



# FREESTANDING RETAIL

2101 W. MAIN STREET | WAYNESBORO, VIRGINIA 22980

FOR  
LEASE



**MACKENZIE**

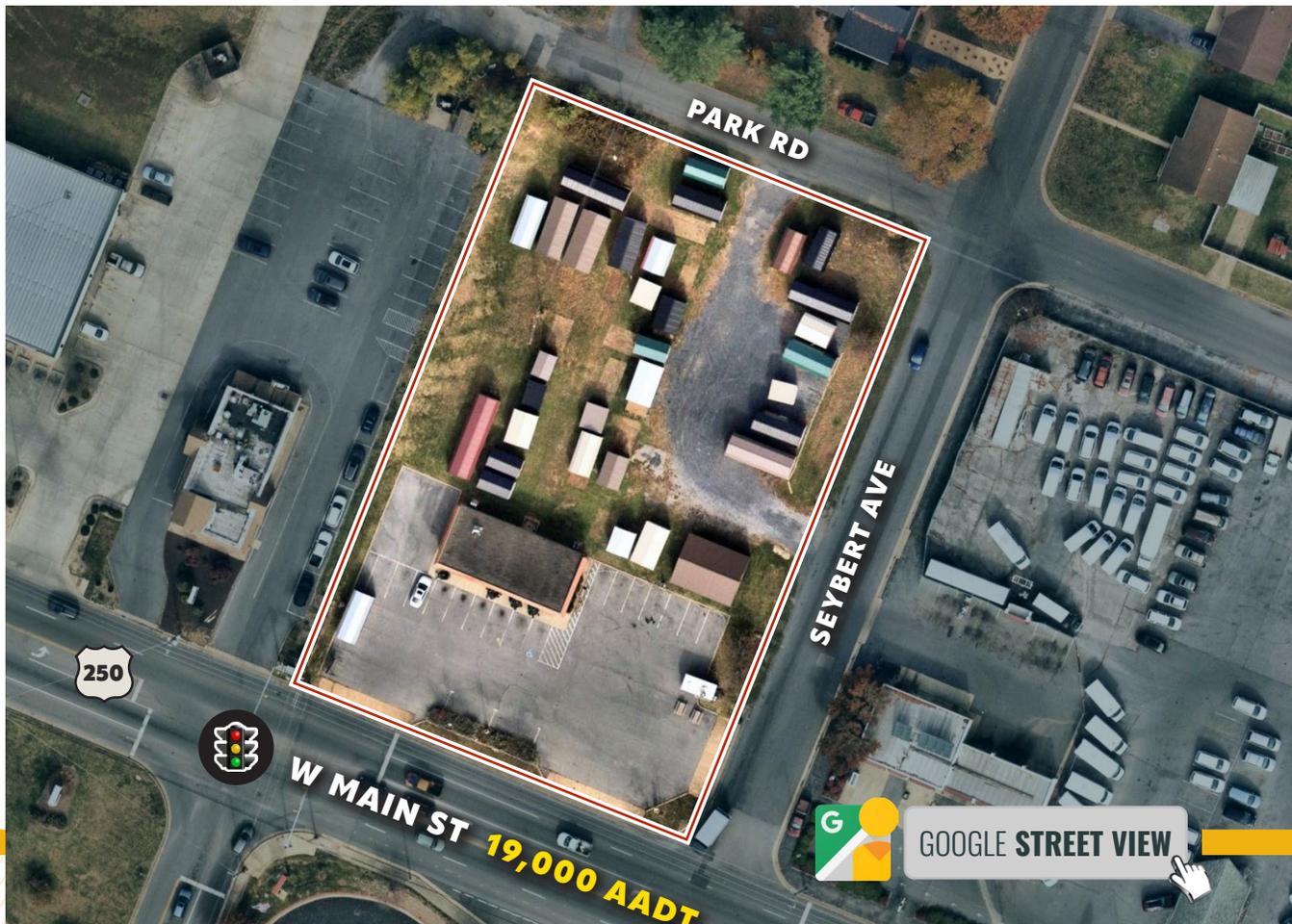
COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,822 SF ± freestanding retail building
- Ample on-site parking (18 surface spaces)
- High visibility location at a signalized intersection facing W. Main Street/Rt. 250 (19,000 cars/day)
- Two (2) curb cuts on W. Main Street, with access also on Seybert Avenue
- Located in the heart of the Waynesboro primary commercial artery
- Less than 2 miles from I-64 (Exit 94), providing effortless access between Charlottesville, Staunton and Harrisonburg

AVAILABLE:	1,822 SF ±
LOT SIZE:	1.34 ACRES ±
OCCUPANCY:	IMMEDIATE
PARKING:	18 SURFACE SPACES
TRAFFIC COUNT:	19,000 AADT (W. MAIN ST.)
ZONING:	COMMERCIAL/RETAIL
RENTAL RATE:	NEGOTIABLE



