

---

# FORMER BURGER KING LOCATION

10937 N Valley Pike, Broadway, VA 22815

---

## Executive Summary



## OFFERING SUMMARY

Available SF:	3,462 SF
Lease Rate:	7.5% Gross Sales (Yr 1) 8% Gross Sales (Yr 2+) NNN Fee TBD
Utilities:	Private Well/ Septic 3 Phase Electric Propane Gas
Zoning:	B1
Parking:	Private 11+ Striped   Paved
Signage:	Facade Interstate 81 Visibility
Traffic Counts:	I-81 (51,864 AADT)



## PROPERTY OVERVIEW

Huge potential! Incredible QSR retail opportunity with two drive-thru lanes, formerly a Burger King, adjoining Liberty Gas Station/Convenience Store and Travel Plaza with oversized parking. Over 4+ acres conveniently located immediately off busy Interstate 81 exit 257. This amazing property is ideal for a variety of restaurant or commercial uses. Large high rise sign (approx. 60' tall) visible from I-81 (AADT 51,864). The use of furniture, furnishings, and most equipment included with lease. Don't miss out on this versatile and promising commercial space!

### For More Information:

**Chad Dunham**  
540.246.6700  
chad.dunham@cottonwood.com

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

---

# FORMER BURGER KING LOCATION

10937 N Valley Pike, Broadway, VA 22815

---

## Exterior Photos



For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

---

# FORMER BURGER KING LOCATION

10937 N Valley Pike, Broadway, VA 22815

---

## Aerial Photos



For More Information:

**Chad Dunham**

540.246.6700

[chad.dunham@cottonwood.com](mailto:chad.dunham@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

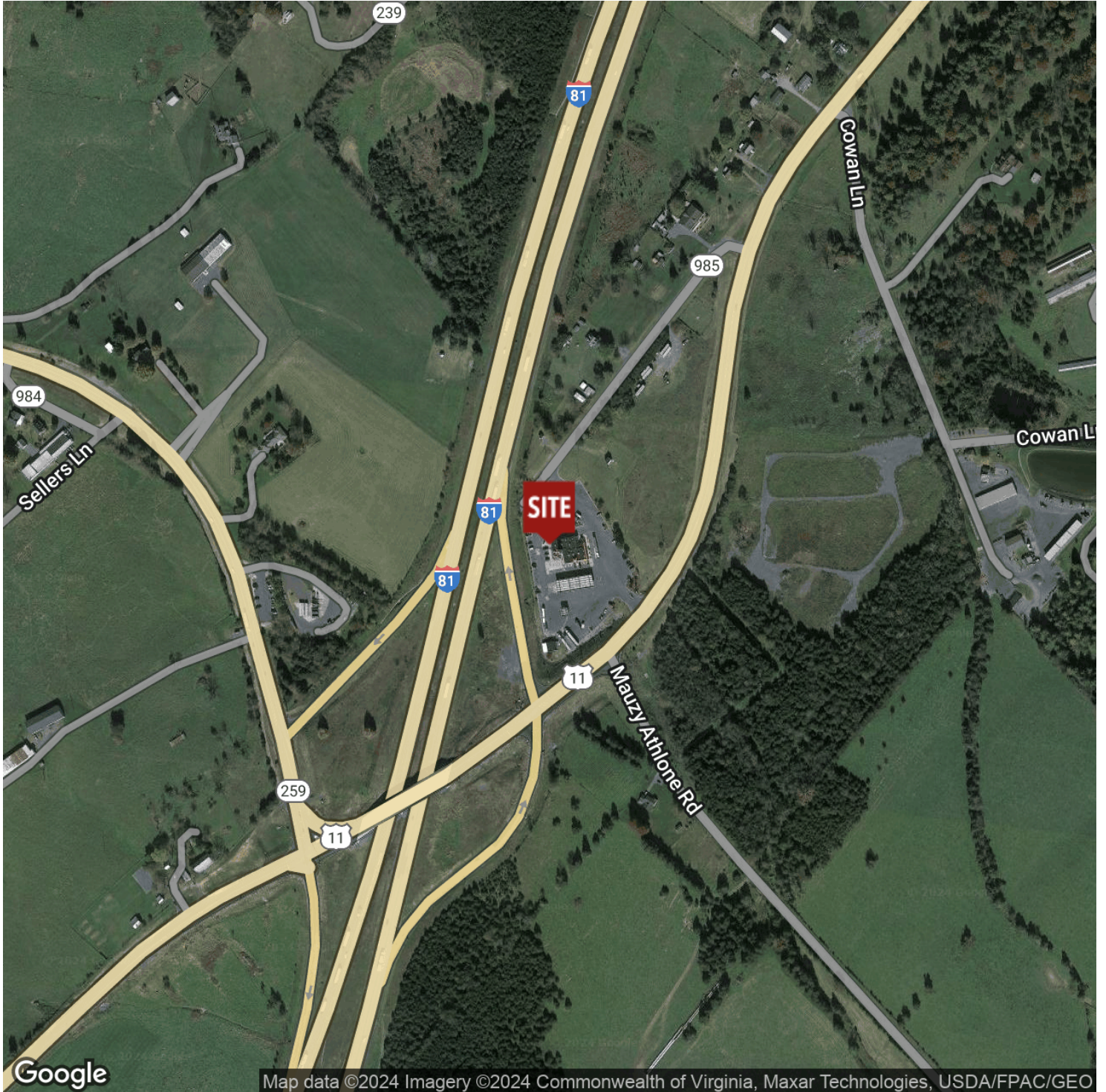
---

# FORMER BURGER KING LOCATION

10937 N Valley Pike, Broadway, VA 22815

---

## Location Map



For More Information:

**Chad Dunham**

540.246.6700

[chad.dunham@cottonwood.com](mailto:chad.dunham@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.