

COUNTRY COOKIN - TROUTVILLE

2775 LEE HIGHWAY TROUTVILLE, VA 24175



OFFERING SUMMARY

Sale Price:	\$1,295,000
Available SF:	5,396 SF
Lot Size:	1.4 Acres
Building Size:	5,396 SF
Zoning:	B2
Price / SF:	\$239.99

PROPERTY OVERVIEW

Jacob Quesinberry at Poe & Cronk Real Estate Group presents this former Country Cookin property with a 40+ year history as a successful retail location for a casual dining restaurant. High traffic site located along Interstate 81 at Exit 150 at the intersection of Route 220 and Route 11. Large pylon signs visible from all routes. Adjacent parcel is also available for sale creating a prime redevelopment site combined at 2.2+ acres. Existing building will accommodate the addition of a drive-thru or pickup window without compromising the expansive parking. Restaurant equipment and furnishings can be available at an additional cost. Property is also available FOR LEASE at \$15.00/SF/YR NNN.

PROPERTY HIGHLIGHTS

- High traffic site on I-81
- Large pylon signs visible from all routes
- Adjacent parcel also available for prime redevelopment
- Long history of successful retail location



JACOB QUESINBERRY

Vice President

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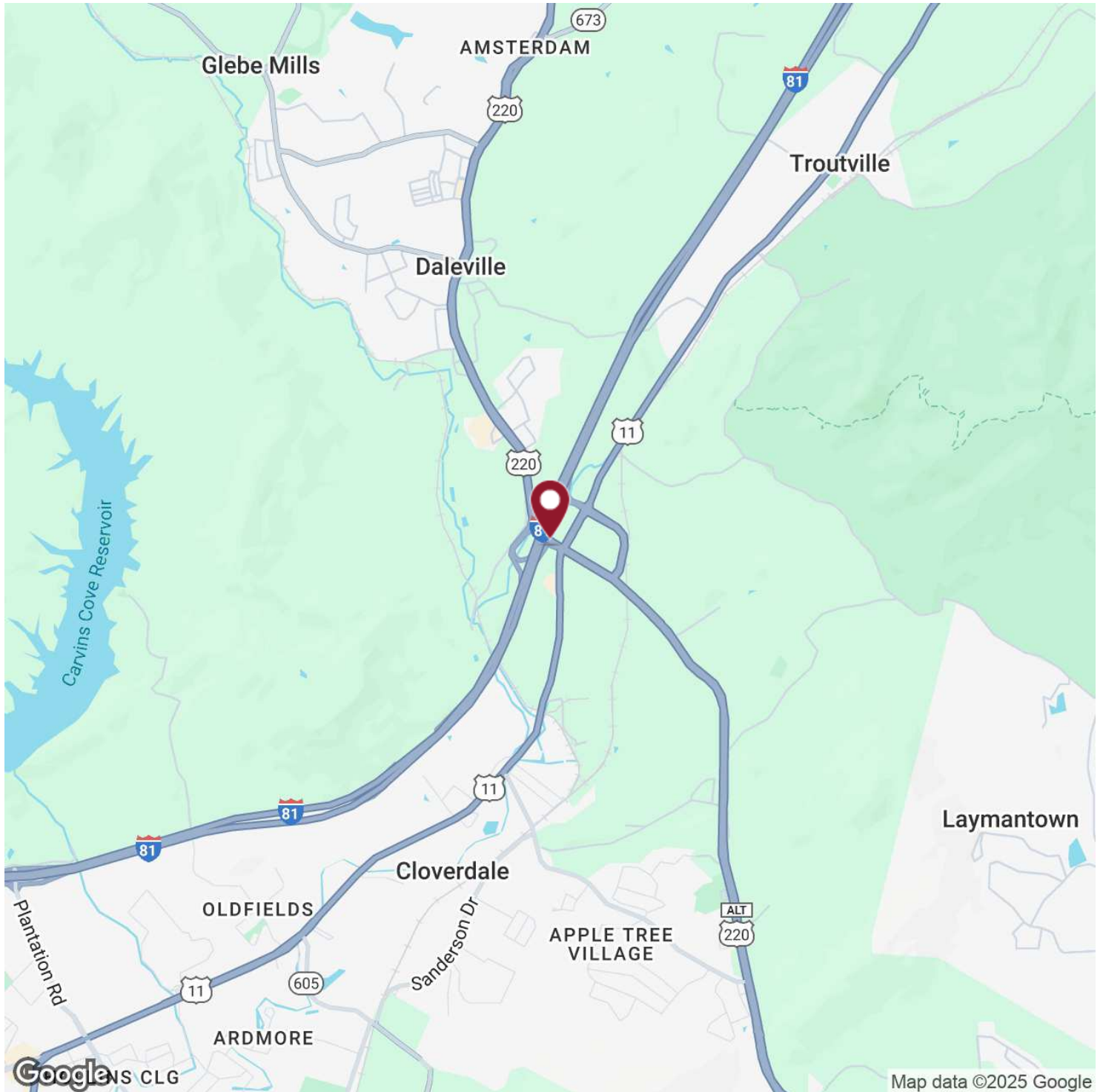
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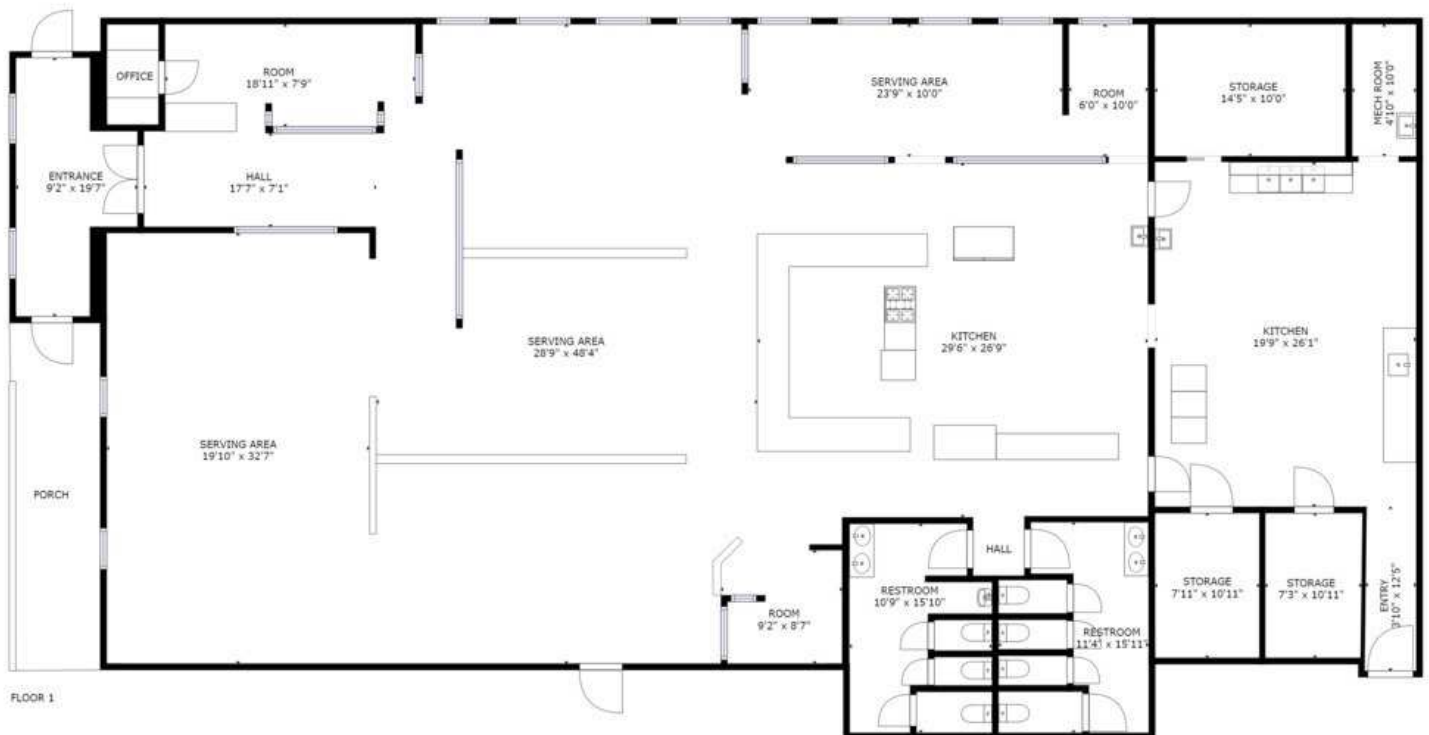
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GROSS INTERNAL AREA
 FLOOR 1: 5031 sq ft
 TOTAL: 5031 sq ft

