

# PAD SITES FOR SALE RIDGETOP TERRACE

11 Ridgetop Dr | Weyers Cave, VA

## PROPERTY HIGHLIGHTS:

- » 7.63 Acres, divisible
- » Just off I-81, Exit 235
- » Exit to Blue Ridge Community College
- » Ridgetop terrace, retail sites
- » Perfect location for convenience store or QSR
- » Highly visible site located at a signalized intersection on the main and main intersection for the market
- » Significant employment base immediately surrounds the site and includes Pepsi, Excel Trucking, and BRCC

## PROPERTY OVERVIEW:

Acre	7.63 Acres, Divisible
Access	Ridge Top Drive (Signal), Route 11 (Lee Highway)
Traffic	I-81 48,000 VPD, Weyers Cave Rd 7,400 VPD

## PRICE:

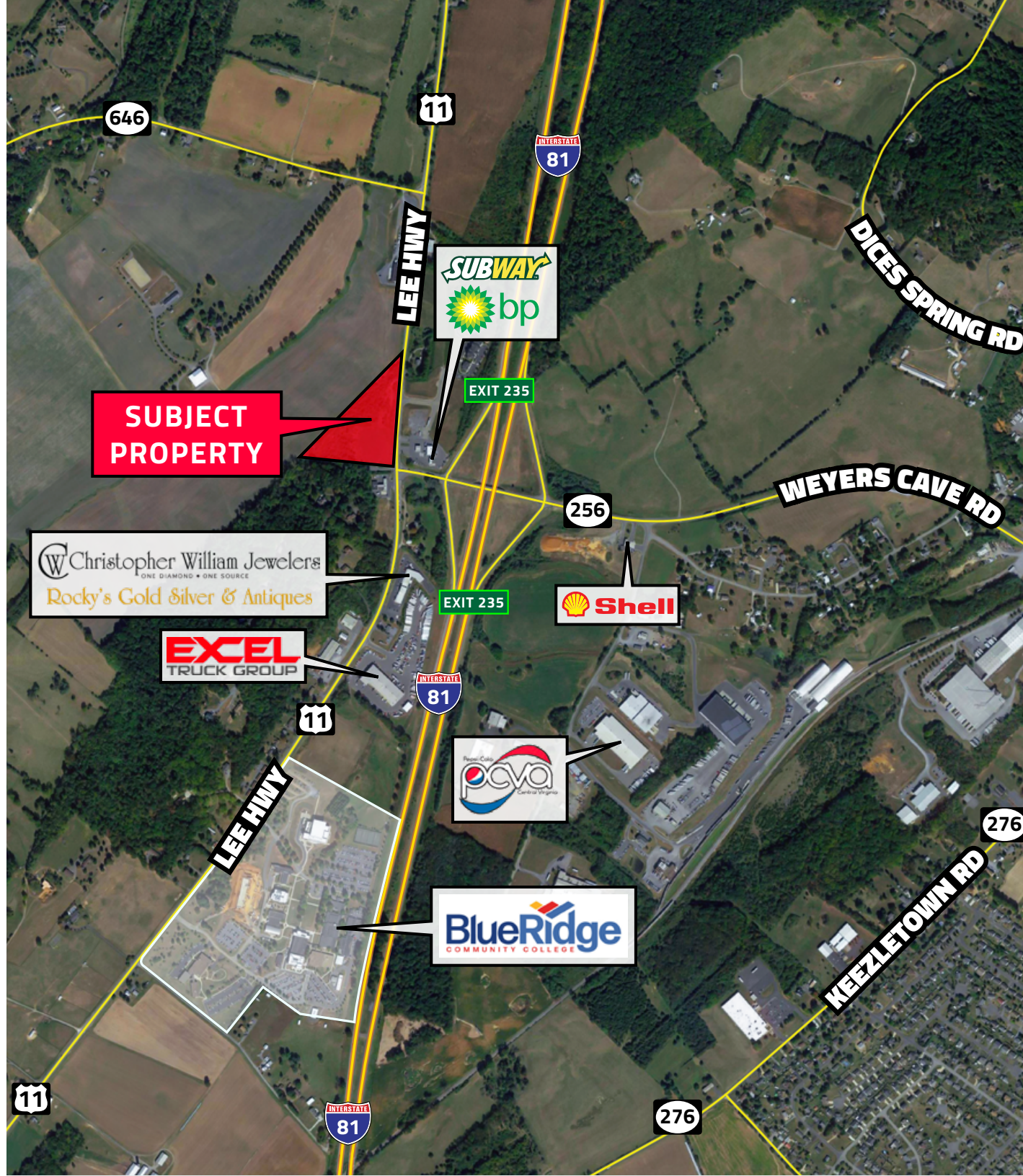
- » \$1,995,000 (\$262,000/ACRE)

