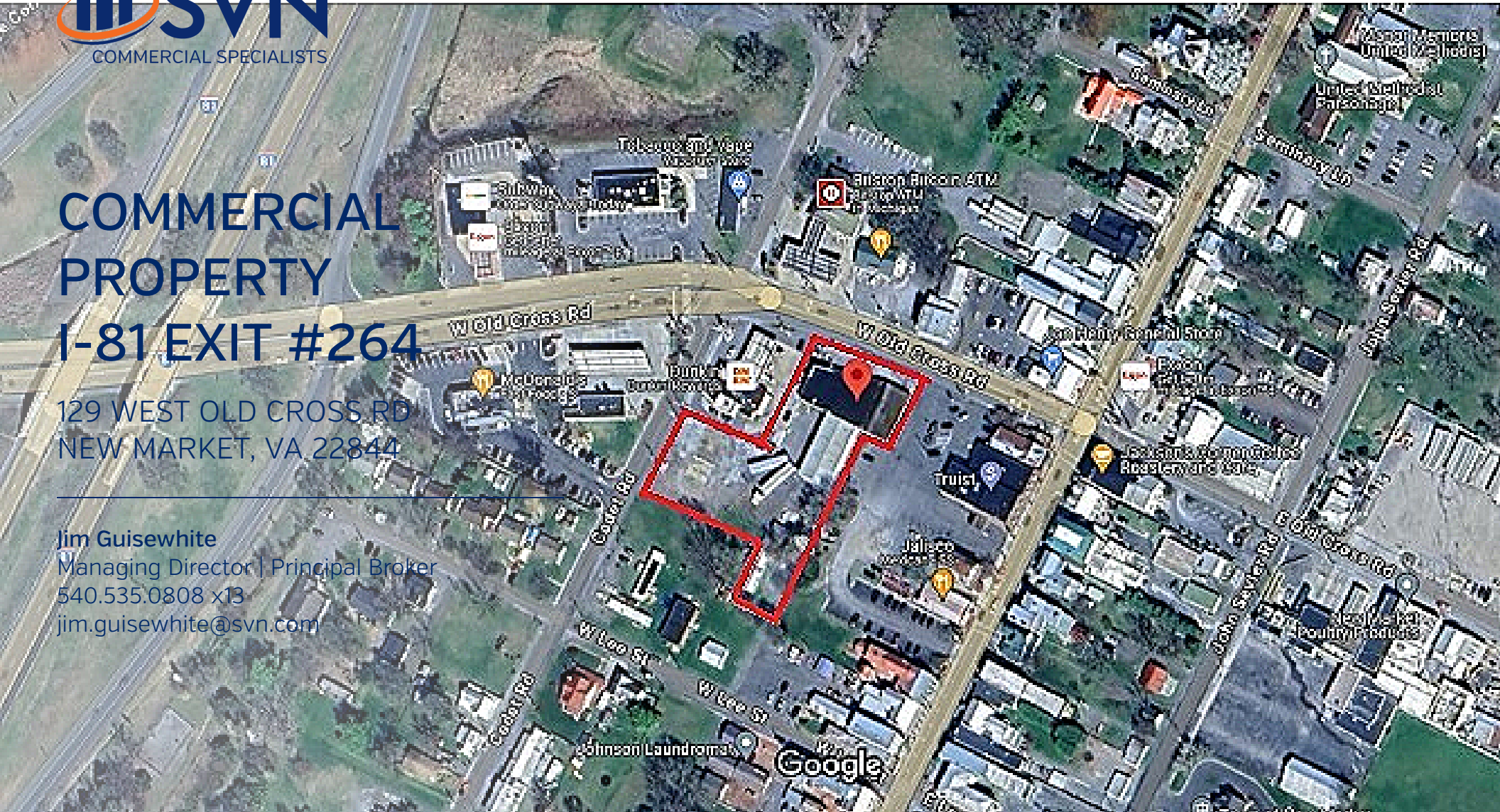


COMMERCIAL PROPERTY I-81 EXIT #264

129 WEST OLD CROSS RD
NEW MARKET, VA 22844

Jim Guisewhite
Managing Director | Principal Broker
540.535.0808 x13
jim.guisewhite@svn.com



Property Summary



Sale Price

\$995,000

PROPERTY OVERVIEW

Interstate I-81, Exit #264, Historic New Market! 1.45 acres of land for commercial redevelopment to be used as C-stores, hotel, restaurant, medical or other commercial uses. Use the existing 11,366 Sq. Ft. for repurposing for many business opportunities. Large showroom with warehouse for storage along with plenty of on-site parking along with municipal parking on the east edge of the property. Excellent road frontage, property is located between two lighted intersections for maximum visual impact along the highly trafficked tourist route to the Shenandoah River excursions, Shenvalee Golf Resort, Luray Caverns, Endless Caverns, Shenandoah Caverns, Civil War Museum and other tourist attractions. Join local neighbors such as Quality Inn, John Henry General Store, McDonald's, Subway, Dunkin Donuts, Liberty and Shell C-stores. Come to the Shenandoah Valley for the Opportunity, stay for the Hospitality!

