

FOR SALE OR LEASE  
**6,064 SF**



**190 LITHIA ROAD**  
**WYTHEVILLE, VIRGINIA**

*RESTAURANT | DEVELOPMENT*



**THALHIMER**



# PROPERTY HIGHLIGHTS

- 6,064 SF on 1.26 Acres
- Zoning B
- Wythe County Assessment \$1,312,800
- Well positioned among numerous restaurant and hotel brands in the I-81 / I-77 Crossroads development corridor
- Lease Rate \$18.00 PSF / YR
- Sales Price \$985,000



# DEMOGRAPHICS



10,426  
**POPULATION**  
*Within 5 Miles*



55,000  
**TRAFFIC COUNT**  
*I-77*

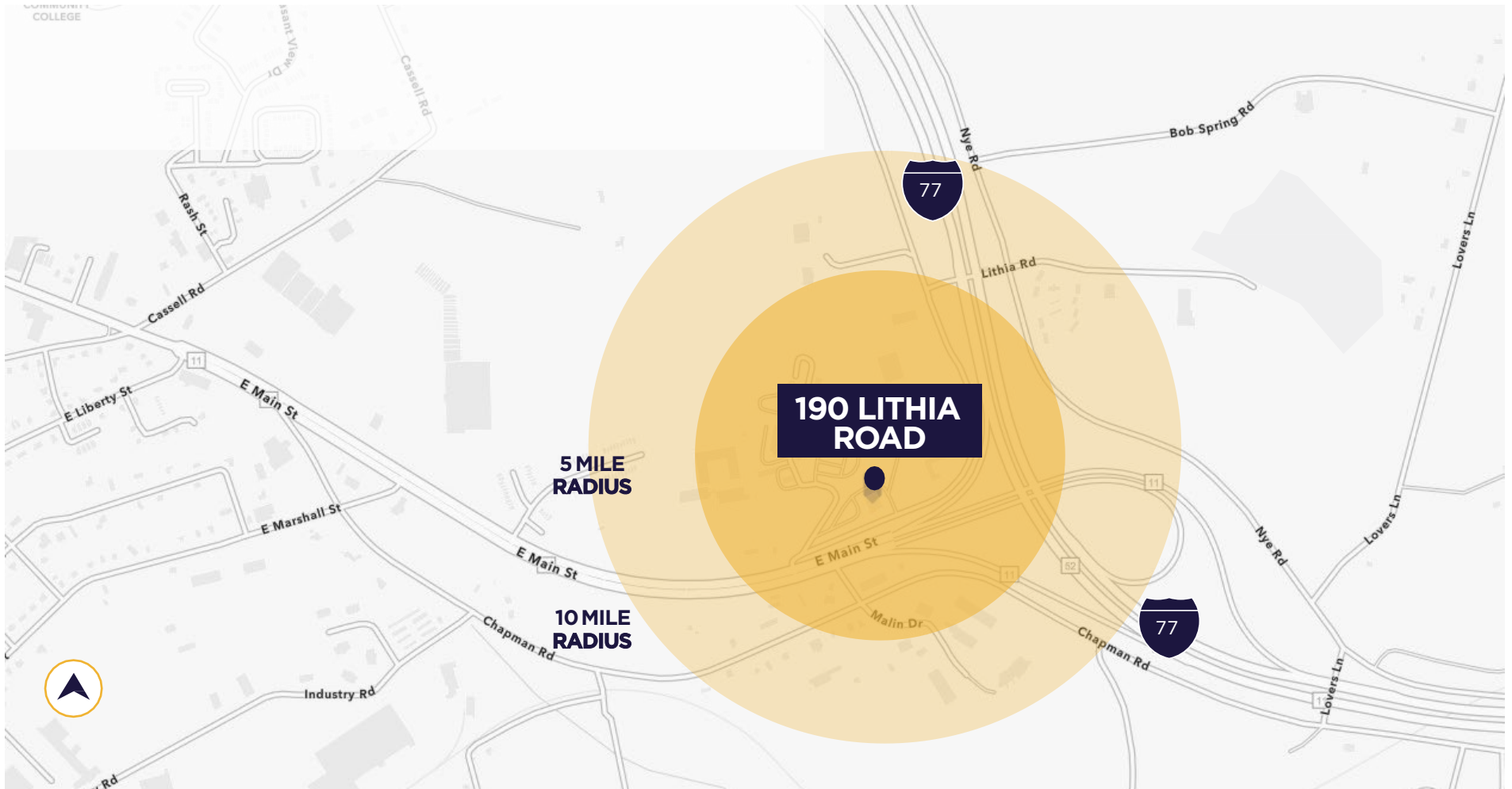


4,902  
**HOUSEHOLDS**  
*Within 5 Miles*

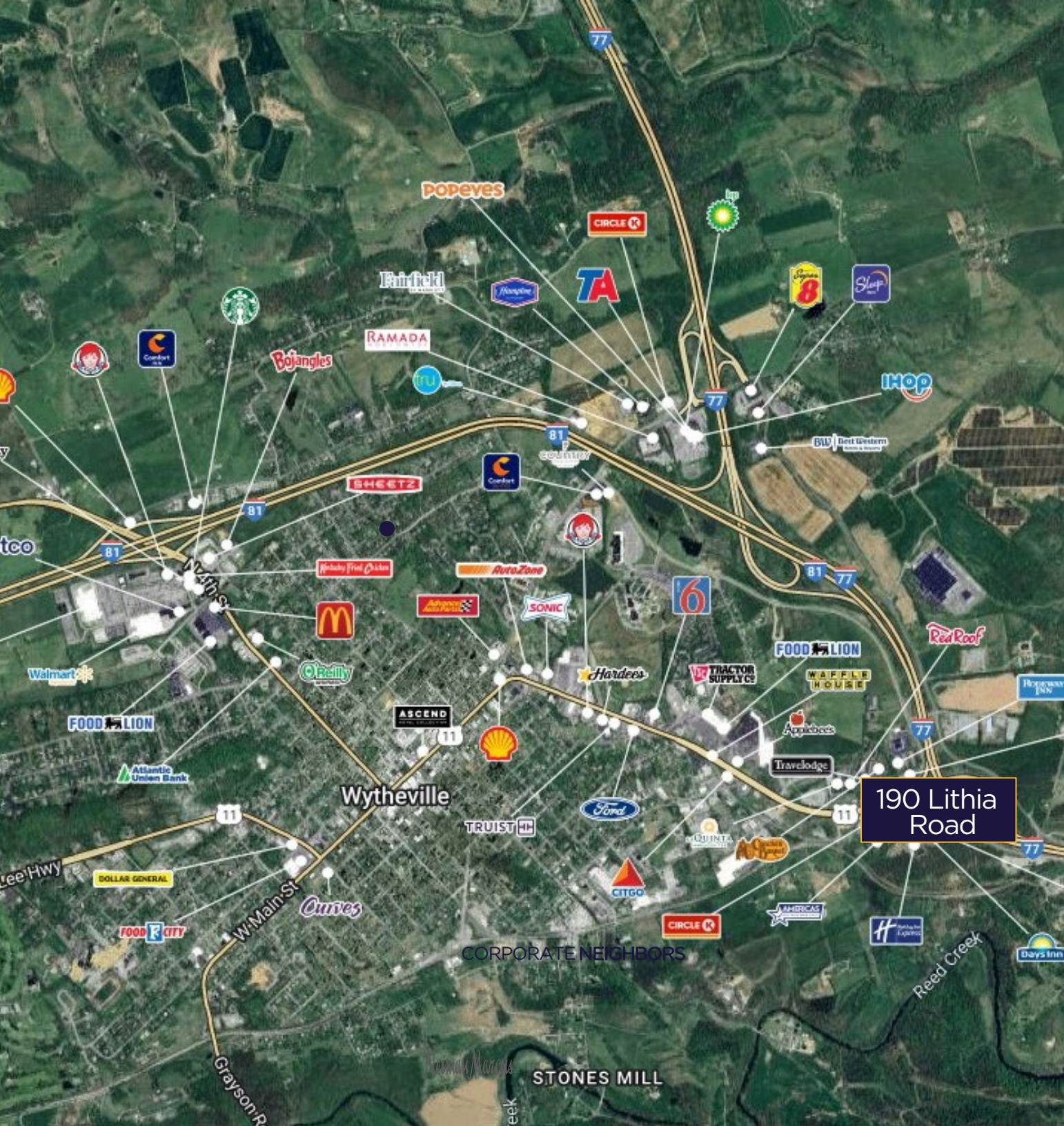
16,768  
**DAYTIME POPULATION**  
*Within 5 Miles*

46.8  
**AVG AGE**  
*Within 5 Miles*

\$66,317  
**AVG. HH INCOME**  
*Within 5 Miles*







# LOCATION AERIAL

CLOSE PROXIMITY  
TO I-81 AND I-77

190 Lithia  
Road

TRAFFIC COUNT	
I-77	55,000 VPD
I-81	45,000 VPD
LITHIA RD	1,000 VPD



# CONTACT INFORMATION

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