



DIESEL ENGINE & EQUIPMENT REPAIR

Macken Ln



SOUTHSIDE CONCRETE SUPPLY

**SITE**



Compton Rd

550 ADT '21

730 ADT '21

WAYNES USED CARS

12,000 ADT '21

**FOR SALE**

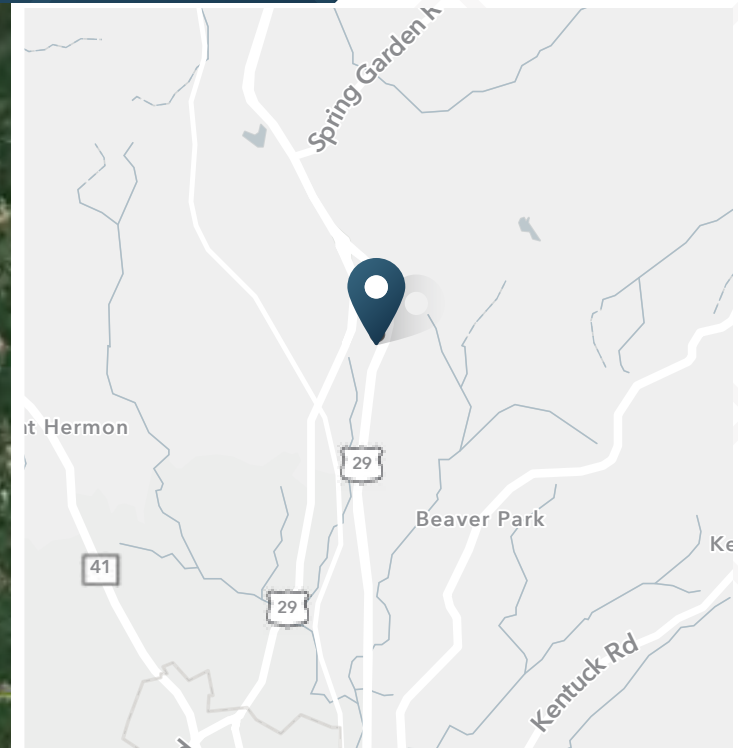
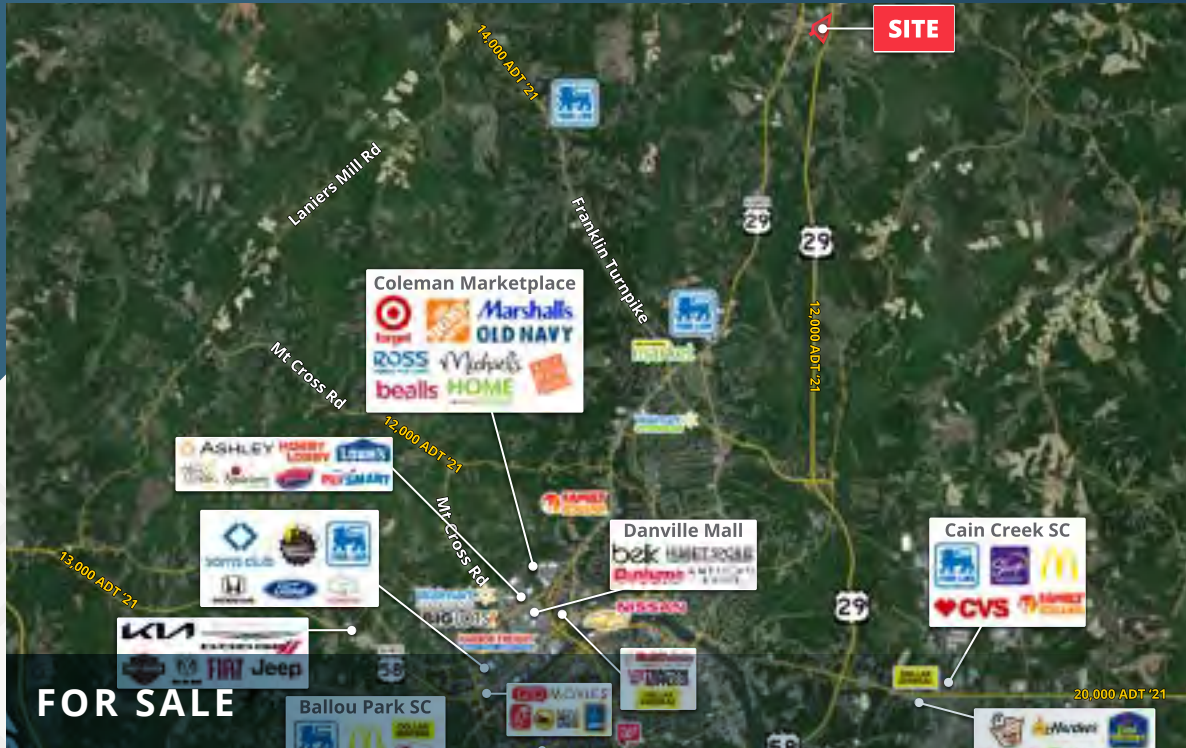
33.39± AC Available for Redevelopment

