



PROPERTY STATUS

Turnkey Greenhouse With Barn, Greenhouses and Dwelling.

OFFERING MEMORANDUM | 1356 COOPERS COVE ROAD | HARDY, VA

Exclusively Listed by

Ed Martin, CCIM - Principal Broker | (703) 867-3350 | ed@martincommercialpartners.com | 0225075345, Virginia
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KELLER WILLIAMS SOLUTIONS
8100 Ashton Ave #103
Manassas, VA 20109

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Property Summary



Property Summary

| | |
|-------------|-------------|
| Lot Size: | 5.15 Acres |
| Price: | \$2,150,000 |
| Year Built: | 1963 |
| Zoning: | A1 |

Property Overview

9 Fully Operational Greenhouses – Well-maintained and ready for year-round growing, ideal for expanding retail, wholesale, or specialty operations.

3-Story Barn – A versatile structure for storage, events, or business expansion.

5-Bedroom, 4-Bathroom Home – Spacious with solid bones, providing comfort for an on-site owner or potential as a short-term rental or staff housing.

5+ Acres of Land – Picturesque grounds with room for additional greenhouses, agritourism ventures, or outdoor events.

Location Overview

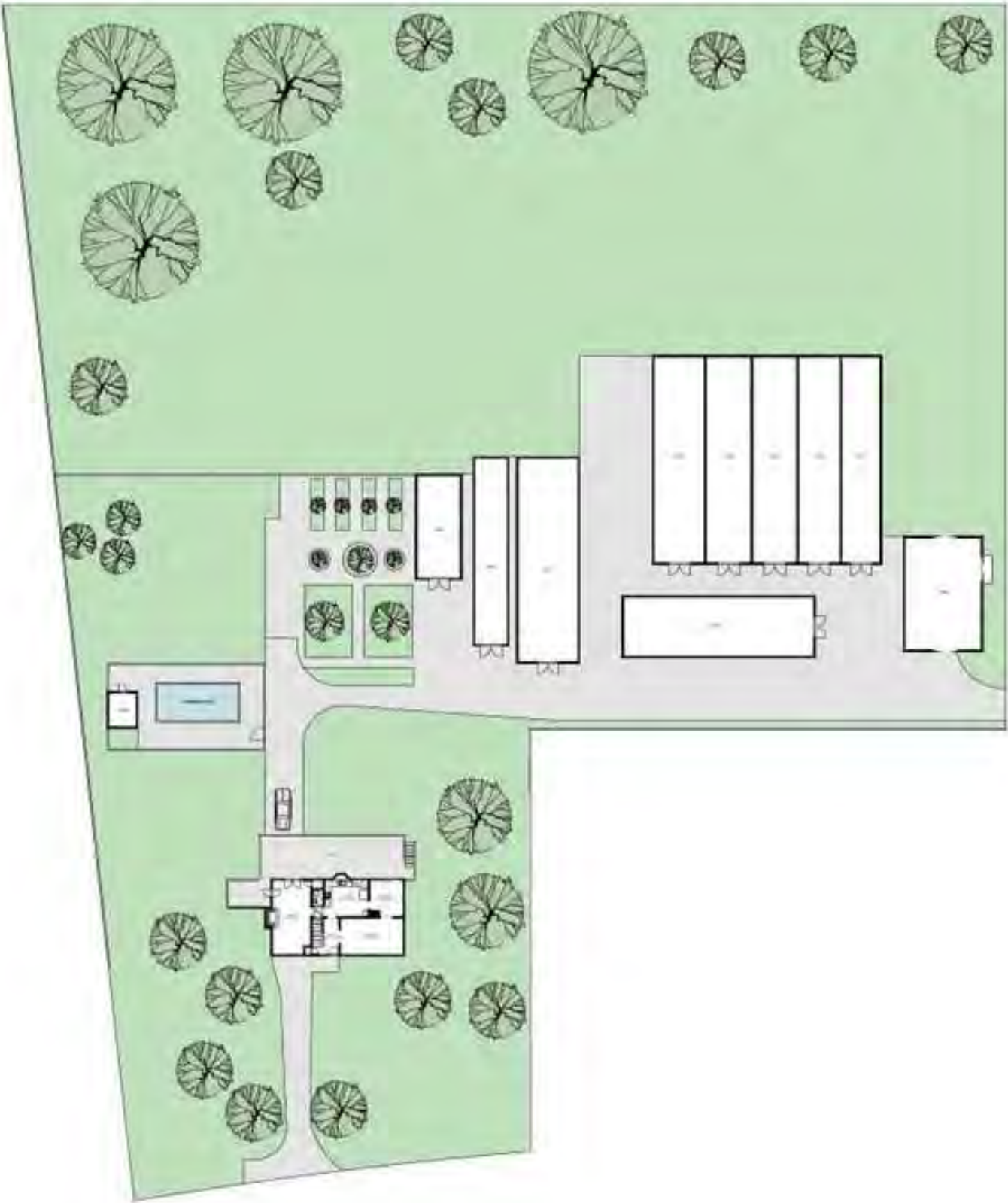
Near Hardy, VA in between Roanoke, VA and Smith Mountain Lake on Coopers Cove Rd (Rt 681).



