

# LEXINGTON MARKETPLACE

20 Econo Lane, Lexington, VA 24450

Pad Site/Ground Lease/Build To Suit



## PROJECT SIZE:

Shared 1.40 Acre Pad Site

## AVAILABILITY:

- Adjacent to Dunkin is a pad ready site for lease or possible built-to-suit
- Restriction on chicken sales cannot exceed 25% of Tenant's sales
- Pad sits between both Dunkin Donuts and Chick-Fil-A which both have above average national sales
- Already Subdivided
- Close proximity to Washington & Lee University and VMI
- Close to I-64 interchange

## ABOUT THE LEXINGTON MARKETPLACE:

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 2,400 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.

[Click For Street View](#) 

**John Marigliano**

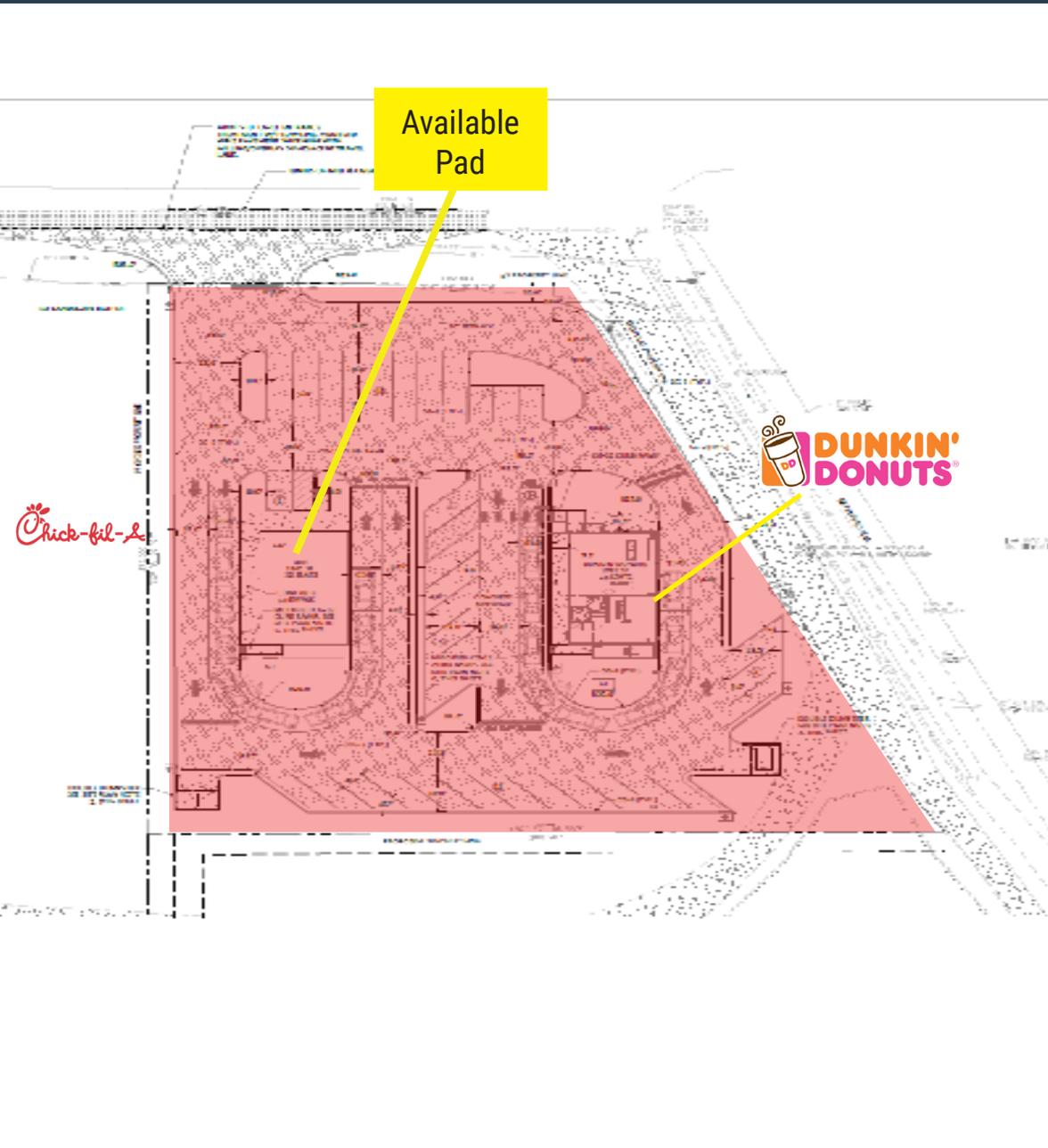
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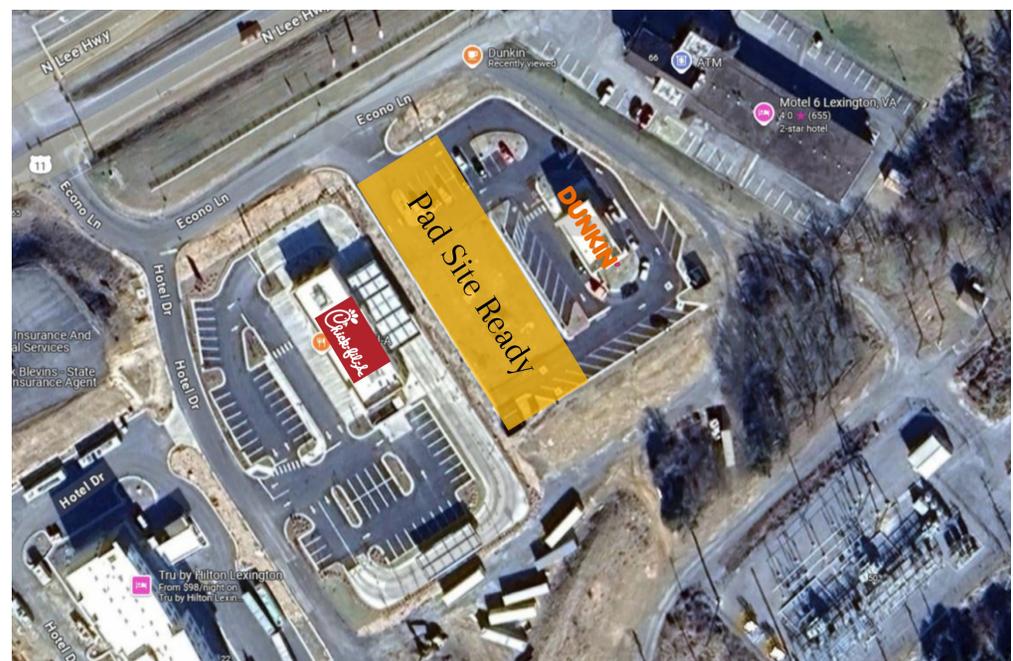
# Proposed Site Plan & Photos



