



Retail Advisors

Assembling the Retail World

TWO PARCELS OF LAND ALONG SEMINOLE TRAIL

**Corner of Route 29 & Cedar Grove Rd.
and
Corner of Route 29 & Heatherton Dr.
Ruckersville VA 22968**

Property Features:



Excellent Location

Easy access and great visibility from
Seminole Trail (Route 29)



Traffic Counts

Route 29 30,856 VPD (2024)
Cedar Grove Rd. 4,602 VPD (2024)



Area Tenancy

Food Lion, Sheetz, Advanced Auto
Parts, Family Dollar and more!



**ASKING
PRICE**

Call Broker

**Two separate parcels
consisting of
approximately 4.8 AC
& 11.25 AC along Route
29.**

**RETAIL LAND
OPPORTUNITY**



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





Positioned strategically in the Ruckersville market, these two parcels consist of 4.8 AC located at the hard corner of Route 29 & Cedar Grove Rd and 11.25 AC along Route 29.

B-3 (Business Highway) Zoning

 Demographic Summary		<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
	2024 Estimated Population:	10,495	19,614	33,250
	2024 Est. Median HH Income:	\$106,030	\$98,750	\$104,319
	2024 Est. Total Employees:	1,868	3,727	7,802



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Route 29

Ruckersville, VA 22968

February 2025

Retail Advisors
Accelerating the Retail World