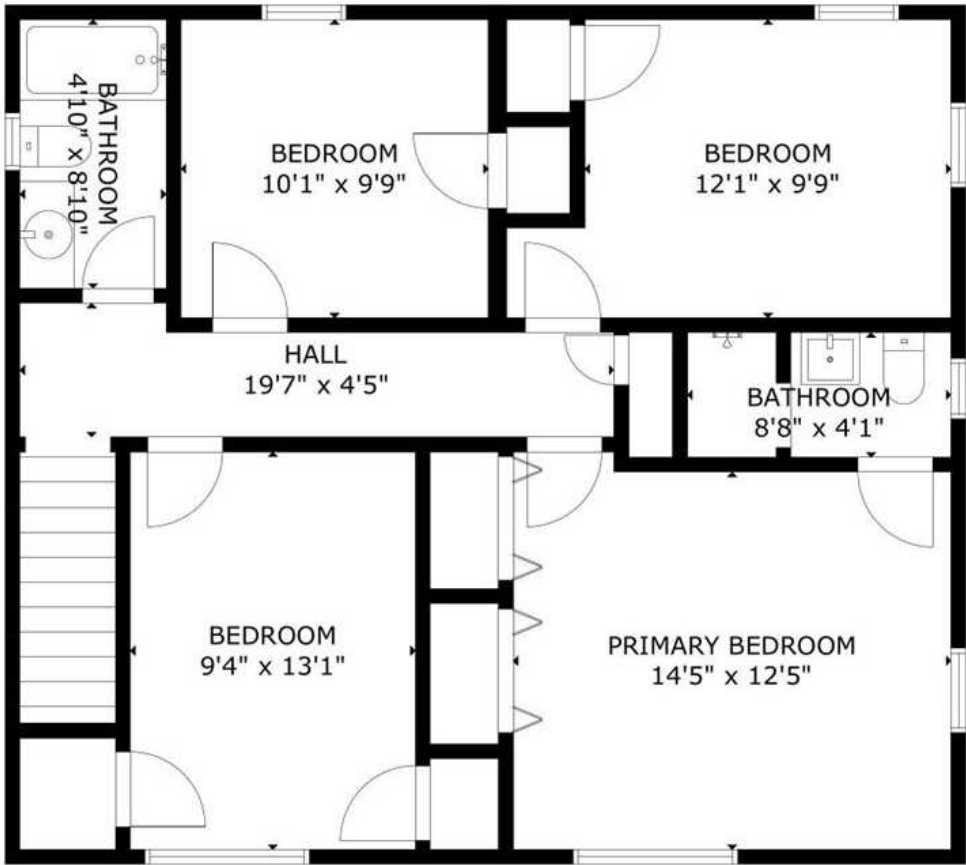
Property Photos







SITE PLAN



GROSS INTERNAL AREA
TOTAL: 2,944 sq ft
LOWER FLOOR: 1,066 sq ft, MAIN FLOOR: 1,043 sq ft, UPPER LEVEL 1: 835 sq ft
EXCLUDED AREA: GARAGE: 461 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

