

LAND FOR SALE
1.48 ACRE PARCEL

Lee Highway | Exit 150 B

TROUTVILLE, VIRGINIA



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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|-----------|-----------|
| Population | 232 | 2,817 | 9,640 |
| Daytime Population | 224 | 1,817 | 8,635 |
| Avg. HH Income | \$74,356 | \$102,906 | \$114,226 |

HIGHLIGHTS

- Located in an area experiencing high growth in residential and retail development
- Lot size allows for quick service restaurants, small professional offices and other retail uses
- Great visibility along a highly traveled corridor of US Rt 11/Lee Hwy
- Zoned B-2 , Parcel# 101--177
- Sales Price \$600,000