# LOCAL BIRDSEYE



**OLLIE'S BARGAIN OUTLET**  
**Sharp Hopper**  
Grocery Outlet

**TACO BELL**

**EXXON**

**CVS**

**HARBOR FREIGHT**  
Tools, Tapes, & Hardware, Low Prices

**planet fitness**

**Mobile**

**250**

**Speedy**

**schewels home**

**TIMBROOK WAYNESBORO**  
HYUNDAI

**CAMPUS FORD**

**AutoZone**

**O'Reilly**  
AUTO PARTS

**SITE**

**SHEETZ**

**M.I.T.S. CORPORATION**  
VA

**enterprise**  
rent-a-car

**aynesboro**  
LANDSCAPE & GARDEN CENTER

**MT VERNON ST**

**VELETTE AVE**

**W MAIN ST 19,000 AADT**

**PARK RD**

**ALPHIN AVE**

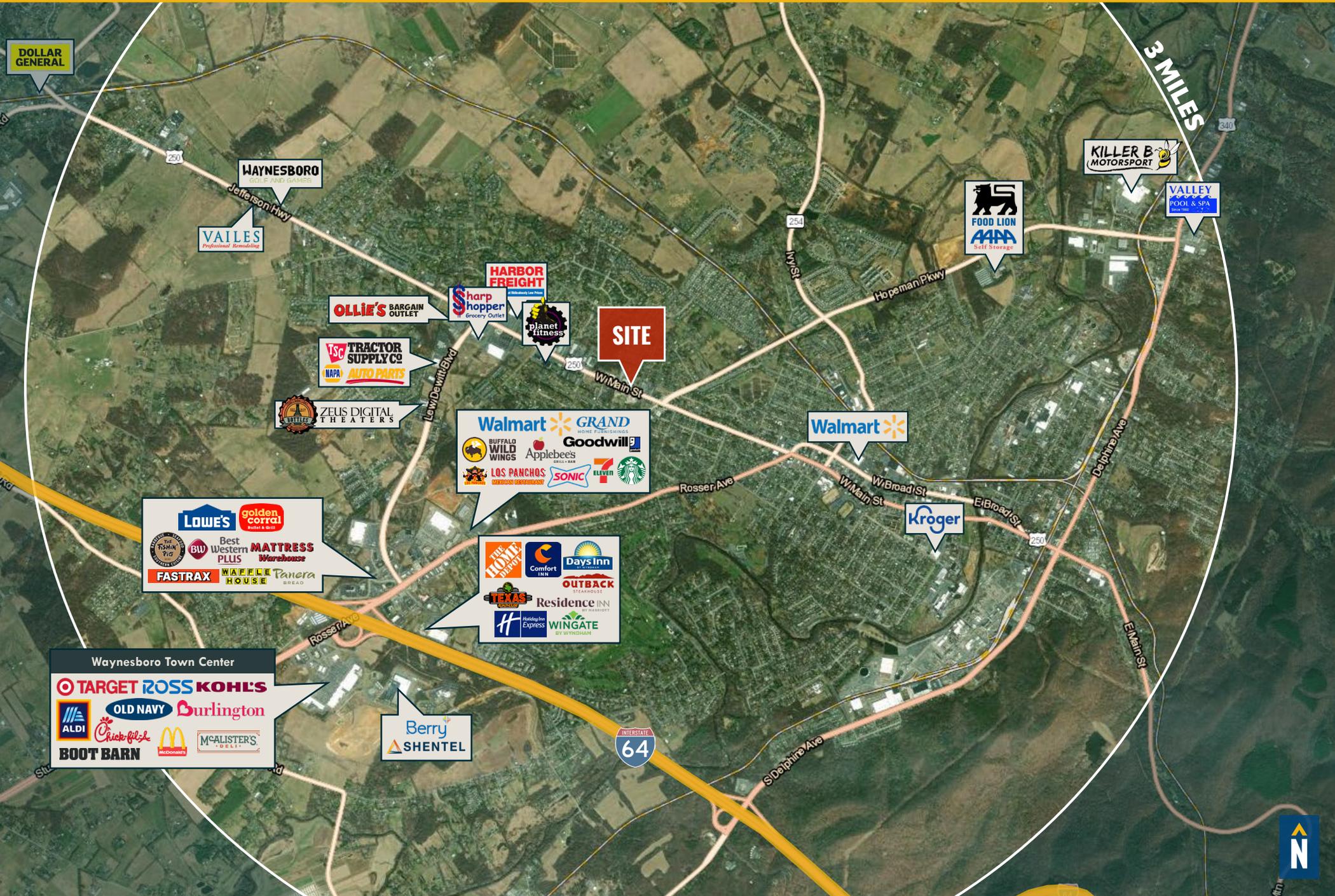
**HOPEMAK PKWY**

**250**

**INTERSTATE 64**  
**2 MILES**



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



6,811

27,047

38,903

## DAYTIME POPULATION



6,112

26,376

41,515