FOOD LION

ARMY

FAMILY DOLLAR

ESTER

Parcels

Cedar Grove Road &
Seminole Trail
Ruckersville, VA
March 2025

Retail Advisors
Accelerating the Retail World

FOOD LION

Arby's

FAMILY DOLLAR

SHEETZ

Parcels

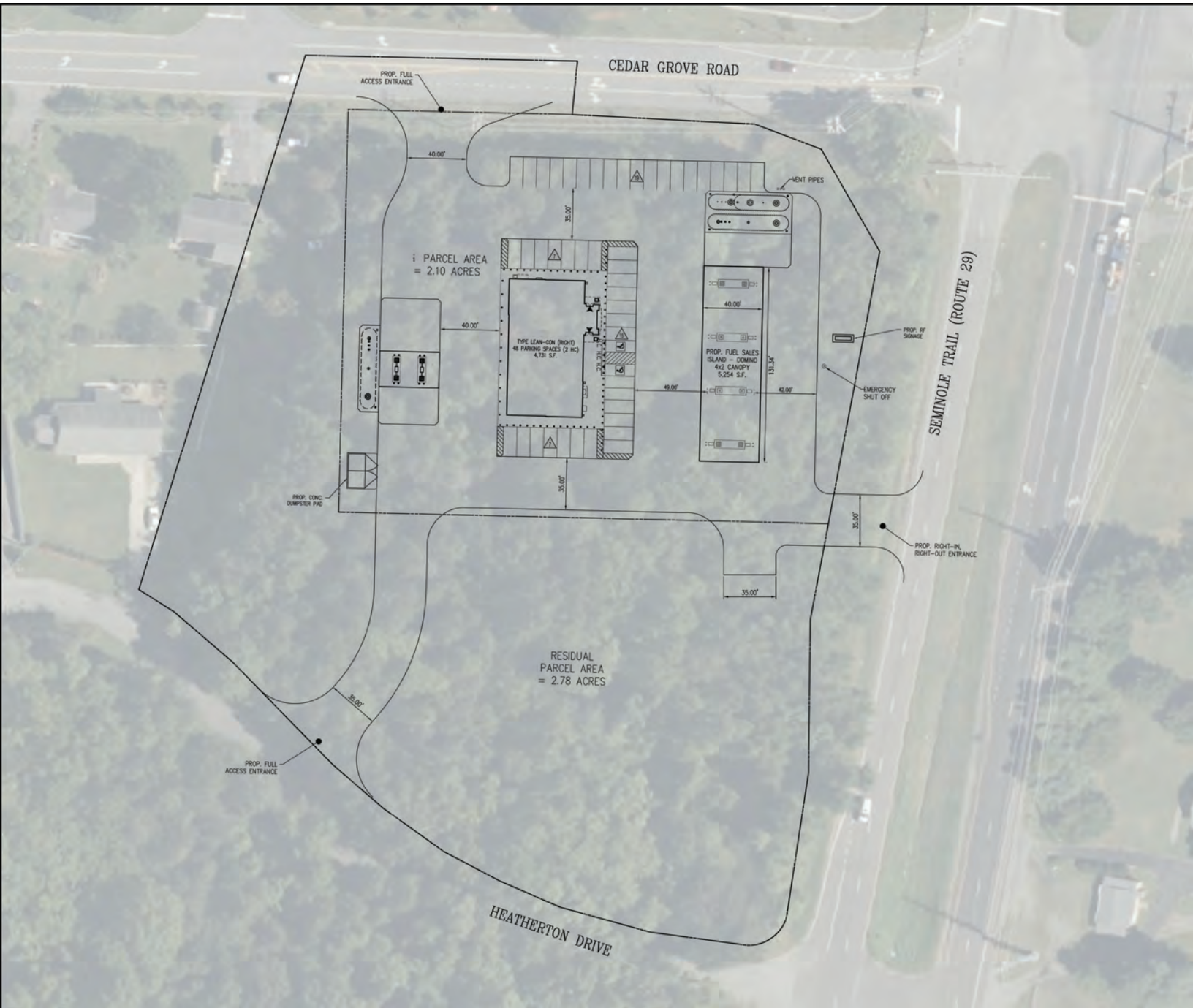
Cedar Run Townhomes
55 homes

Villages at Terrace Greene
282 homes

Judo Drive Townhomes
165 homes

The Arbors Senior Apartments
120 units

Creekside PUD
1,100 homes



RECORD MERIDIAN
D.B. 69 Pg. 21



0 100 200 400

SCALE IN FEET

Legal References:

D.B. 1032 Pg. 69
D.B. 953 Pg. 135 (Sewer Esmt.)
P.C. 3705 & 3706 (Sewer Esmt. Plats)
D.B. 69 Pg. 21 (Plat)
D.B. 62 Pg. 166 (Elec. Esmt.)
D.B. 44 Pg. 6 (VT&T Esmt.)
D.B. 33 Pg. 79 (VT&T Esmt.)
D.B. 30 Pg. 46 (Gas Esmt.) not visible

This is to certify that on June 26 & 30, 2008, I surveyed the property shown on this plat and the title line and walls of the building are shown hereon. This property lies in Zone C and not in an area designated as Zone A (100 Year Flood Hazard) as shown on Federal Flood Rate Insurance Maps, effective date: Sept. 10, 1984.

The property lines shown are according to field evidence and plats of record.

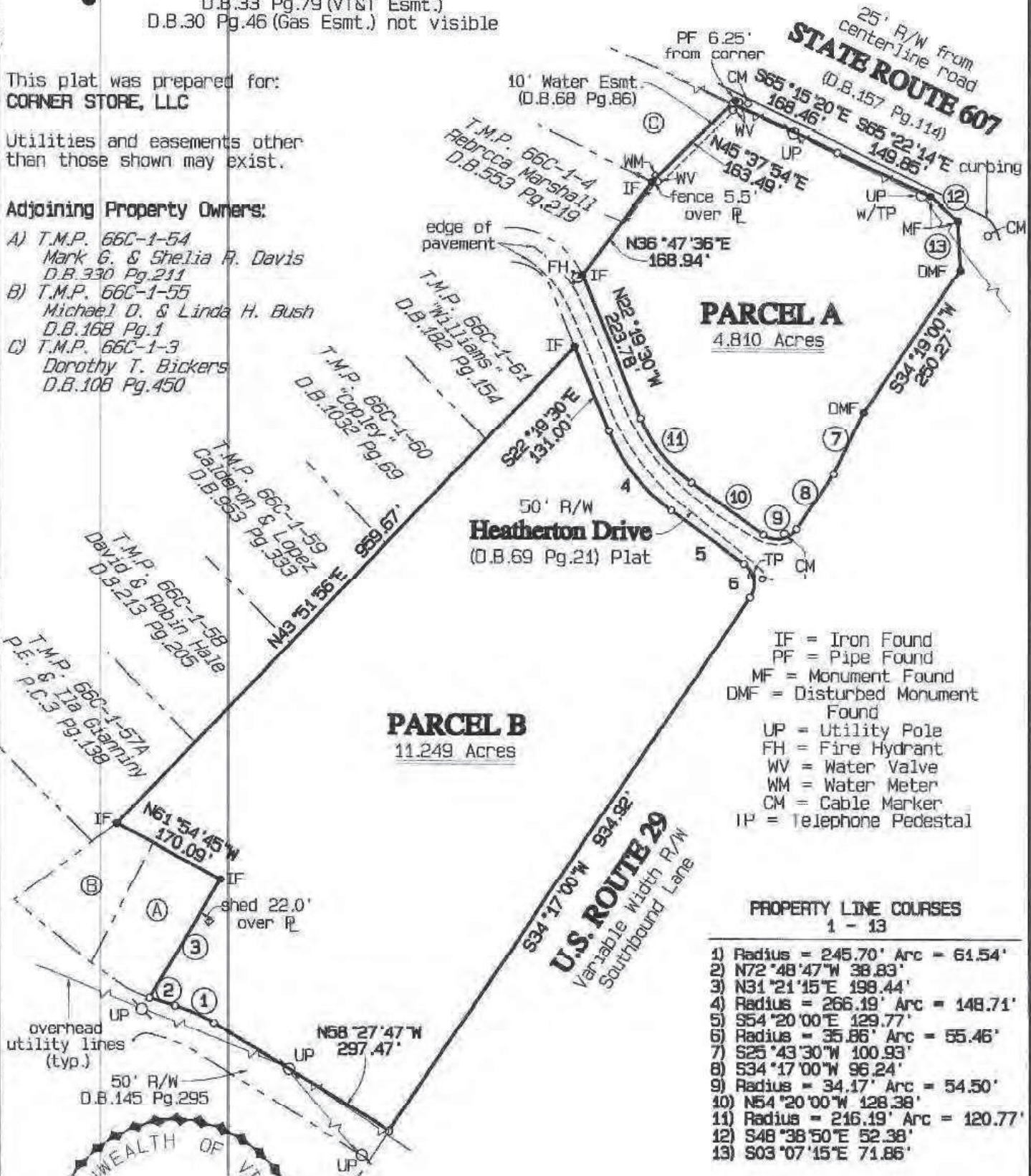
Missing property corners are to be set with iron rebar.