249 & 253 Lawless Creek Rd | Blairs, VA



# 33.39± AC Available for Redevelopment

249 & 253 Lawless Creek Rd | Blairs, VA



33.39± AC

Land Size

22,800± SF

Industrial Flex Facility

2,800± SF

Office Space Building

Contact Broker

Price

## ABOUT THE PROPERTY

- RV dealership restriction
- Located 7 miles north of Blairs, VA
- Easy access off of Business 29
- 22,800 SF industrial flex facility
- 14-18' clear heights
- ~2,800 SF Office space included
- Building has both dock-high and grade level loading doors
- The property has exposure to US Hwy 29 which is a primary traffic arterial
- Zoned - M-1

## RETAILERS IN THE AREA



## TRAFFIC COUNTS

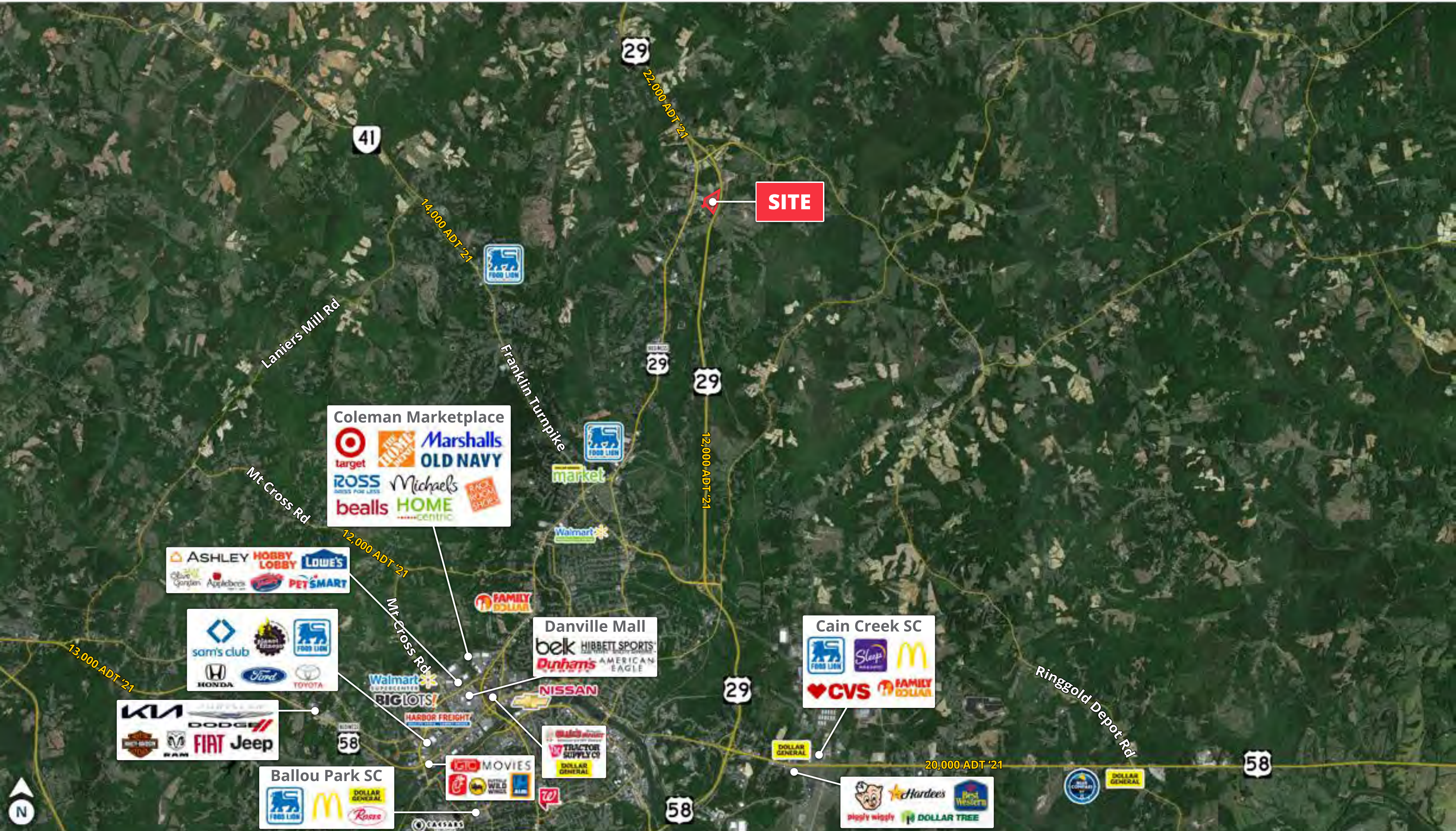
Danville Expwy (US Hwy 29)

