

# FORMER COUNTRY COOKIN

2775 LEE HIGHWAY TROUTVILLE, VA 24175



## OFFERING SUMMARY

<b>Available SF:</b>	5,396 SF
<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Lot Size:</b>	1.4 Acres
<b>Building Size:</b>	5,396 SF
<b>Zoning:</b>	B2

## PROPERTY OVERVIEW

Jacob Quesinberry at Poe & Cronk Real Estate Group presents this former Country Cookin property with a 40+ year history as a successful retail location for a casual dining restaurant. High traffic site located along Interstate 81 at Exit 150 at the intersection of Route 220 and Route 11. This property features an existing high-rise pylon sign visible from all routes. Adjacent parcel is also available for sale creating a prime redevelopment site combined at 2+ acres. Restaurant equipment and furnishings available.

## PROPERTY HIGHLIGHTS

- High traffic site on I-81
- High-rise pylon sign visible from all routes
- Adjacent parcel also available for prime redevelopment
- Long history of successful retail location



**JACOB QUESINBERRY, SIOR**

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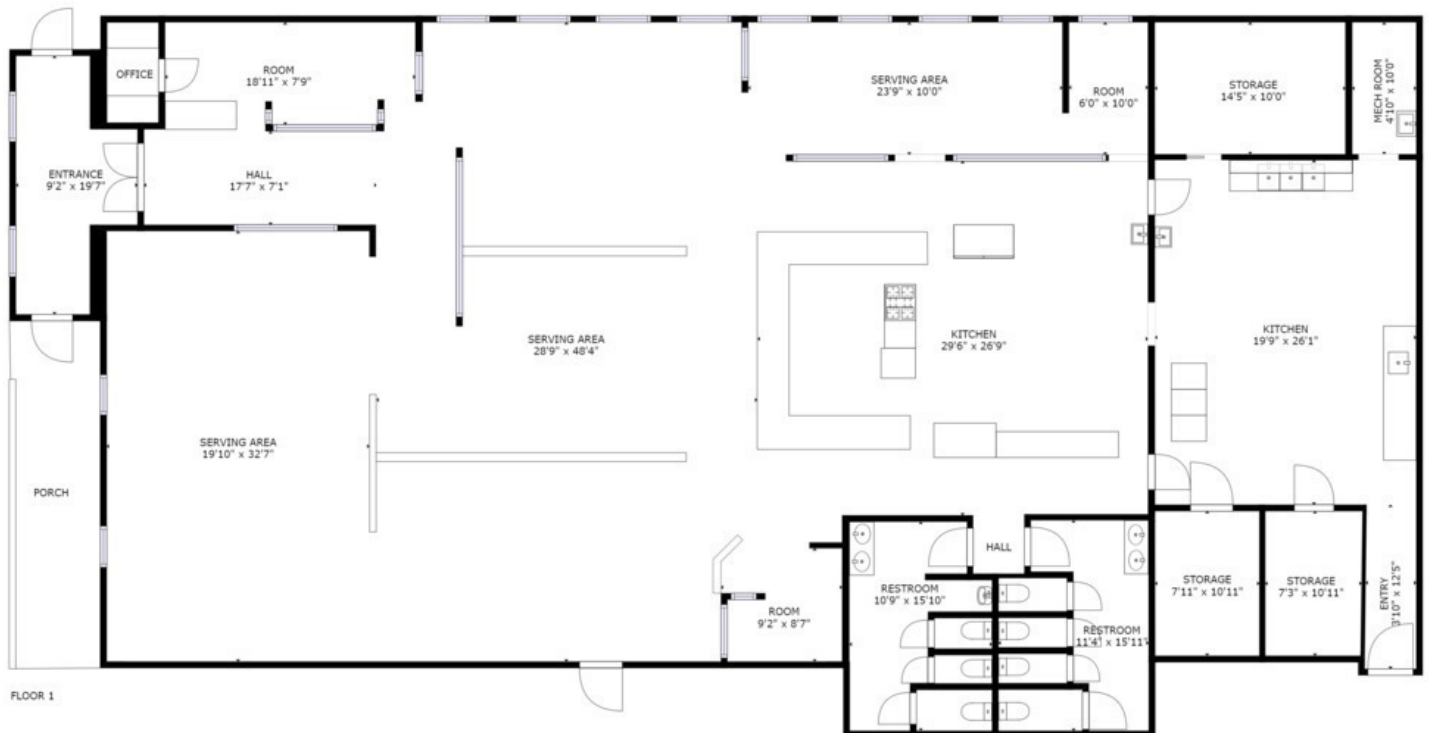
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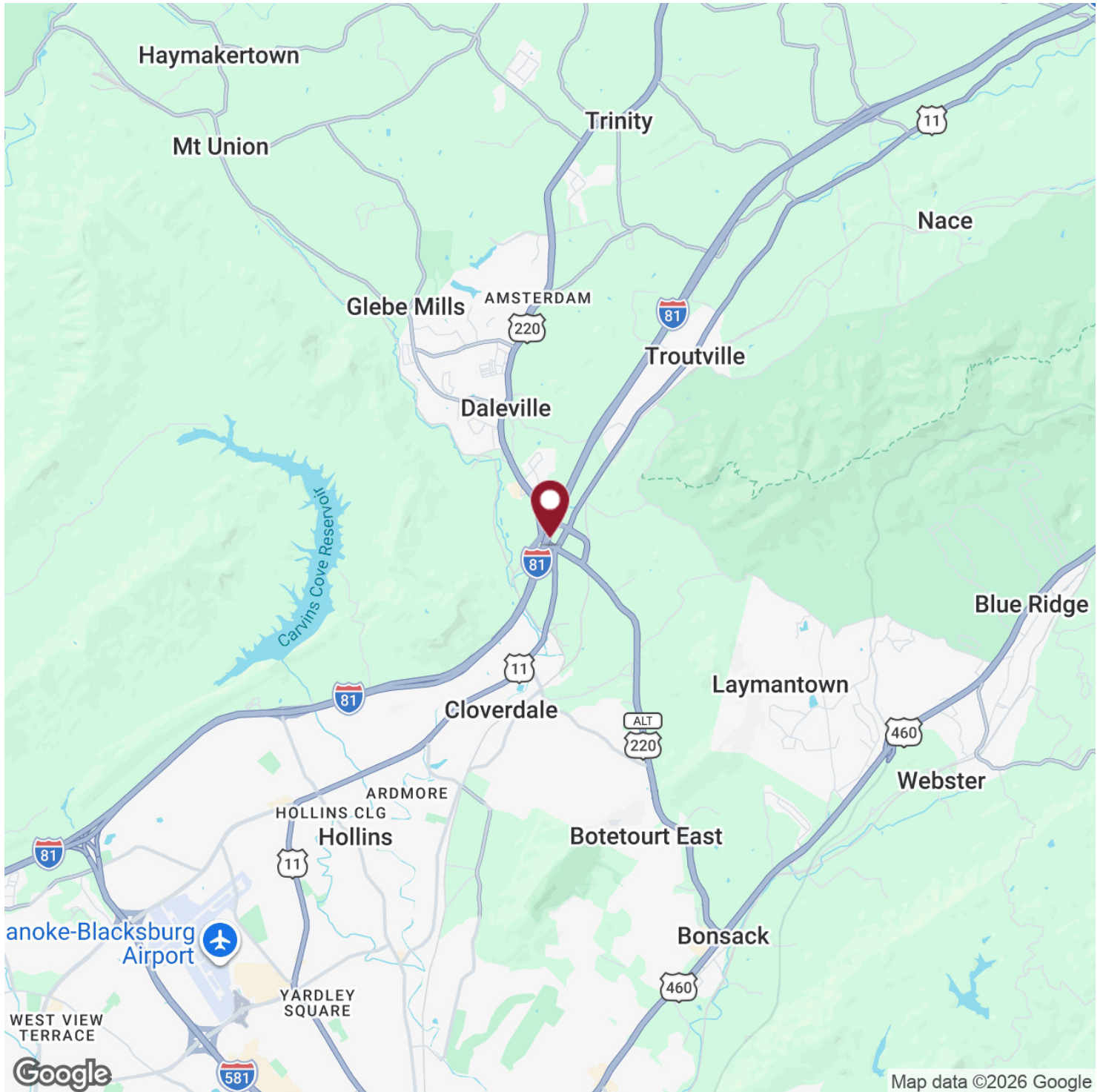
GROSS INTERNAL AREA  
 FLOOR 1: 5031 sq ft  
