

FULLY APPROVED 1.98 ACRE SITE FOR SALE

Parkcrest Dr | Hardy, VA 24101



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE

1.98 AC

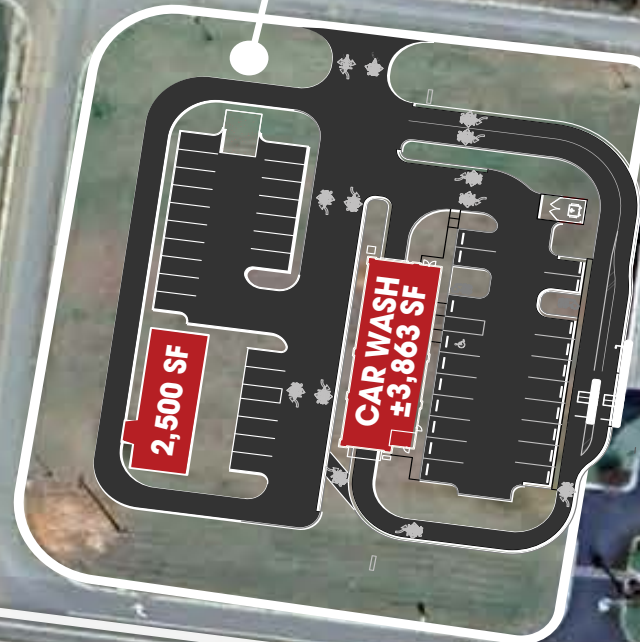
Fully Approved Site & Building Permits for a 1.98 Acre Parcel, Including Car Wash with Franklin County

Approved Utilization of Existing Offsite Stormwater Pond for the Entire Site

Full Approval for Public Water & Sanitary Sewer Connections

Price: \$1,700,000

1.98 ACRES
AVAILABLE



Fully Approved Site and Building Permits • Surrounding National Retailers

LET'S CONNECT

Jessica Johnson Kelley, CCIM
jessica@johnsonkelleycre.com
540.510.W.I.R.E. (9473)
www.johnsonkelleycre.com



111

total businesses
within 5-minute
drive time



\$124,681

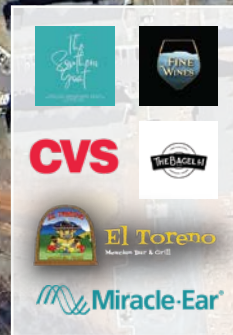
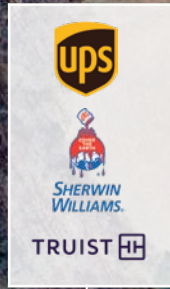
avg. household
income within
5-minute drive
time

JOIN NEARBY RETAILERS

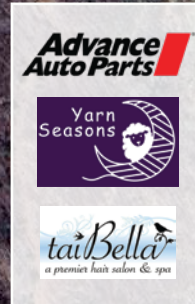




**AVAILABLE:
1.98 AC**



MOREWOOD RD



(BOOKER T. WASHINGTON HWY 17,000 VPD)