12,000 VPD

Lawless Creek Rd

720 VPD

Year: 2021 | Source: VDOT





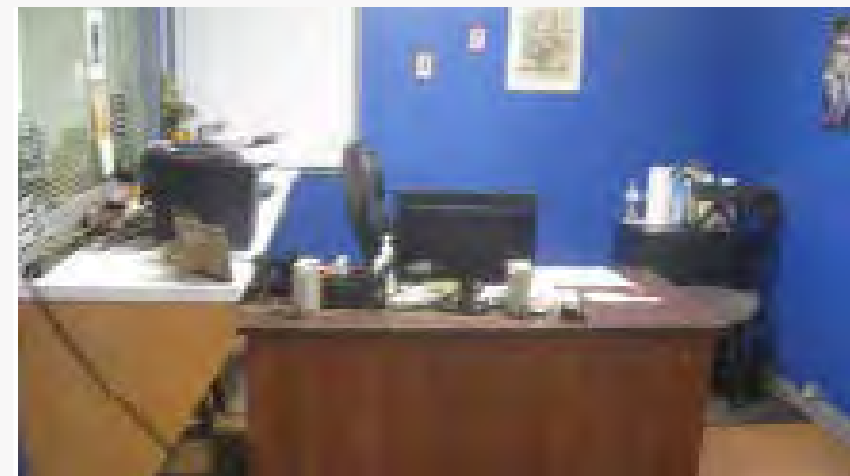
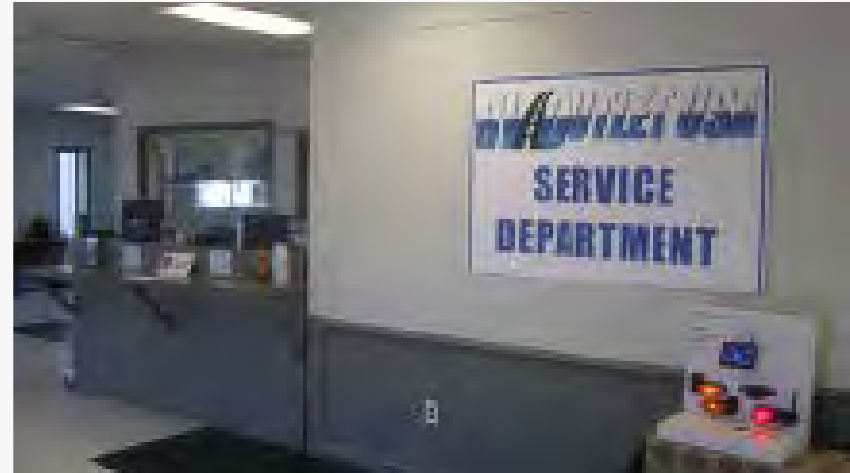
# Exterior Photos

249 & 253 Lawless Creek Rd | Blairs, VA



# Interior Photos

249 & 253 Lawless Creek Rd | Blairs, VA



## DEMOGRAPHIC HIGHLIGHTS

### Population

	5 miles	10 miles	15 miles
2023 Estimated Population	17,687	67,157	89,031
2028 Projected Population	17,294	66,281	87,744
Projected Annual Growth Rate 2023 to 2028	-0.45%	-0.26%	-0.29%

### Daytime Population

	5 miles	10 miles	15 miles
2023 Daytime Population	14,410	72,765	88,721
Workers	4,956	36,162	40,072
Residents	9,454	36,603	48,649

### Income

	5 miles	10 miles	15 miles
2023 Est. Average Household Income	\$69,459	\$62,810	\$64,648
2023 Est. Median Household Income	\$50,853	\$43,100	\$44,875