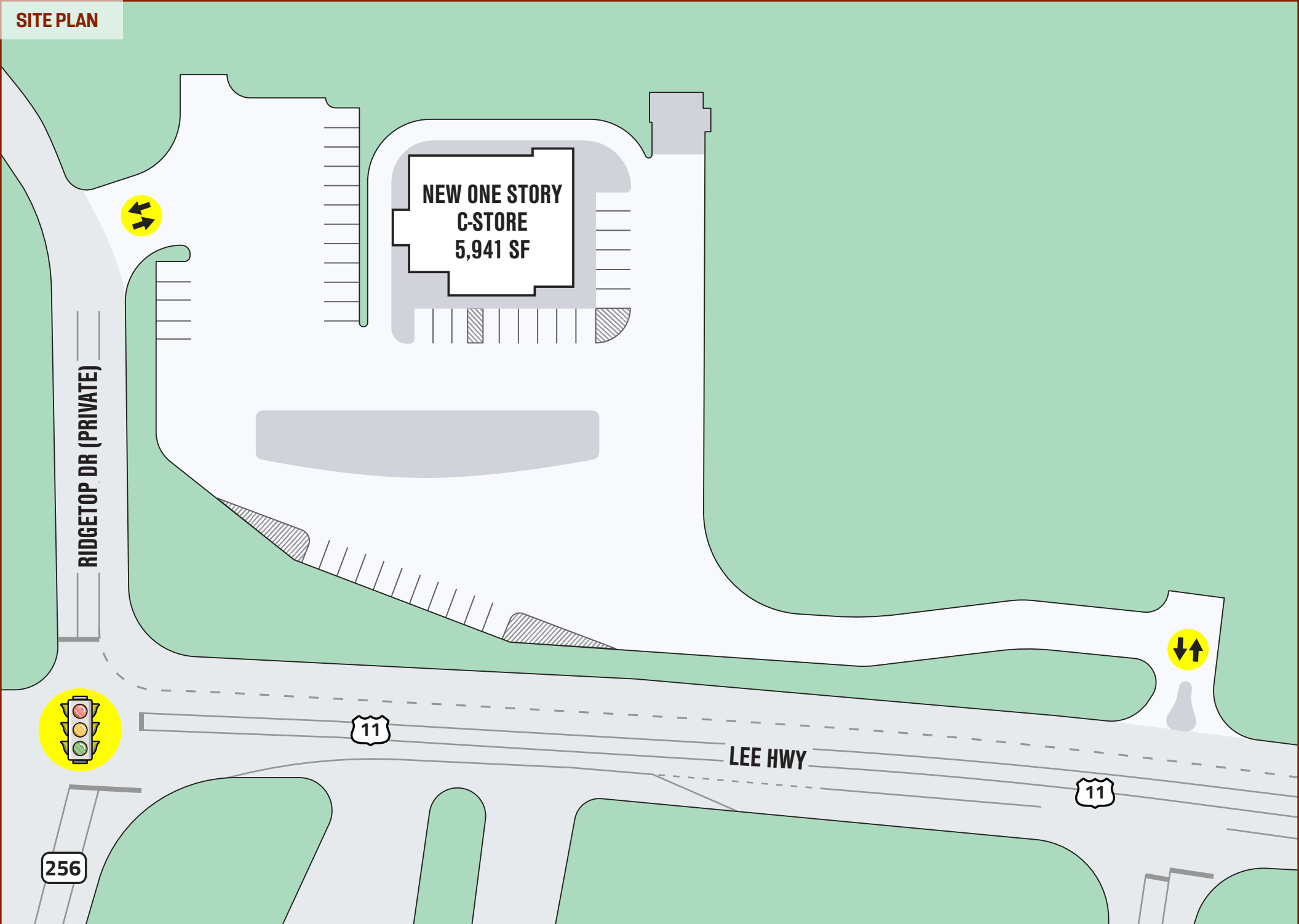
**COTTONWOOD  
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## AREA MAP AND DEMOGRAPHICS

### Radius Ring Demographics:

	1 Mile	3 Mile	5 Mile
2023 Total Population	596	4,643	8,423
2028 Total Population	589	4,591	8,368
2023 Total Daytime Population	1,733	4,118	7,209
2028 Total Households	589	4,591	8,355

### Drive Time Demographics:

	5-Minute	10-Minute	15-Minute
2023 Total Drivetime Population	1,116	8,057	52,711

### Placer Demographics:

**130,000** Trade Area Population

### Traffic Counts:

**60,000** Vehicles Per Day on Interstate 81

**8,600** Vehicles Per Day on Lee Highway

**8,000** Vehicles Per Day on Weyers Cave Road