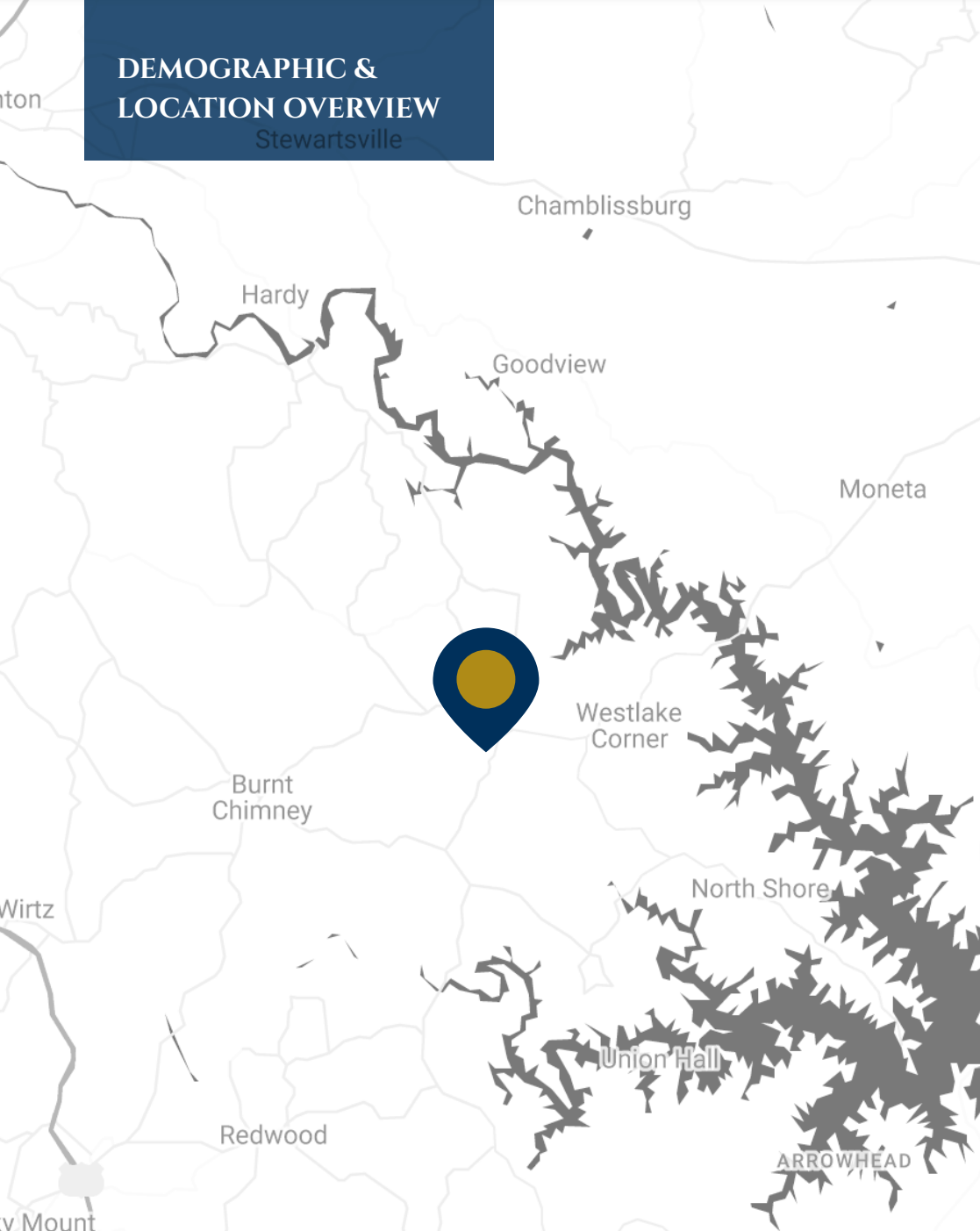
BUSINESS SUMMARY

	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Total Businesses	111	170	155
Total Employees	771	1,160	989
Total Population	292	2,496	6,752
Employee/Population Ratio (per 100 Residents)	264	46	15

DEMOGRAPHIC & LOCATION OVERVIEW

Stewartsville

Parkcrest Dr | Hardy, VA 24101



2024 SUMMARY

	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	292	2,496	6,752
Average Household Size	2.01	2.37	2.36
Median Age	60.7	55.8	54.1
Average Household Income	\$124,681	\$119,508	\$116,333

2029 SUMMARY

	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	307	2,560	6,841
Average Household Size	1.99	2.35	2.34
Median Age	61.9	56.6	54.8
Average Household Income	\$141,691	\$137,507	\$134,711



6,752

total population
within 15-minute
drive time



\$124,681

avg. household
income within
5-minute drive
time

This established commercial area supports a vibrant and prosperous residential community. With above-average household incomes and convenient access to key transportation routes, the location attracts steady consumer traffic, offering an ideal setting for retailers and businesses seeking growth and visibility.