This plat was prepared for:
CORNER STORE, LLC

Utilities and easements other than those shown may exist.

Adjoining Property Owners:

- A) T.M.P. 66C-1-54
Mark G. & Shelia R. Davis
D.B. 330 Pg. 211
B) T.M.P. 66C-1-55
Michael D. & Linda H. Bush
D.B. 168 Pg. 1
C) T.M.P. 66C-1-3
Dorothy T. Bickers
D.B. 108 Pg. 450



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.

Lat/Lon: 38.2076/-78.3874

Corner of Route 29 and Cedar Grove Road Ruckersville, VA 22968	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	10,495	19,614	33,250
2029 Projected Population	11,293	20,951	35,524
2020 Census Population	10,196	18,948	31,903
2010 Census Population	8,317	16,078	27,923
Projected Annual Growth 2024 to 2029	1.5%	1.4%	1.4%
Historical Annual Growth 2010 to 2024	1.9%	1.6%	1.4%
2024 Median Age	39.0	39.9	41.3
Households			
2024 Estimated Households	3,960	7,435	12,847
2029 Projected Households	4,233	7,899	13,710
2020 Census Households	3,740	6,992	11,978
2010 Census Households	3,000	5,841	10,303
Projected Annual Growth 2024 to 2029	1.4%	1.2%	1.3%
Historical Annual Growth 2010 to 2024	2.3%	1.9%	1.8%
Race and Ethnicity			
2024 Estimated White	76.5%	77.6%	79.2%
2024 Estimated Black or African American	8.9%	9.8%	8.5%
2024 Estimated Asian or Pacific Islander	4.2%	3.4%	3.7%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	10.3%	9.0%	8.4%
2024 Estimated Hispanic	9.4%	7.8%	7.3%
Income			
2024 Estimated Average Household Income	\$132,815	\$127,548	\$132,624
2024 Estimated Median Household Income	\$106,030	\$98,750	\$104,319
2024 Estimated Per Capita Income	\$50,119	\$48,366	\$51,267
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.3%	4.1%
2024 Estimated High School Graduate	27.3%	29.5%	26.6%
2024 Estimated Some College	15.3%	16.8%	15.7%
2024 Estimated Associates Degree Only	8.4%	8.6%	7.9%
2024 Estimated Bachelors Degree Only	24.8%	22.7%	24.3%
2024 Estimated Graduate Degree	17.6%	16.1%	19.2%
Business			
2024 Estimated Total Businesses	363	535	1,170
2024 Estimated Total Employees	1,868	3,727	7,802
2024 Estimated Employee Population per Business	5.1	7.0	6.7
2024 Estimated Residential Population per Business	28.9	36.6	28.4