 TOTAL: 5031 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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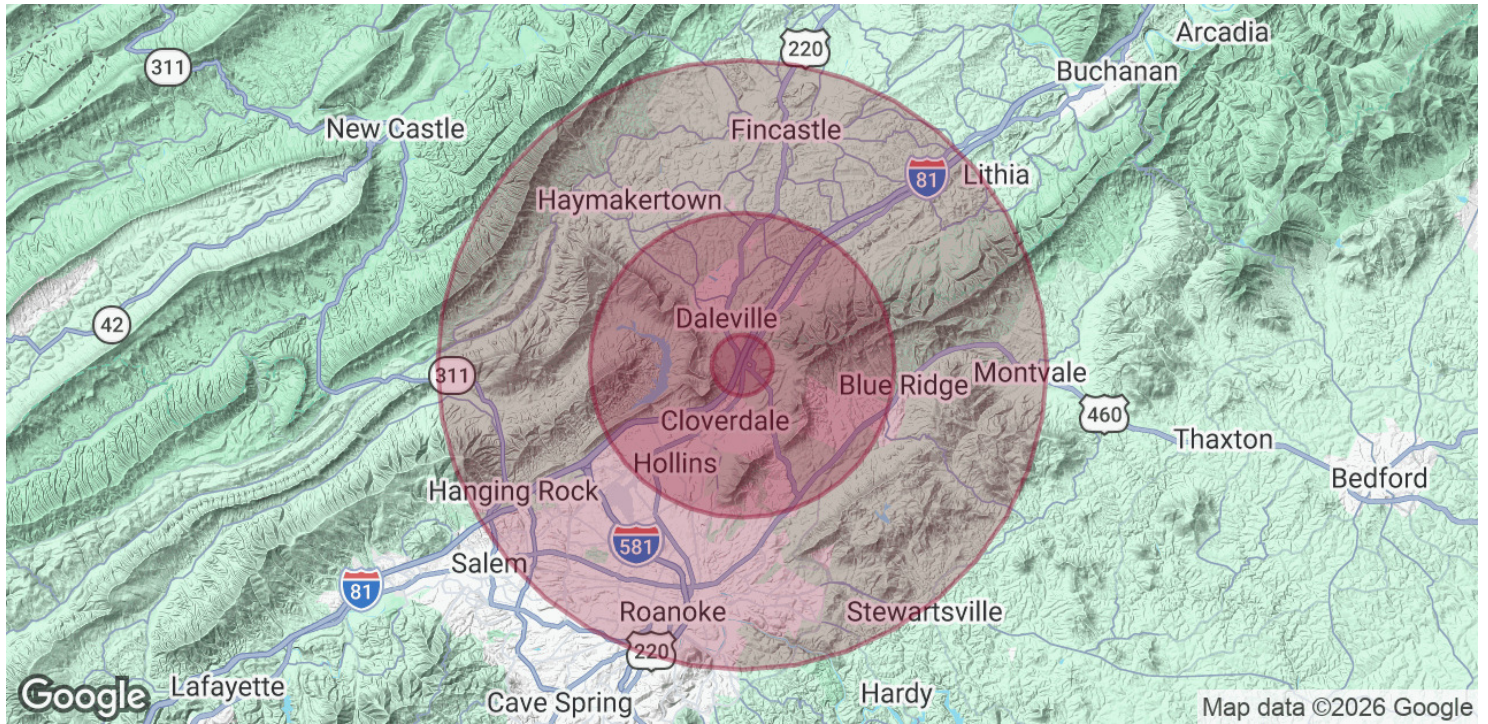
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,119	32,448	170,518
Average Age	42.2	41.7	39.5
Average Age (Male)	41.9	40.8	37.7
Average Age (Female)	42.5	42.7	41.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	444	12,723	71,555
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$74,182	\$72,691	\$54,582
Average House Value	\$267,576	\$238,725	\$217,140

2020 American Community Survey (ACS)



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