UPPER LEVEL 1



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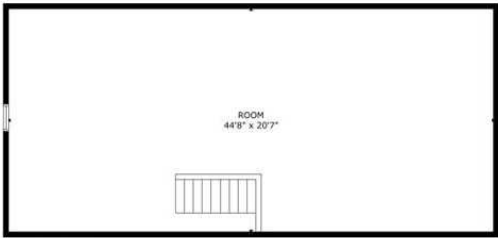
MAIN FLOOR

Property Photos

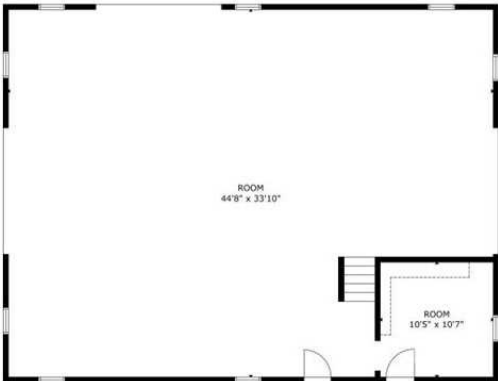


LOWER FLOOR

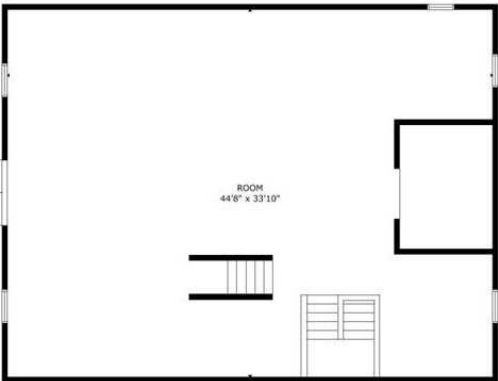
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