OFFERING SUMMARY

Building Size:	11,336 SF
Lot Size:	1.45 Acres
Zoning:	Commercial

PROPERTY HIGHLIGHTS

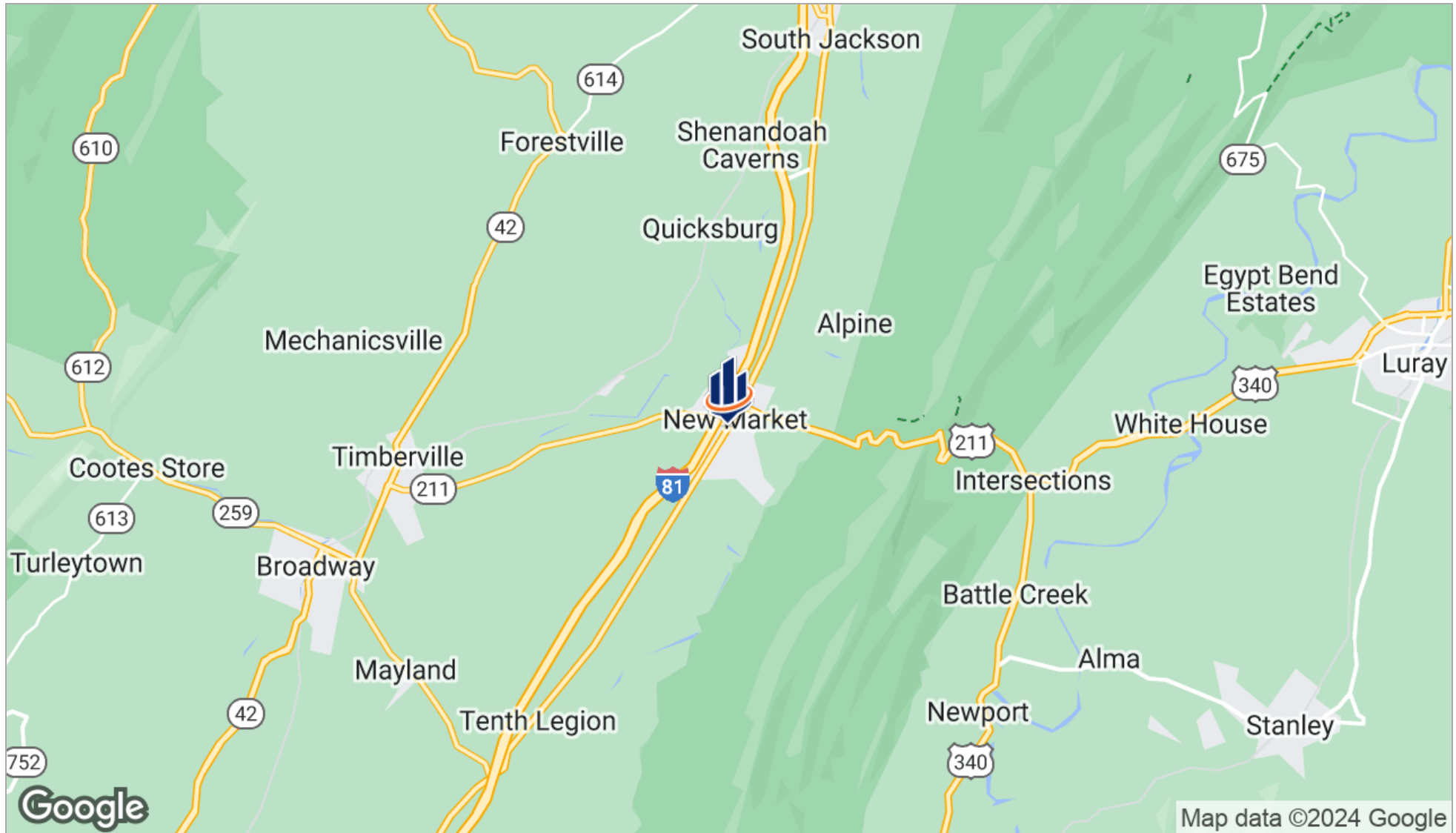
- Major Price Reduction
- Rare development opportunity at I-81 interchange, Exit #264
- Scrape the site or repurpose 11,366 sf building for your opportunity
- Strong tourist traffic corridor
- Historic downtown draws business to the market