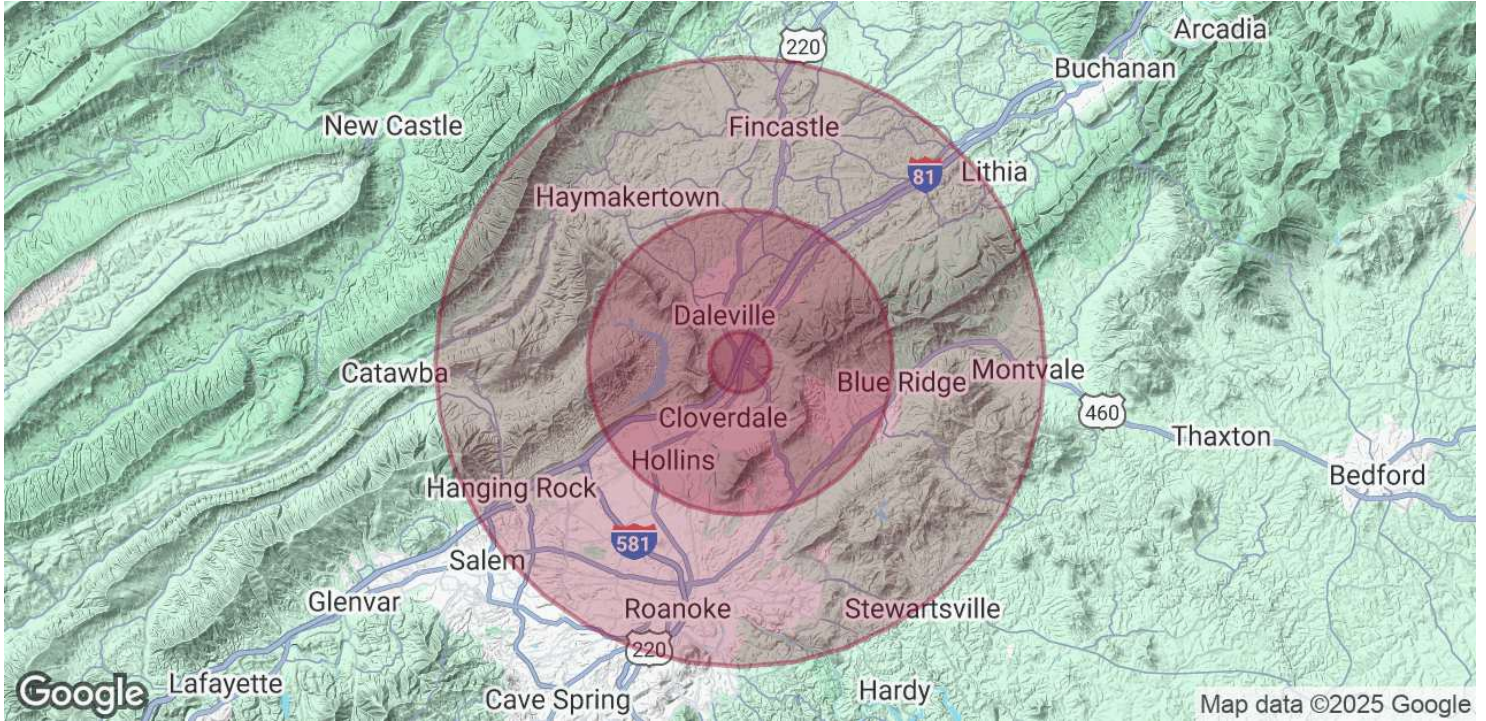
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,119	32,448	170,518
Average age	42.2	41.7	39.5
Average age (Male)	41.9	40.8	37.7
Average age (Female)	42.5	42.7	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	444	12,723	71,555
# of persons per HH	2.5	2.6	2.4
Average HH income	\$74,182	\$72,691	\$54,582
Average house value	\$267,576	\$238,725	\$217,140

* Demographic data derived from 2020 ACS - US Census



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