UPPER LEVEL 2



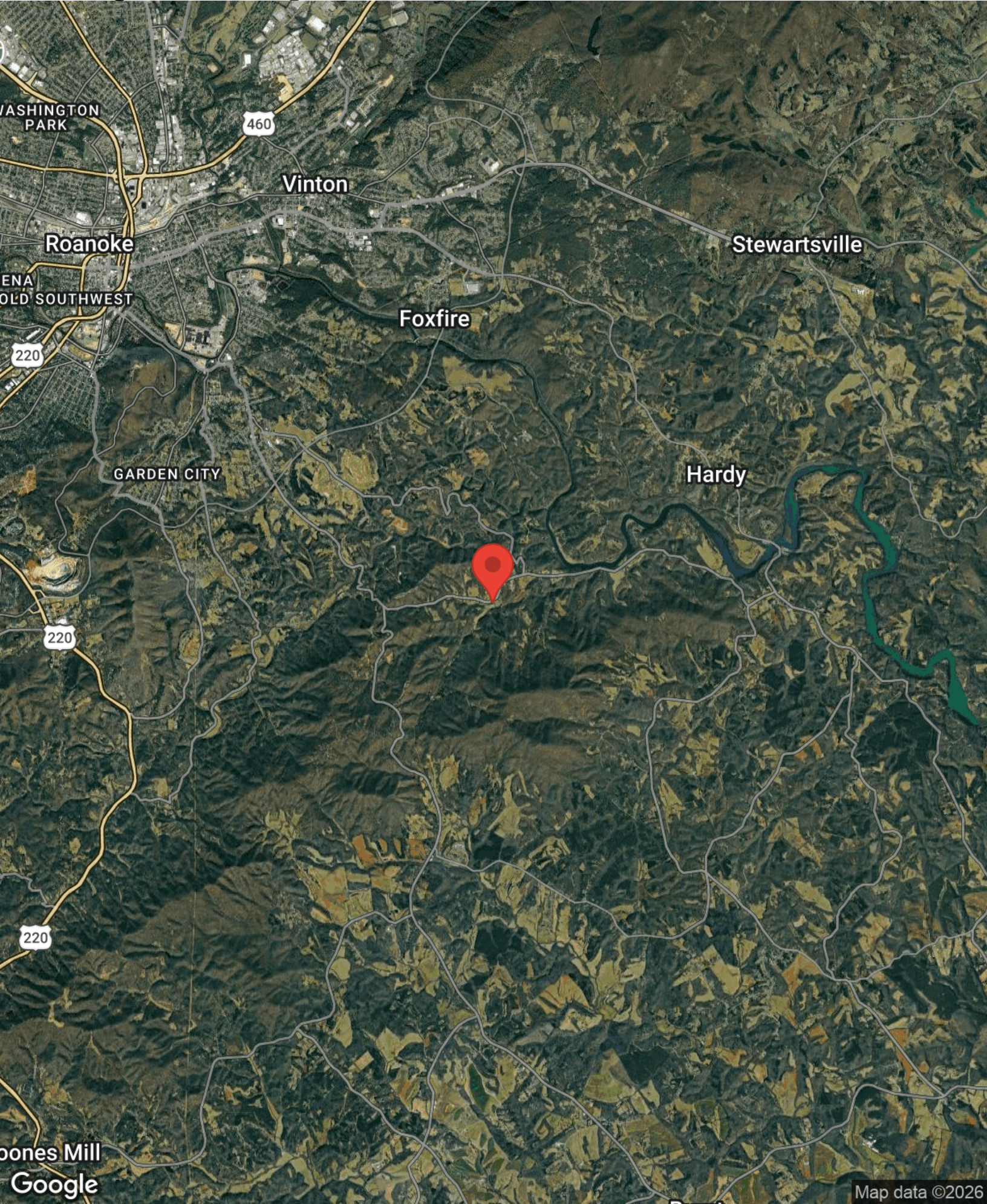
MAIN FLOOR



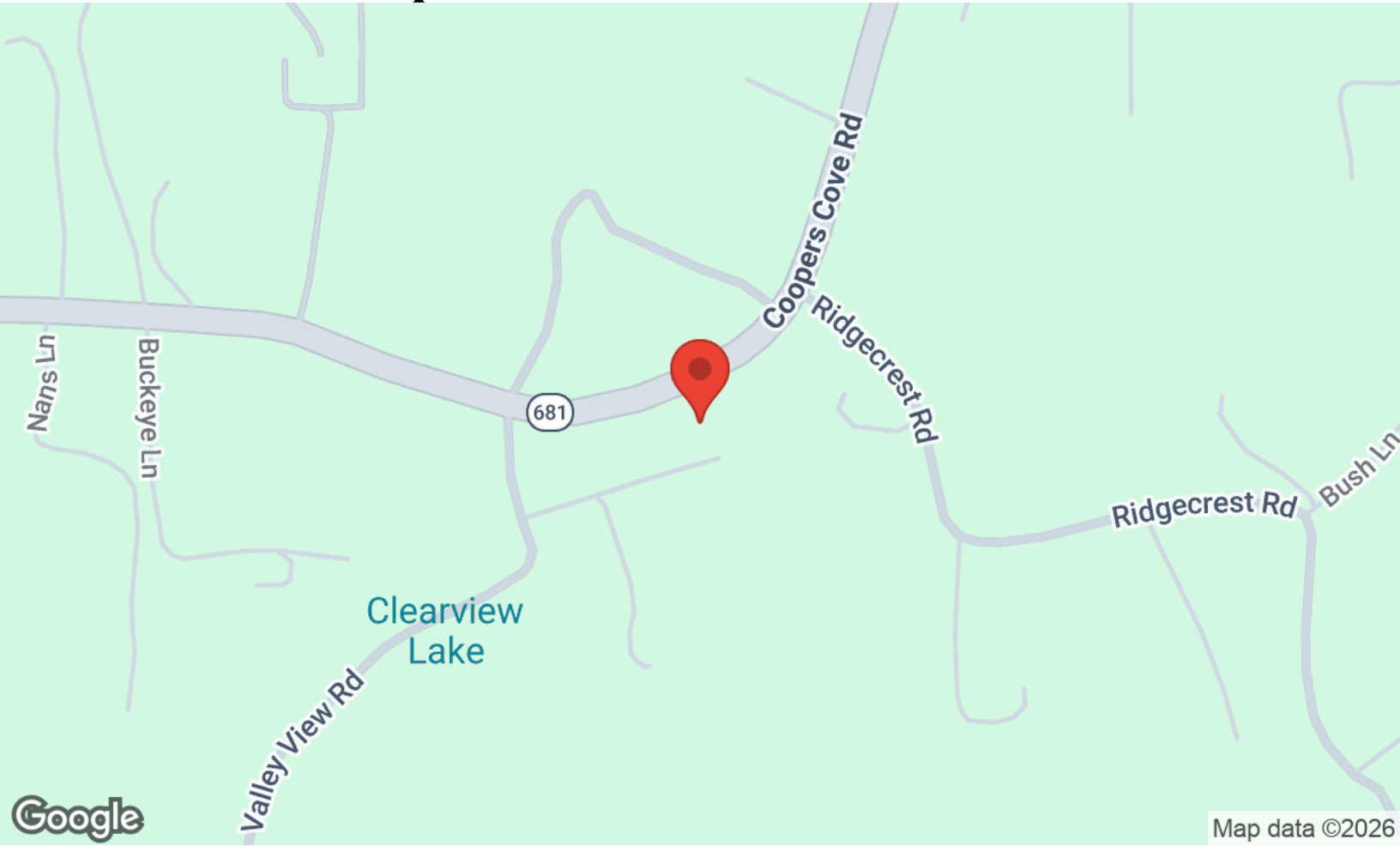
UPPER LEVEL 1

GROSS INTERNAL AREA
TOTAL: 3,844 sq ft
MAIN FLOOR: 1,512 sq ft, UPPER LEVEL 1: 1,414 sq ft, UPPER LEVEL 2: 918 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Regional Map



