
FORMER DENNY'S RESTAURANT LOCATION

250 Conicville Blvd, Mount Jackson, VA 22842

Executive Summary



OFFERING SUMMARY

Available SF:	6,433 SF
Lease Rate:	7.5% Gross Sales (Yr 1) 8% Gross Sales (Yr 2+) NNN Fee TBD
Lot Size:	5.07 Acres
Utilities:	Public Water Public Sewer Propane Gas 3Phase
Zoning:	Commercial
Signage:	Pole Sign Interstate 81 Visibility
Traffic Counts:	I-81 (47,000 AADT)



PROPERTY OVERVIEW

Huge potential with over 6,400SF! Incredible retail opportunity (formerly a Denny's) adjoining Motel 6 on over 5+ acres. Conveniently located immediately off Interstate 81 exit 273. This amazing property is ideal for a variety of retail or commercial uses. Large high rise sign visible from I-81 (AADT 47,000). Strategic location beside Liberty Travel Center, across from Sheetz Travel Center with lots of oversized parking. The use of furniture, furnishings, and most equipment included with lease. Virtually turn key! Don't miss out on this versatile and promising commercial space!

For More Information:

Chad Dunham

540.246.6700

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A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Restaurant Photos



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Kitchen Photos



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Kitchen Photos



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Exterior Photos



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Aerial Photos



For More Information:

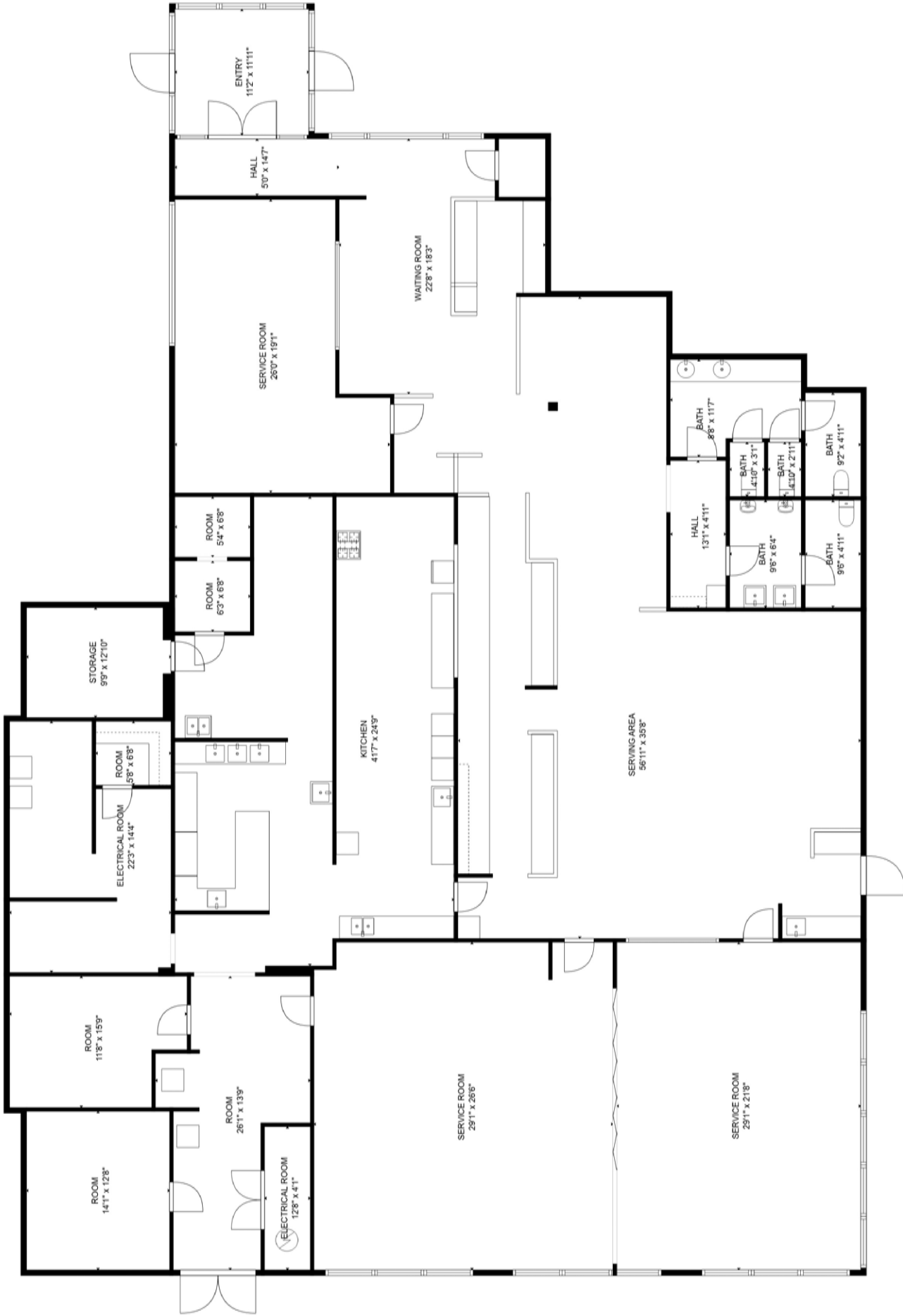
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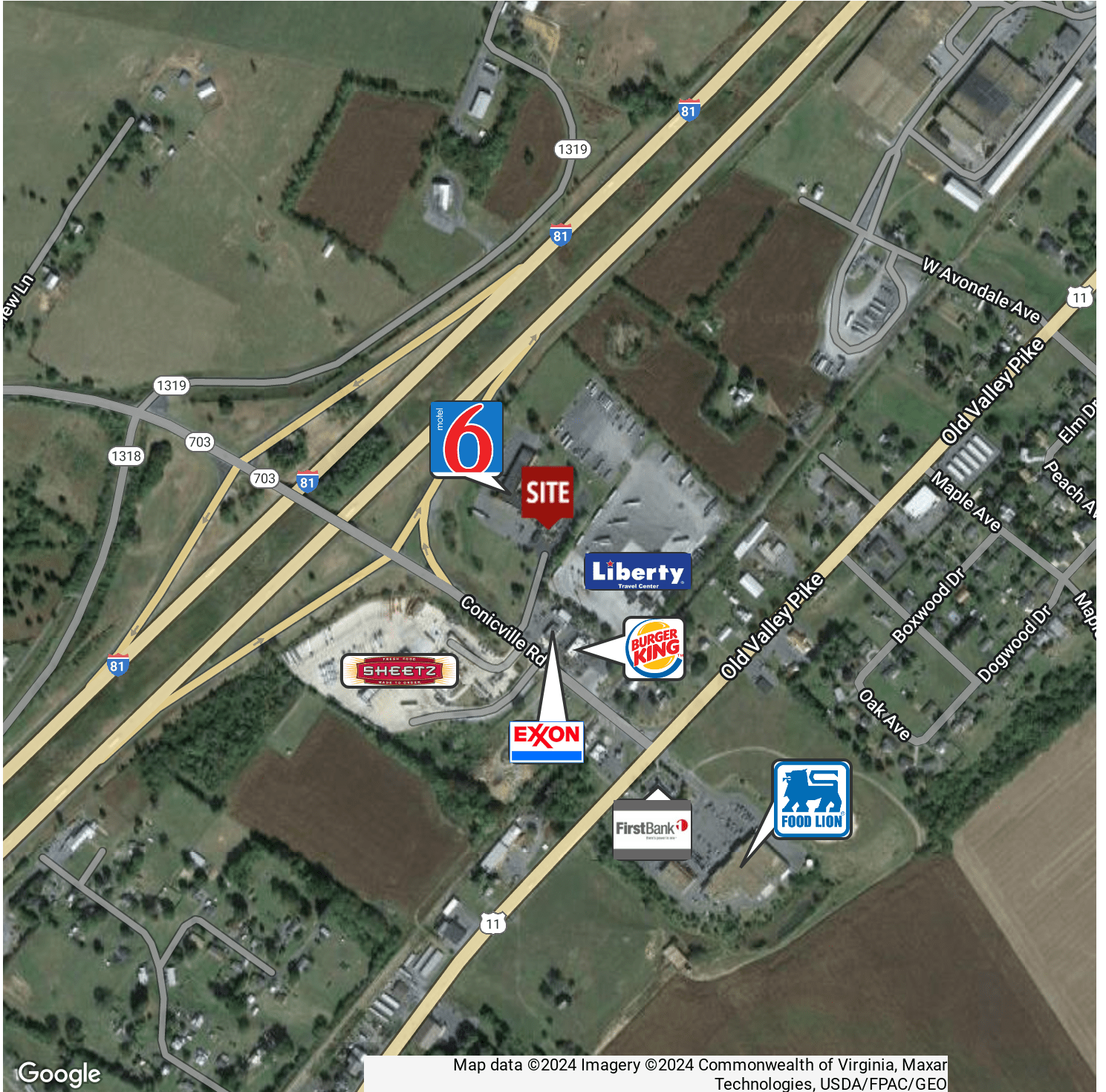
TOTAL: 6433 sq. ft
FLOOR 1: 6433 sq. ft
EXCLUDED AREAS: STORAGE: 125 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Retailer Map



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