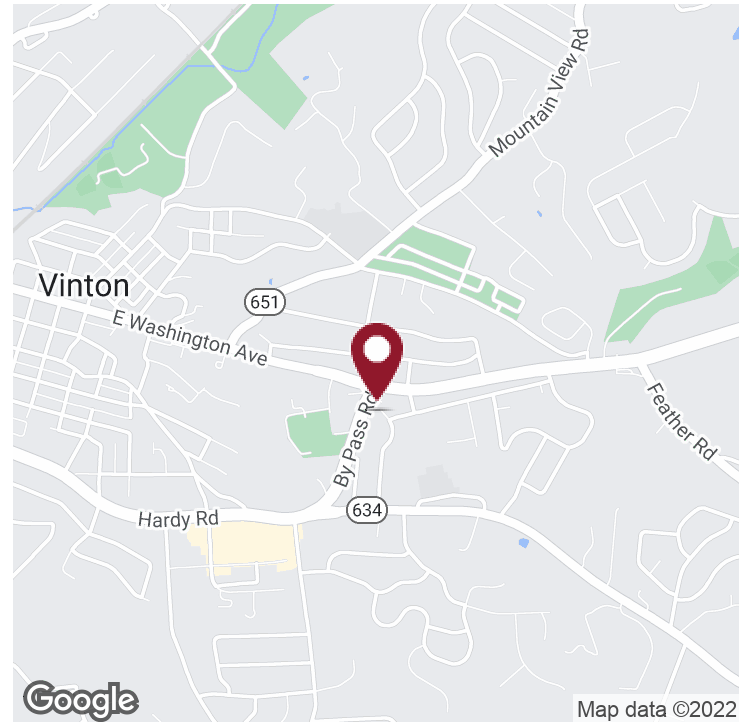


BYPASS ROAD BUILDING SITE

137 S. PRESTON ROAD VINTON, VA 24179



OFFERING SUMMARY

Sale Price: \$239,500

Available SF:

Lot Size: 1.4 Acres

Zoning: GB

Price / SF: \$3.93

PROPERTY OVERVIEW

Vinton, VA - Located less than 50 yards south of the intersection of ByPass Rd. and Washington Avenue, this 1.47acre site is ideal for any business desiring a highly visible, convenient location. The site consisting two contiguous parcels, both zoned GB (General Business) and can be accessed from the northbound lane of ByPass Rd. or by S. Preston Avenue.

Area businesses include Carter Bank and Trust, Member One Credit Union, CVS, O'Reilly Auto Parts, and River Park Shopping Center. There is a two story dwelling on the property which will be vacated upon sale.

PROPERTY HIGHLIGHTS



PETER OSTASESKI, CCIM

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BRYAN MUSSELWHITE, CCIM

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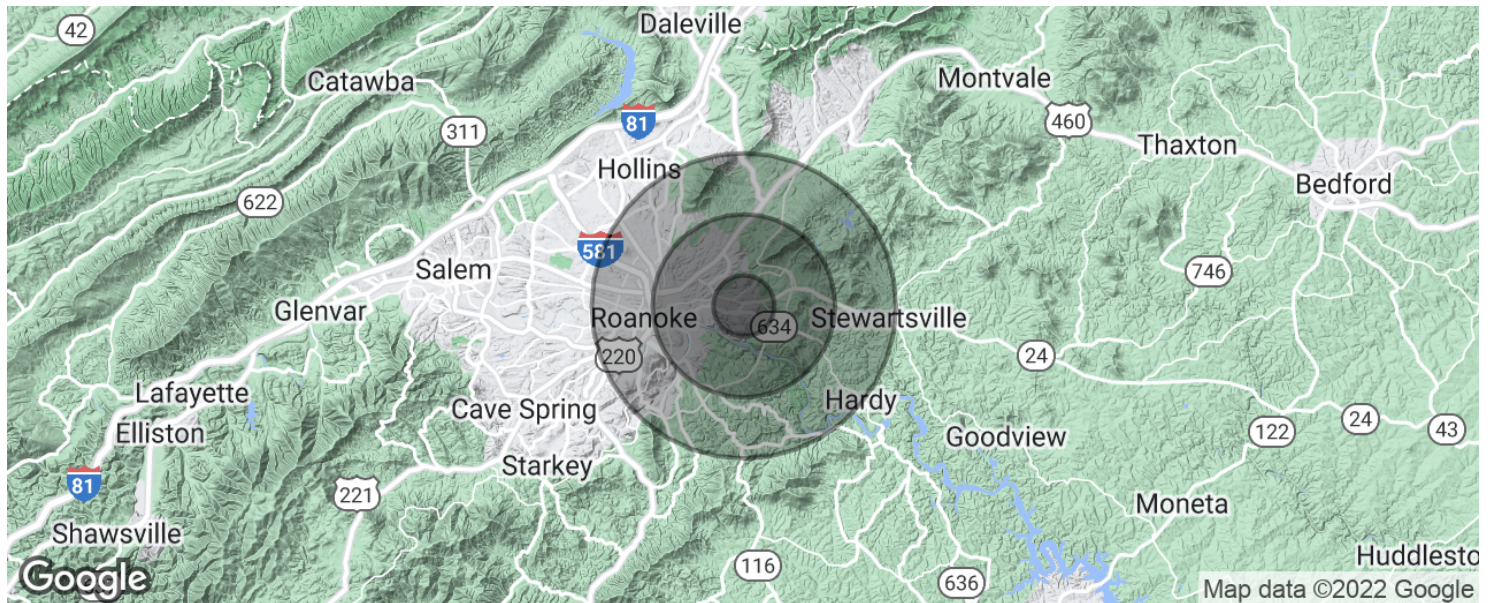
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,823	33,411	77,854
Median age	38.4	39.3	38.9
Median age (Male)	34.6	37.4	37.2
Median age (Female)	41.4	40.2	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,836	13,669	32,795
# of persons per HH	2.4	2.4	2.4
Average HH income	\$51,542	\$53,126	\$51,112
Average house value	\$209,784	\$173,570	\$170,980

* Demographic data derived from 2020 ACS - US Census



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