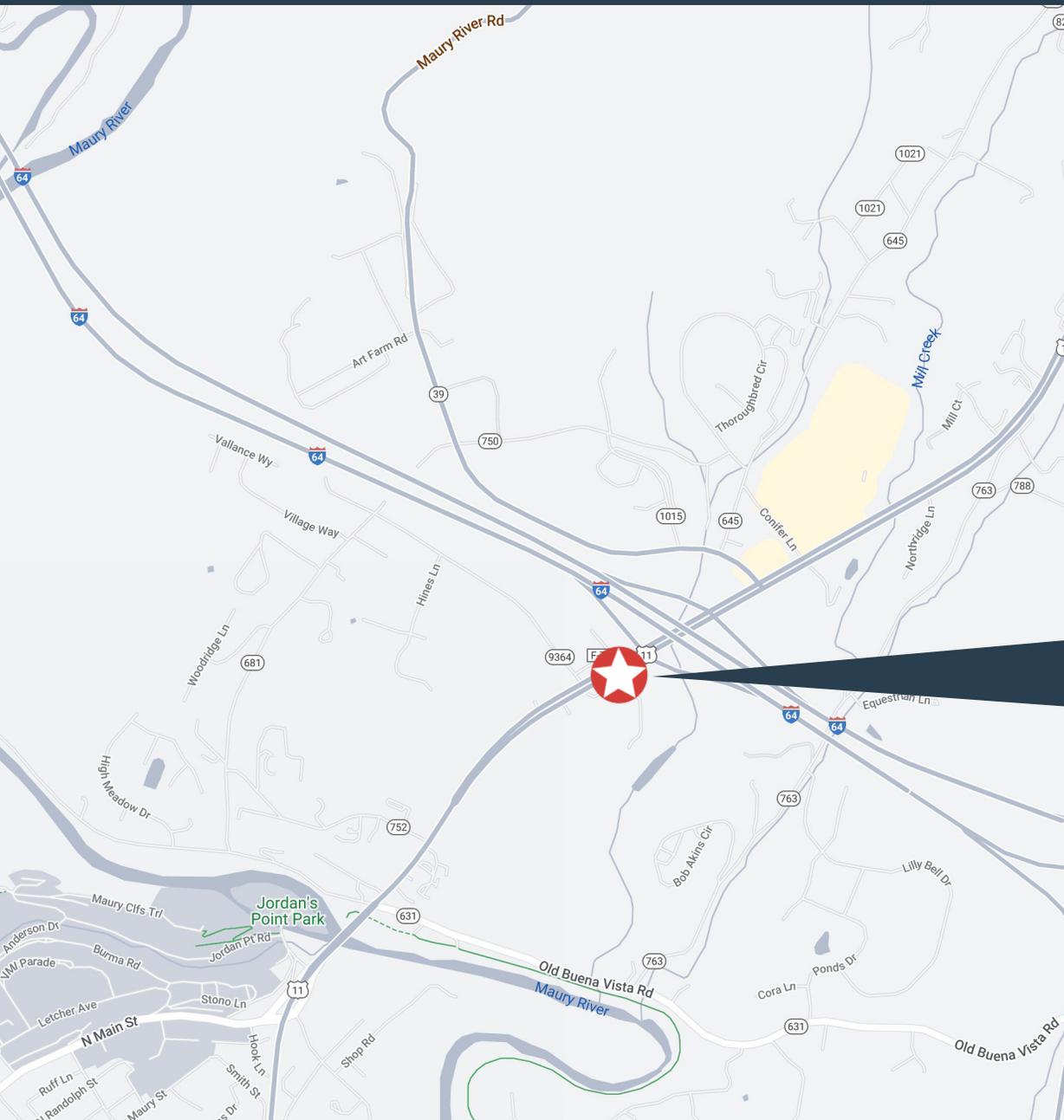
# Photos



**Only Pad Available  
at this busy intersection**



# Location Map



## DEMOGRAPHICS

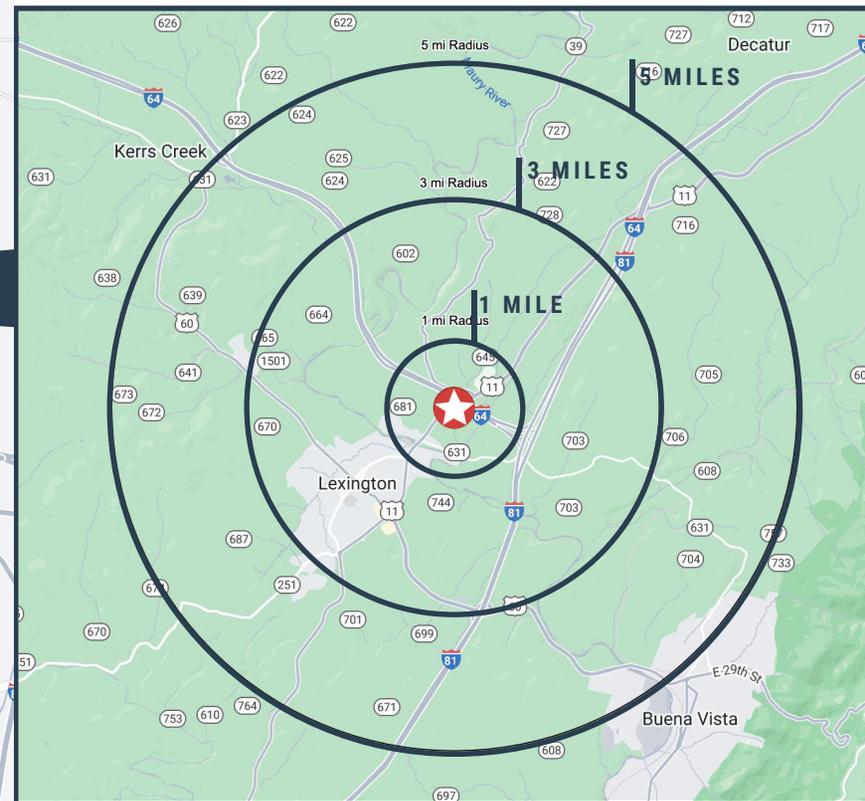
## TRAFFIC COUNTS

POPULATION AVG. INCOME DAYTIME 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

LEE HWY	ADT
I-64	20,427 ADT
I-64	13,981 ADT

[CLICK FOR DEMOGRAPHIC REPORT](#)



# Retail Trade Area