## AVERAGE HOUSEHOLD INCOME



\$89,733

\$82,316

\$84,417

## NUMBER OF HOUSEHOLDS



2,946

11,692

16,363

## MEDIAN AGE

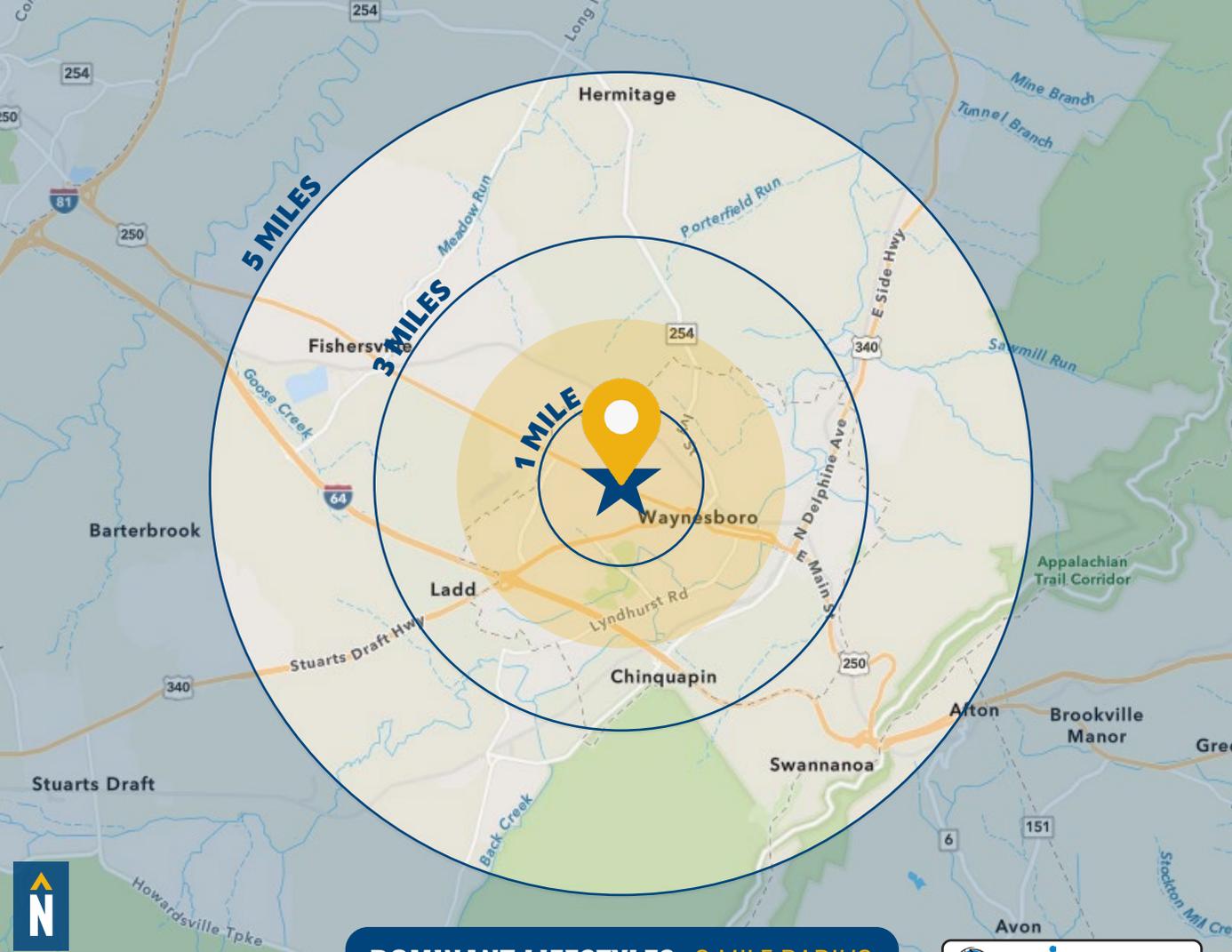


43.9

42.6

43.2

FULL DEMOS REPORT



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[MORE INFO](#)

21%

MODERATE METROS



MEDIAN

AGE: 38.1

HH INCOME: \$70,055

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

15%

LOYAL LOCALS



MEDIAN

AGE: 46.4

HH INCOME: \$77,226

These residents are predominantly aged 65 and above, and many are widowed or married without children living at home. They often visit large retail establishments for food and home supplies.

15%

CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

# FOR MORE INFO **CONTACT:**



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