Additional Photos

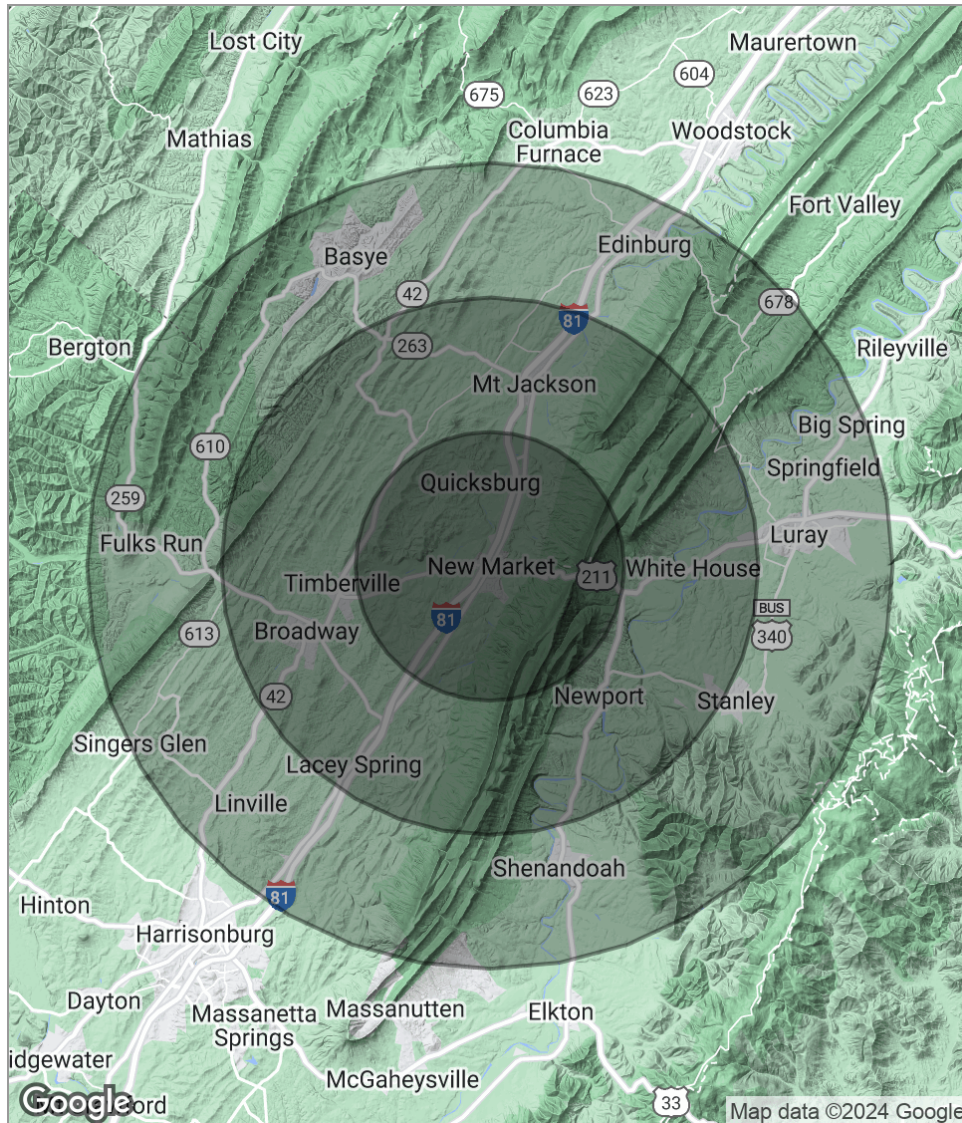


Additional Photos





Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	8,329	29,488	57,623
Median age	42.1	41.3	41.7
Median age (Male)	40.3	39.6	40.1
Median age (Female)	43.9	42.6	43.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,502	12,085	23,414
# of persons per HH	2.4	2.4	2.5
Average HH income	\$62,445	\$61,556	\$60,226
Average house value	\$205,162	\$203,613	\$212,127

* Demographic data derived from 2020 ACS - US Census