



# Lexington Marketplace

20 Econo Lane, Lexington, VA 24450

**Pad Site/Ground Lease/  
Build To Suit**

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE



## Quick Facts

### PROJECT SIZE

- 1.40 acre pad site
- Pad ready
- Already Subdivided
- Close proximity to Washington & Lee University and VMI;

### DEMOGRAPHICS

POPULATION AVG. INCOMEDAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	1,843	\$ 77,086	2,316
3 mile	11,311	\$ 77,815	12,550
5 mile	16,710	\$ 87,522	42,058

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### DESCRIPTION:

Take advantage of an exciting new development opportunity in Lexington, VA! This pad ready site is conveniently located right off the I-64 and I-81 interchange. The 1.40-acre parcel can accommodate a building up to 1,800 square feet, together with a drive-thru. Join Dunkin and the future Chick-Fil-A in this thriving commercial area. Perfect for a quick-service restaurant (QSR), this ready-to-go site offers great potential for success.



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# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Lowe's
- Walmart
- Burger King
- Auto Zone
- WinGate
- Waffle House
- Dairy Queen
- Applebee's
- Sherwin Williams
- Holiday Inn
- Ruby Tuesday
- Ford
- Sleep Inn
- SunTrust
- Verizon
- Dollar Tree
- The UPS Store
- TSC



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# Site Plan (Proposed)

