

# COMMERCIAL LOT FOR SALE

TBD GOVERNOR GEORGE C. PEERY HIGHWAY  
Richlands, VA 24641



## PROPERTY DESCRIPTION

This is a prime commercial development opportunity located just outside Richlands town limits, offering 170 feet of road frontage directly on Route 460 (Governor G.C. Peery Hwy). The lot benefits from high traffic exposure as it's situated across the street from the Food City Gas & Go and the Richlands Post Office. It's ready for immediate development with public water and sewer available and is not located in a floodplain. This location is zoned for a broad range of uses, including commercial, retail, office, mixed use, auto repair, car wash, convenience store, fast food, and restaurant development. It's an excellent investment in a highly-traveled commercial corridor.

## OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.92 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,399	9,939	15,309
Total Population	12,193	22,796	35,880
Average HH Income	\$63,584	\$65,617	\$64,288

## PROPERTY HIGHLIGHTS

- PRIME RT. 460 FRONTAGE
- READY FOR DEVELOPMENT
- EASY INGRESS AND EGRESS

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**David Burks**  
(804) 366-2754



**COLDWELL BANKER**  
**COMMERCIAL**  
BROOKS REAL ESTATE

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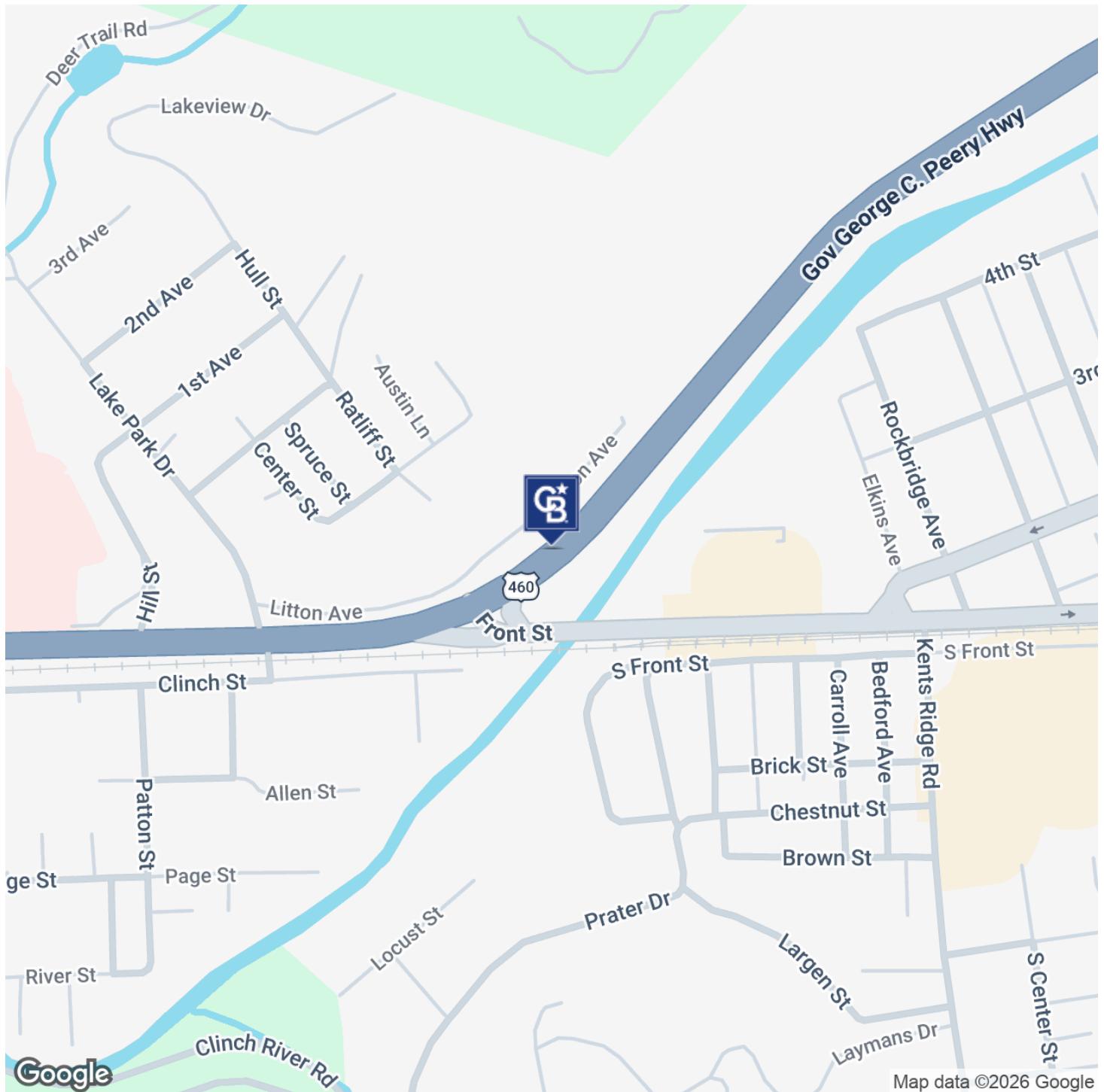
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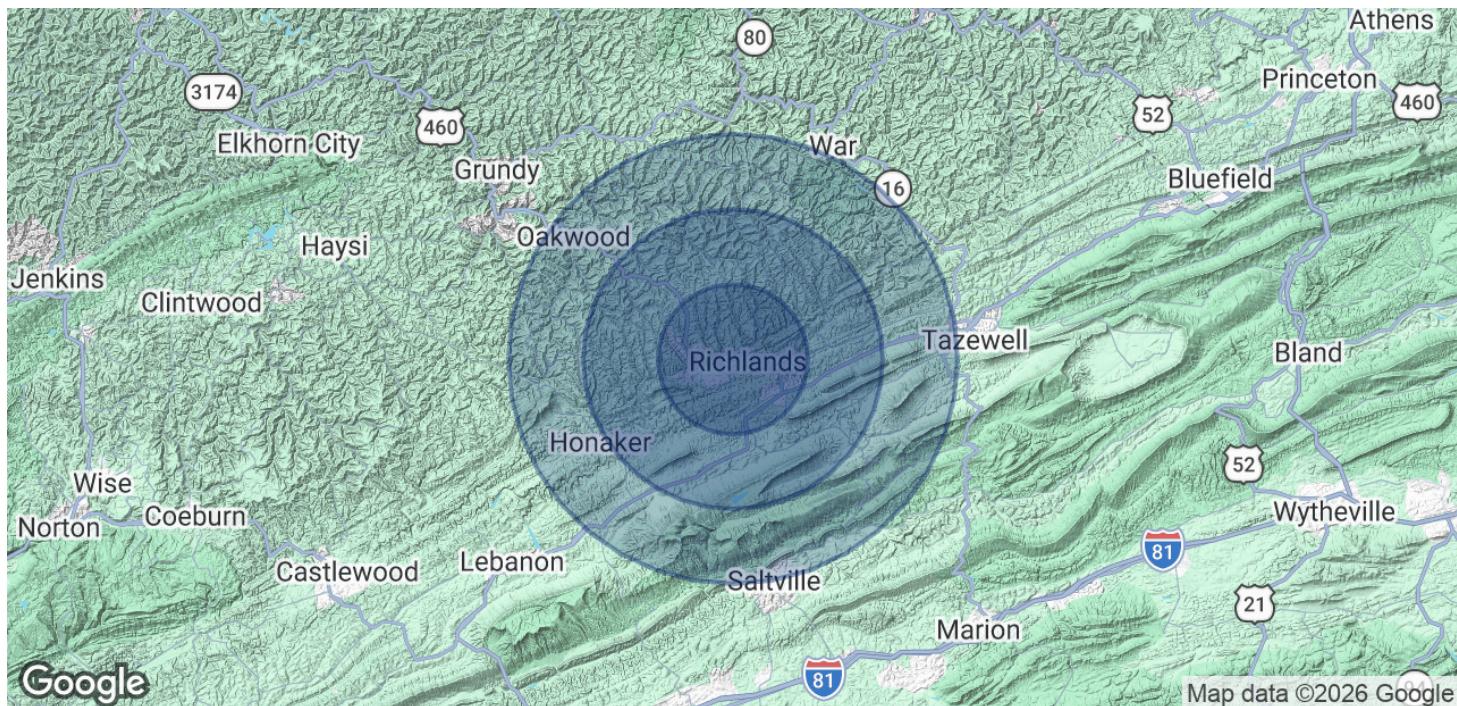
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,193	22,796	35,880
Average Age	45	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,399	9,939	15,309
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,584	\$65,617	\$64,288
Average House Value	\$155,308	\$152,348	\$146,093

Demographics data derived from AlphaMap

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