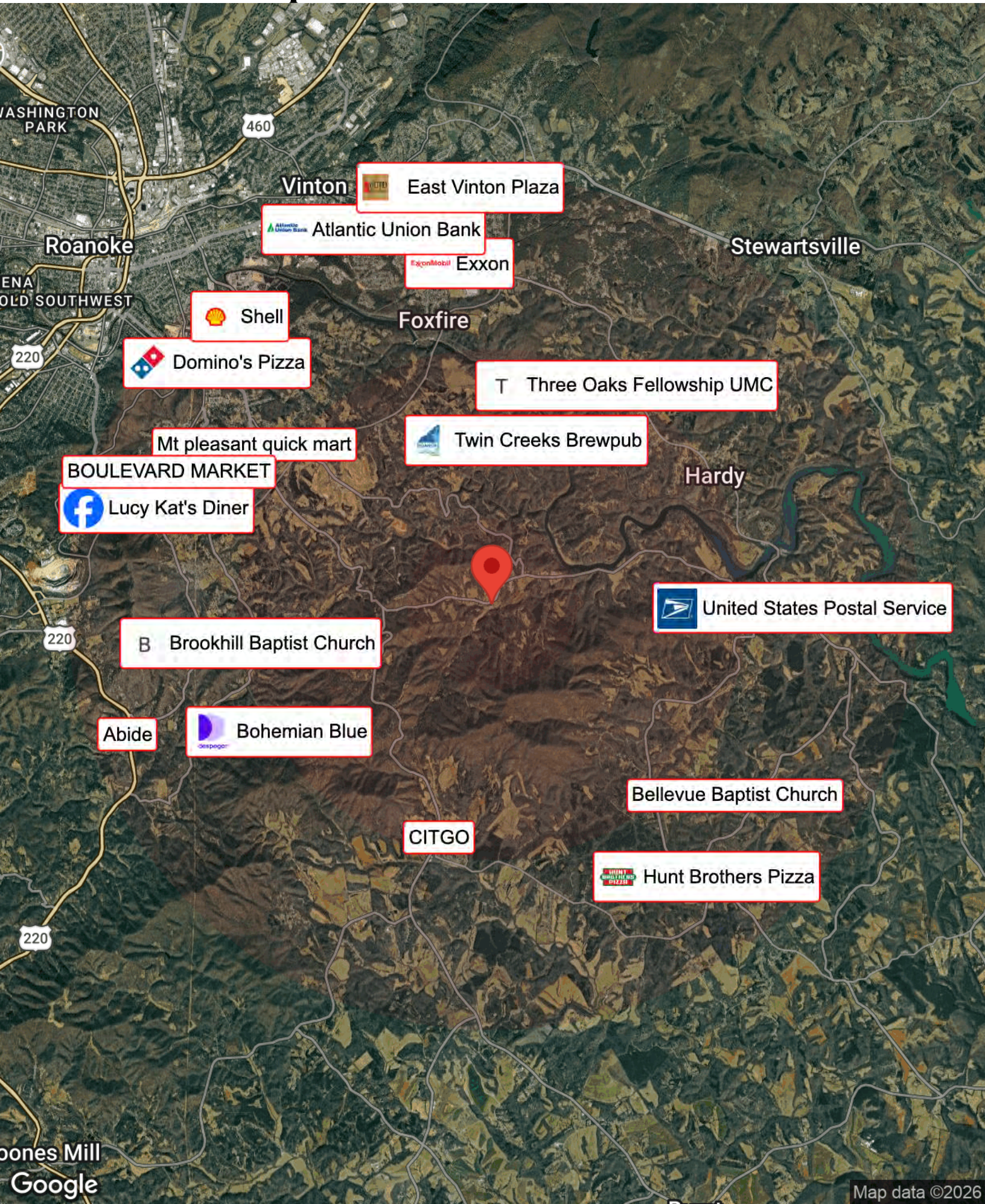
Location Maps



Aerial Map



Business Map



Vinton



East Vinton Plaza



Atlantic Union Bank



Exxon

Stewartsville

Roanoke



Shell



Domino's Pizza

Foxfire

T Three Oaks Fellowship UMC

Mt pleasant quick mart



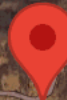
Twin Creeks Brewpub

Hardy

BOULEVARD MARKET



Lucy Kat's Diner



United States Postal Service

B Brookhill Baptist Church

Abide



Bohemian Blue

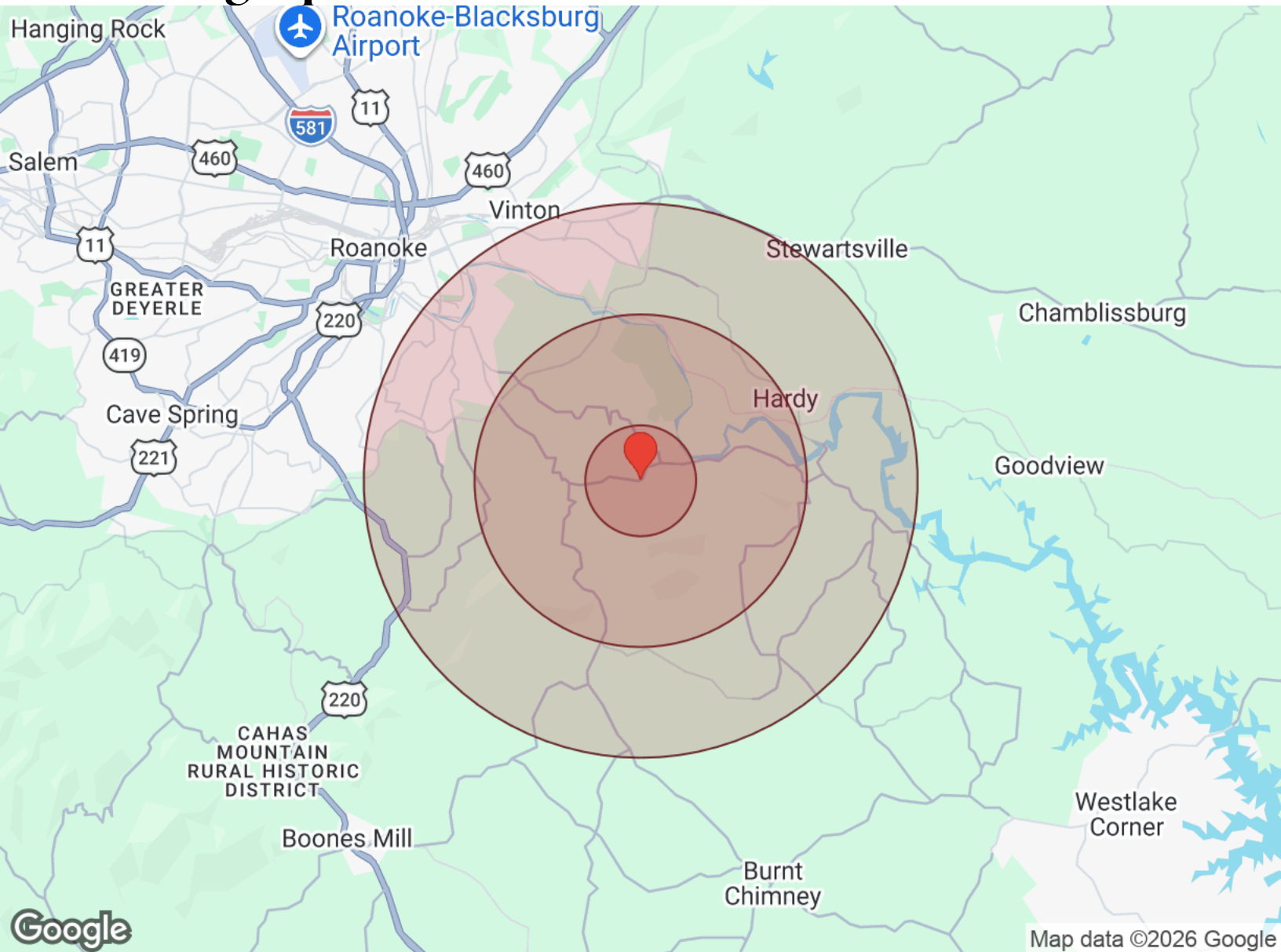
Bellevue Baptist Church

CITGO



Hunt Brothers Pizza

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 73 | 1,708 | 11,080 |
| Female | 72 | 1,697 | 11,857 |
| Total Population | 145 | 3,405 | 22,936 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 127 | 3,044 | 19,069 |
| Black | 8 | 142 | 1,911 |
| Am In/AK Nat | N/A | 4 | 34 |
| Hawaiian | N/A | 1 | 5 |
| Hispanic | 6 | 123 | 998 |
| Asian | 1 | 23 | 335 |
| Multiracial | 3 | 66 | 573 |
| Other | N/A | 2 | 14 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 68 | 1,568 | 10,580 |
| Occupied | 60 | 1,415 | 9,801 |
| Owner Occupied | 51 | 1,209 | 7,136 |
| Renter Occupied | 9 | 206 | 2,665 |
| Vacant | 8 | 153 | 779 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 22 | 498 | 3,663 |
| Ages 15 - 24 | 15 | 351 | 2,419 |
| Ages 25 - 54 | 52 | 1,201 | 8,350 |
| Ages 55 - 64 | 23 | 538 | 3,137 |
| Ages 65+ | 34 | 817 | 5,369 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$77,947 | \$86,793 | \$65,128 |
| Under \$15k | 6 | 94 | 1,086 |
| \$15k - \$25k | 6 | 139 | 765 |
| \$25k - \$35k | 3 | 62 | 729 |
| \$35k - \$50k | 6 | 133 | 1,239 |
| \$50k - \$75k | 8 | 167 | 1,551 |
| \$75k - \$100k | 11 | 237 | 1,414 |
| \$100k - \$150k | 12 | 292 | 1,457 |
| \$150k - \$200k | 6 | 136 | 687 |
| Over \$200k | 3 | 154 | 872 |

Professional Bio



ED MARTIN, CCIM

Principal Broker

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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

Walter's Greenhouse Turnkey Nursery and

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