



## GROUND LEASE OPPORTUNITY - NOTTOWAY COUNTY

1624 WEST VIRGINIA AVENUE | CREWE, VA 23930

### FEATURES

- **1624 WEST VIRGINIA AVE**
- Approximately 4.6 Acre Parcel
- Ground Lease or Build-to-Suit
- Water and Sewer at the site
- Located on a busy corner
- Great access off of 460
- 11,000 VPD on W Virginia Ave

Space Type	Ground Lease or Build-to-Suit
Available Space	4.6 AC
Lease Rate	Ask agent

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	959	5,498	7,184
Average HH Income	\$50,012	\$62,126	\$64,884
Daytime Employment	398	2121	2431



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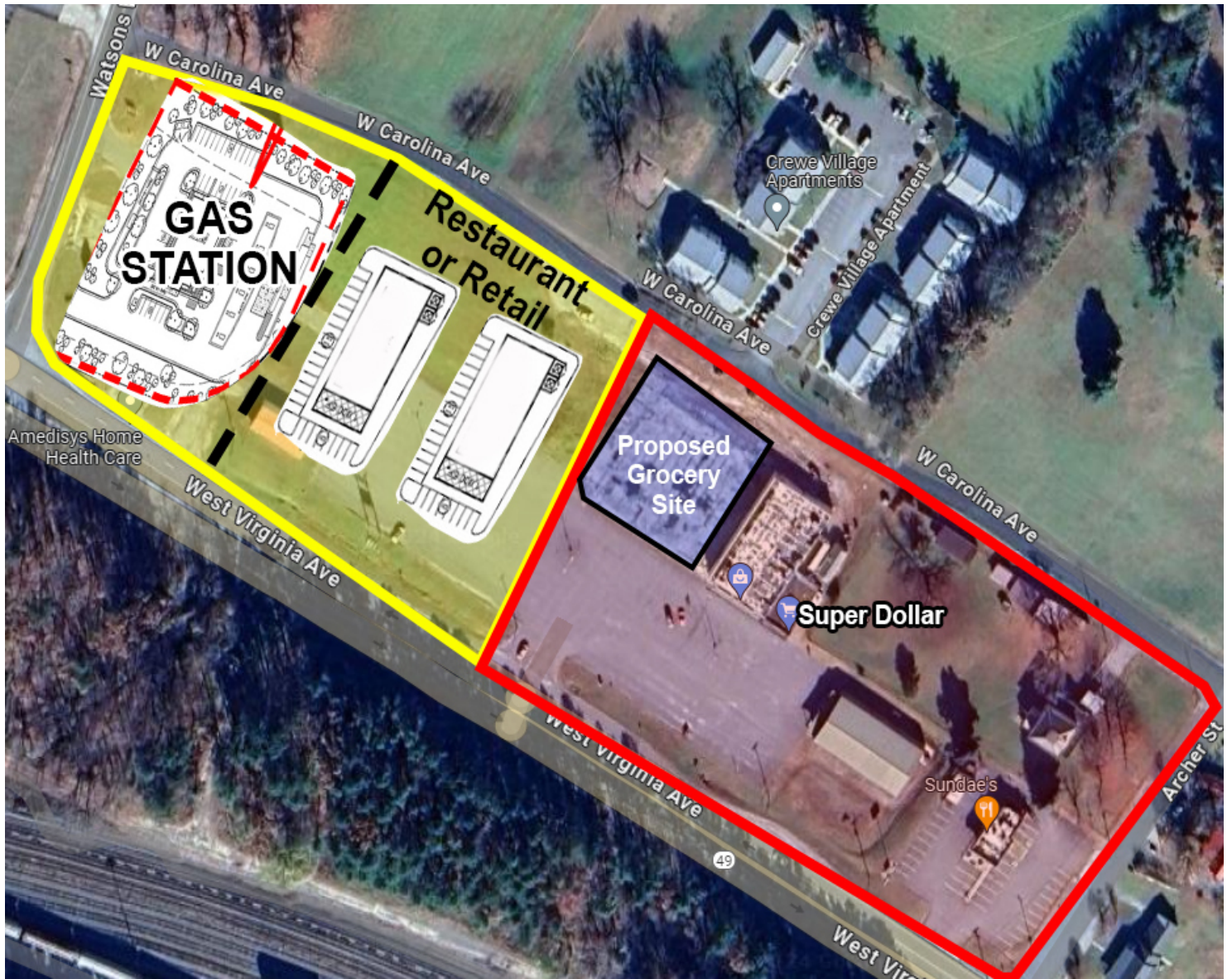
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**Taylor Long**  
**PROPERTIES**  
Commercial Real Estate

