

Edgecomb Road

Troy, VA (Charlottesville MSA)



NEWMARK

Grant Bates

Executive Managing Director

t 434-882-1176

grant.bates@nrmk.com

Wyant Wharton

Associate

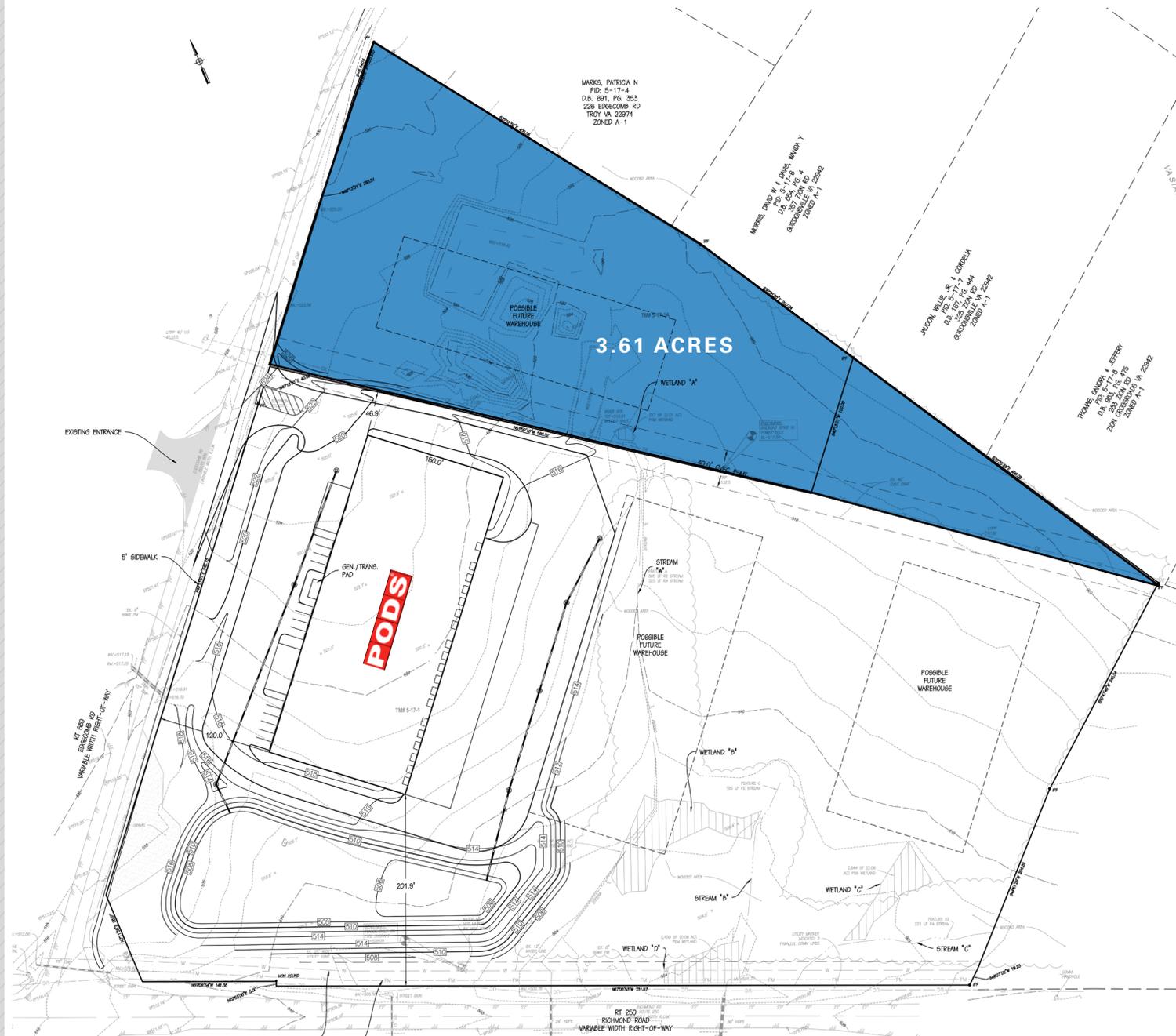
t 434-906-9373

wyant.wharton@nrmk.com

FOR SALE HIGHLIGHTS

LAND NOTES

- ▶ 3.61 acres (\$125,000 per acre)
- ▶ Excellent visibility and frontage on Richmond Road (US-250)
- ▶ Less than 1 mile to US-15 and I-64 interchange



NEWMARK

Grant Bates
Executive Managing Director
t 434-882-1176
grant.bates@nmrk.com

Wyant Wharton
Associate
t 434-906-9373
wyant.wharton@nmrk.com



NEWMARK

Grant Bates
Executive Managing Director
t 434-882-1176
grant.bates@nmrk.com

Wyant Wharton
Associate
t 434-906-9373
wyant.wharton@nmrk.com

Walmart Save money. Live better.
 DISTRIBUTION CENTER
 (880,000 SF)

LOWE'S

Walmart Save money. Live better.

DOLLAR TREE

Advance Auto Parts

STARBUCKS COFFEE

Wendy's

TACO BELL

Arby's

7 ELEVEN

DUNKIN'

IHOP

EL MARIACHI
 MEXICAN BAR & GRILL

BW | Best Western.
 Hotels & Resorts

POPEYES
 CHICKEN & BISCUITS

SHEETZ
 BAKERY & GASTRO

ANYTIME FITNESS

AQUA EXPRESS
 CAR WASH

O'Reilly AUTO PARTS
 EQUIPMENT PARTS & SERVICE

bp

McDonald's

CAT SCALE

CROSSING POINT

INTERSTATE 64: 38,00 VPD


UVA Health

JAMES MADISON HWY : 16,000 VPD

PROPERTY LOCATION


STEWART
 TOOL COMPANY INC.
 PRECISION MANUFACTURING

PODS

EDGECOMB ROAD

RICHMOND RD : 3,700 VPD

250

CONKLIN LYON

NEWMARK

Grant Bates
 Executive Managing Director
 t 434-882-1176
 grant.bates@nmrk.com

Wyant Wharton
 Associate
 t 434-906-9373
 wyant.wharton@nmrk.com