

1371 OIL TERMINAL RD

1371 OIL TERMINAL RD BLUE RIDGE, VA 24064



OFFERING SUMMARY

Available SF:	7,200 SF
Lease Rate:	\$4,800.00 per month (NNN)
Lot Size:	7.0 Acres
Building Size:	7,200 SF
Zoning:	AP

PROPERTY OVERVIEW

Located just off of heavily travelled Rt 460, this property is a great fit for anyone hoping to serve the Roanoke and/or Lynchburg markets. This property is being offered with a 7,200 sf building containing warehouse and office space. This building comes with ± 7 acres of land including ± 4.5 acres of fenced in graveled/paved lot space. More land may be available upon request.

PROPERTY HIGHLIGHTS

- Proximity to Major Transportation Routes
- 4.5 Acres of Fenced in Space
- Ample Parking



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7± ACRES 7,200 SF OFFICE / WAREHOUSE



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LOCATION OVERVIEW

Located just off of heavily travelled Rt 460, this property is a great fit for anyone hoping to serve the Roanoke and/or Lynchburg markets.

Google

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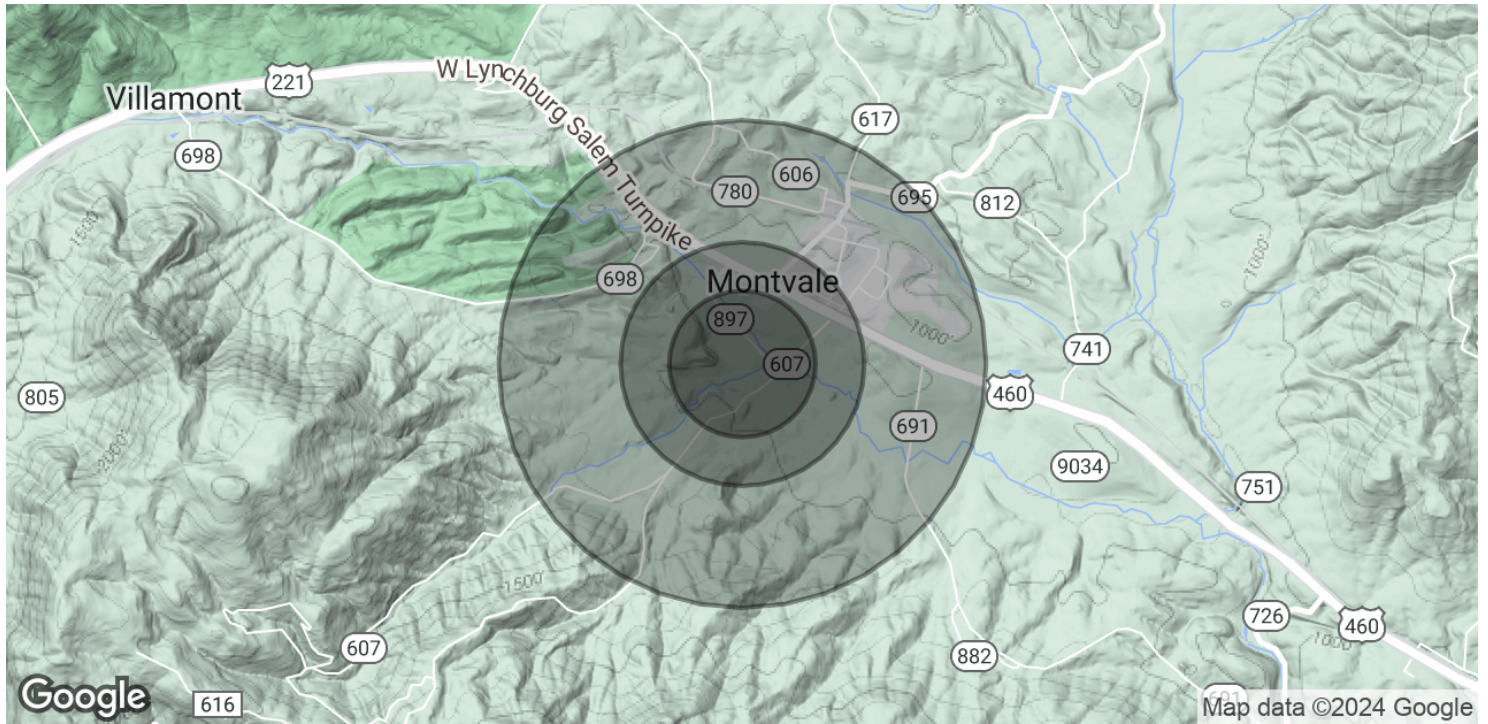


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18	83	506
Average Age	44	45	45
Average Age (Male)	43	43	44
Average Age (Female)	44	46	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	36	218
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$96,277	\$84,861	\$76,723
Average House Value	\$256,818	\$242,120	\$231,641

Demographics data derived from AlphaMap



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