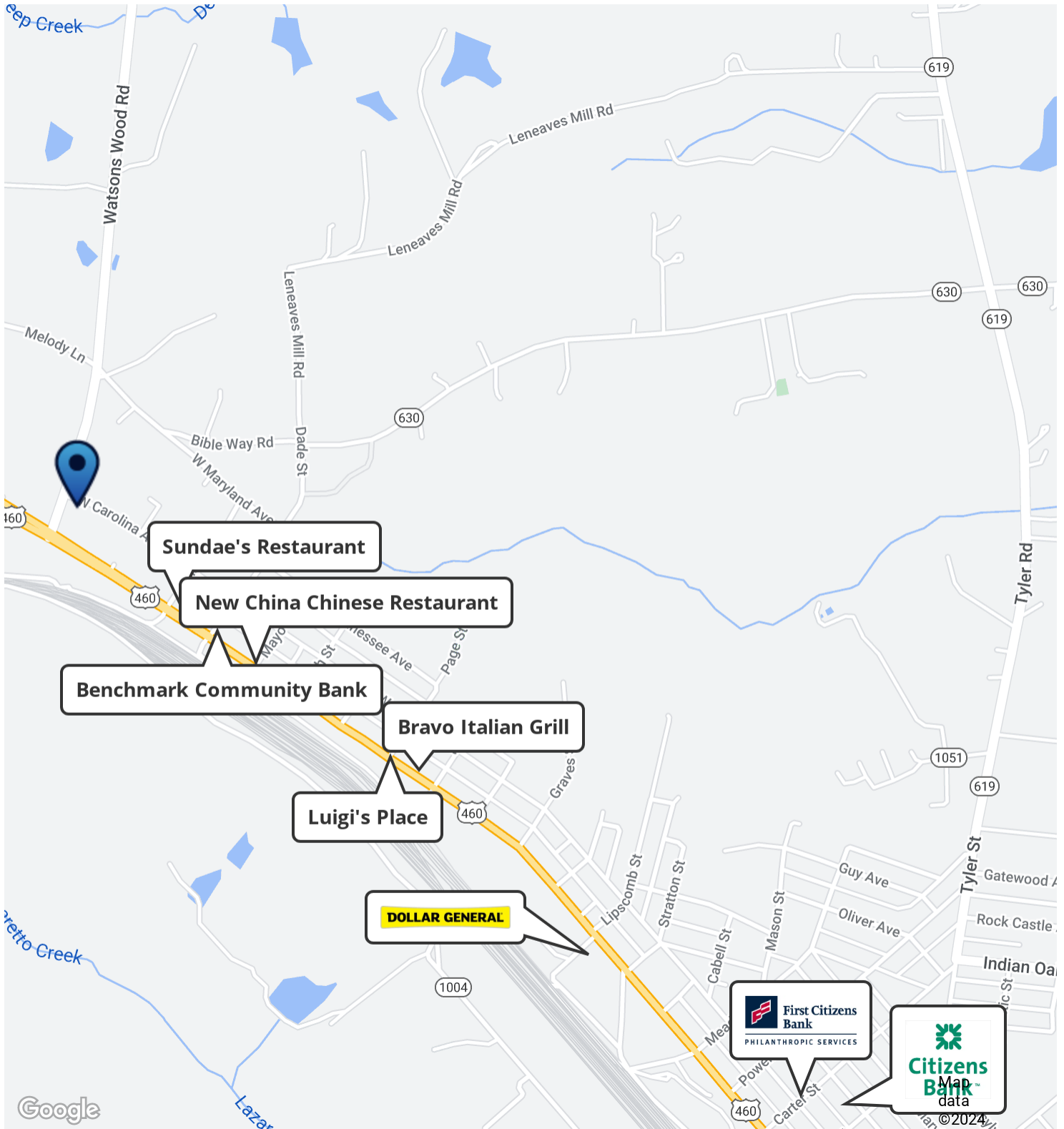


# SITE PLAN



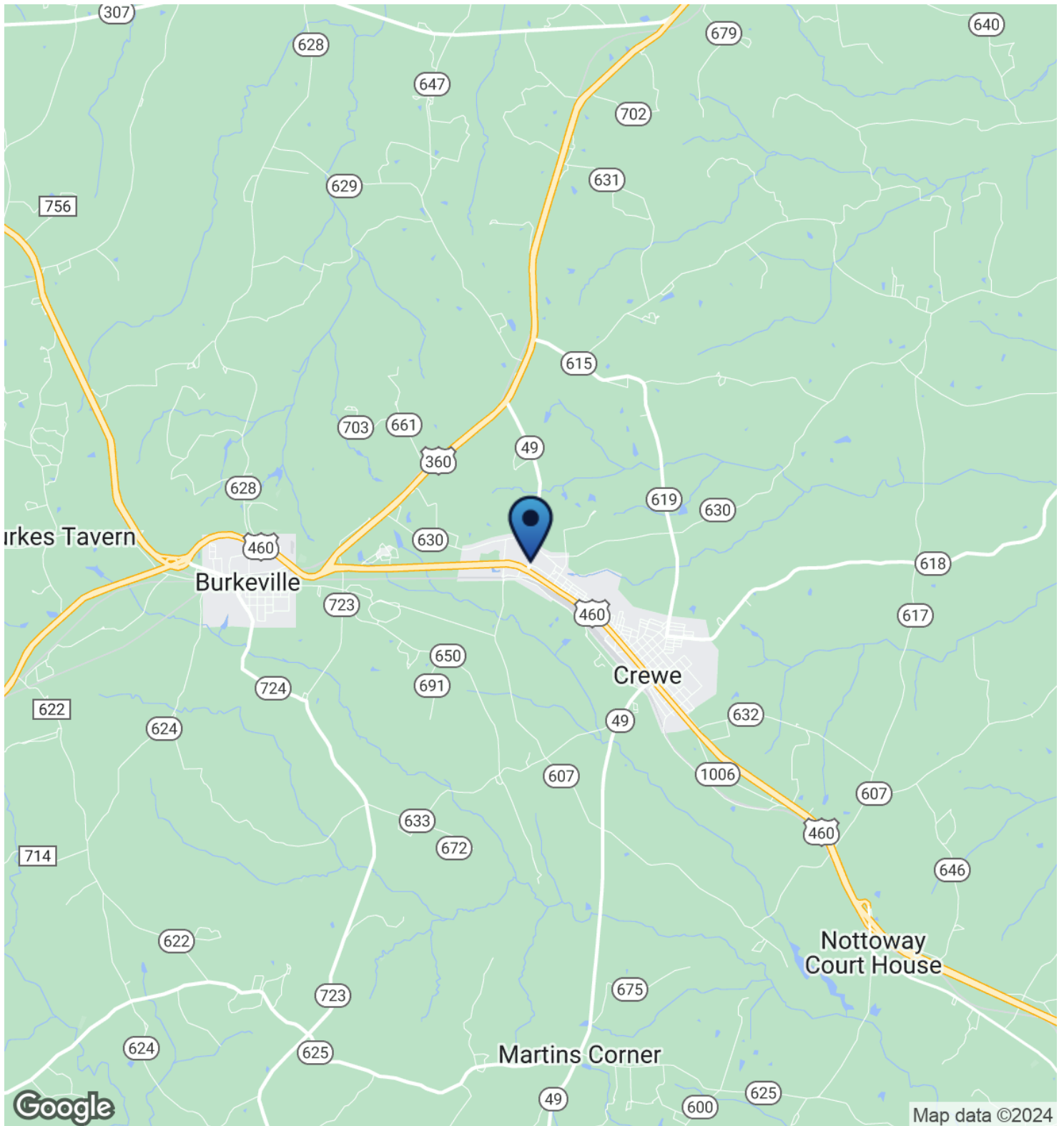


## RETAILER MAP



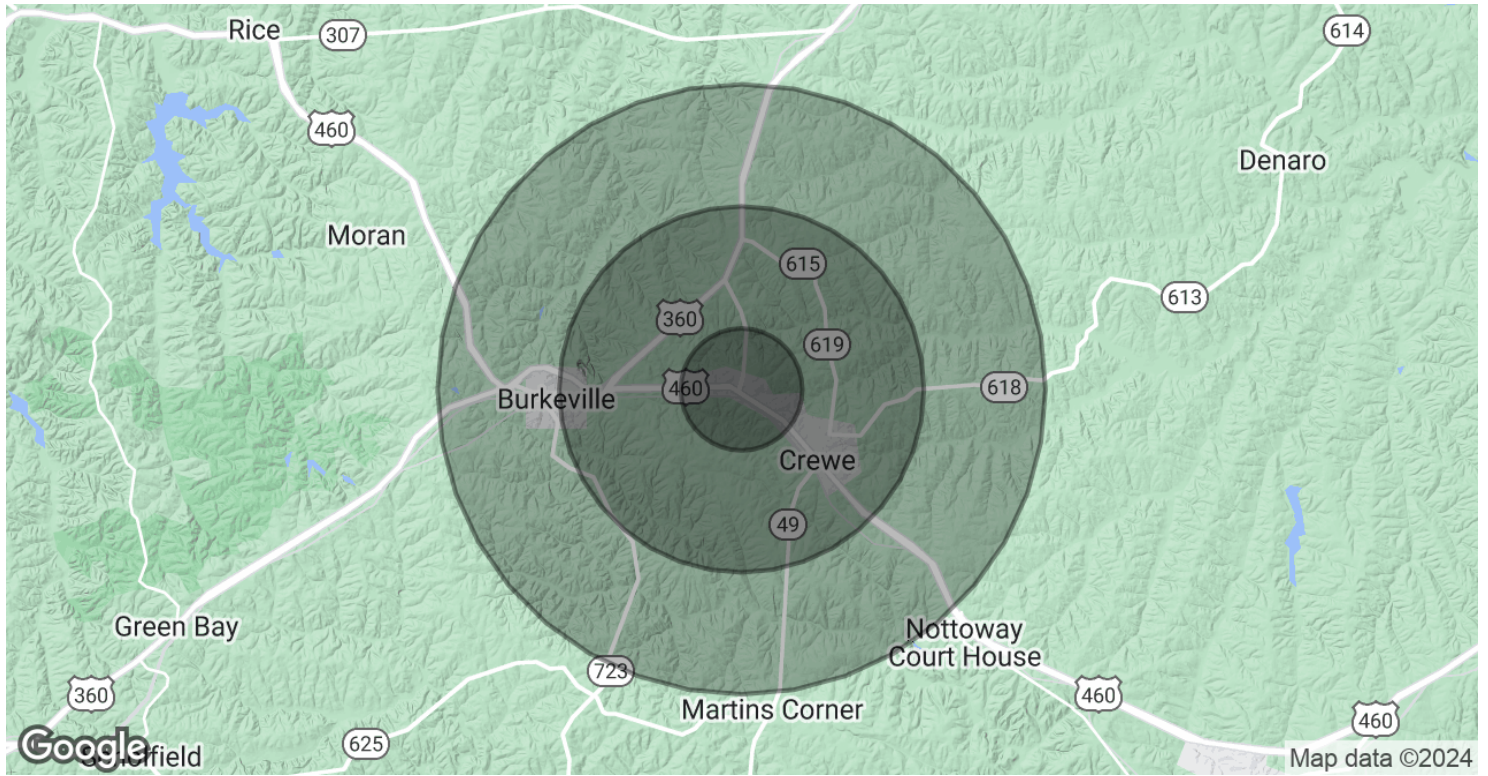


# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	959	5,498	7,184
Average Age	38.0	37.9	38.9
Average Age (Male)	38.8	37.8	39.2
Average Age (Female)	47.7	48.5	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	284	1,497	2,802
# of Persons per HH	2.9	3.0	2.6
Average HH Income	\$50,012	\$62,126	\$64,884
Average House Value	\$137,500	\$140,909	\$148,829

2020 American Community Survey (ACS)