### Households & Growth

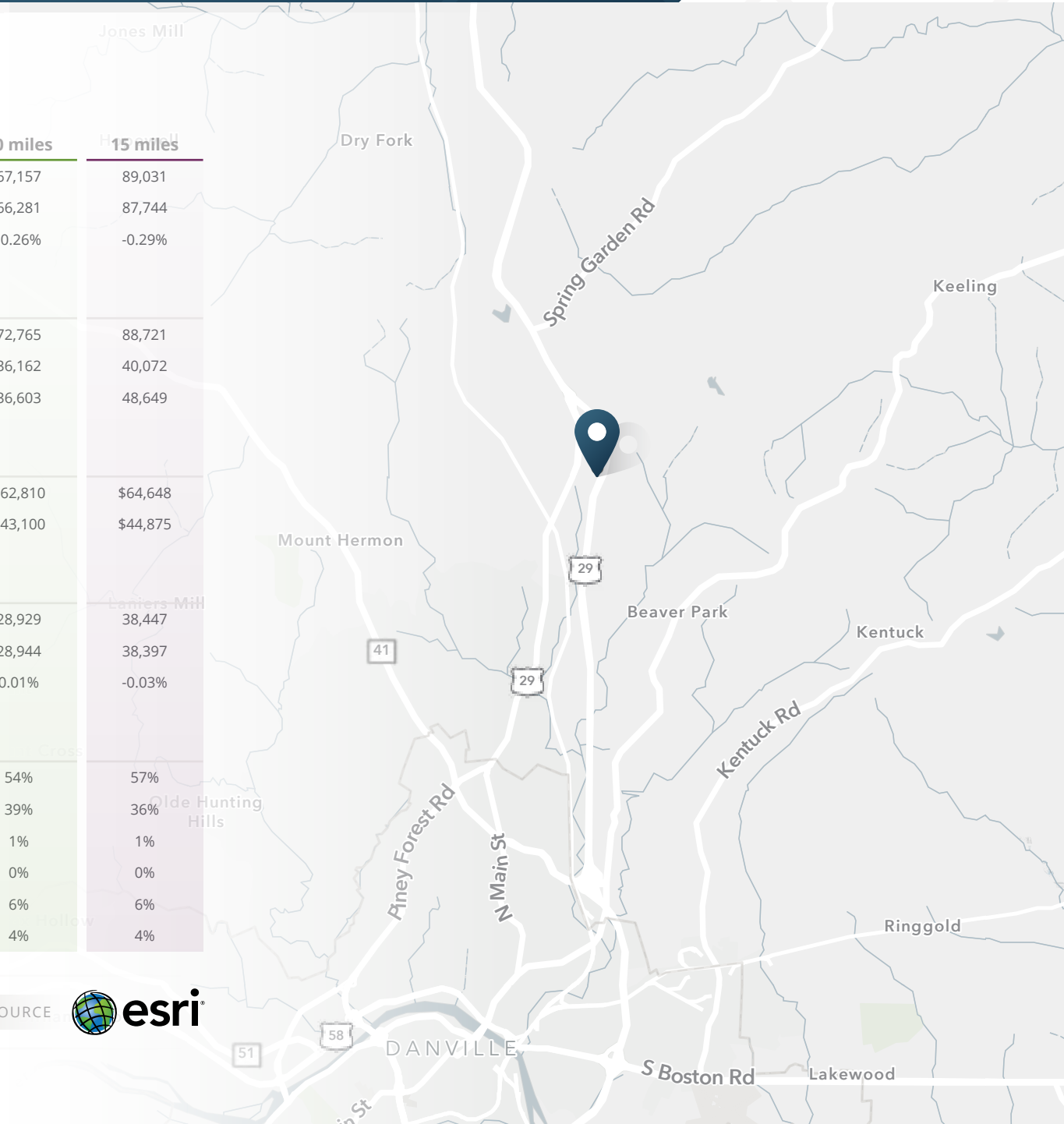
	5 miles	10 miles	15 miles
2023 Estimated Households	7,363	28,929	38,447
2028 Estimated Households	7,298	28,944	38,397
Projected Annual Growth Rate 2023 to 2028	-0.18%	0.01%	-0.03%

### Race & Ethnicity

	5 miles	10 miles	15 miles
2023 Est. White	58%	54%	57%
2023 Est. Black or African American	36%	39%	36%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	5%	6%	6%
2023 Est. Hispanic (Any Race)	3%	4%	4%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE: esri





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