



NEARBY RETAILERS

Liberty



PAD SITES OR BTS FOR LEASE

- Pads with drive-thru available for lease.
- Approximately 4 acres of new retail development.
- Located at signalized intersection of Tinkling Spring Rd & Expo Rd.
- Zoning: General Business [Click For Zoning Ordinance](#)

ALEX WILLNER

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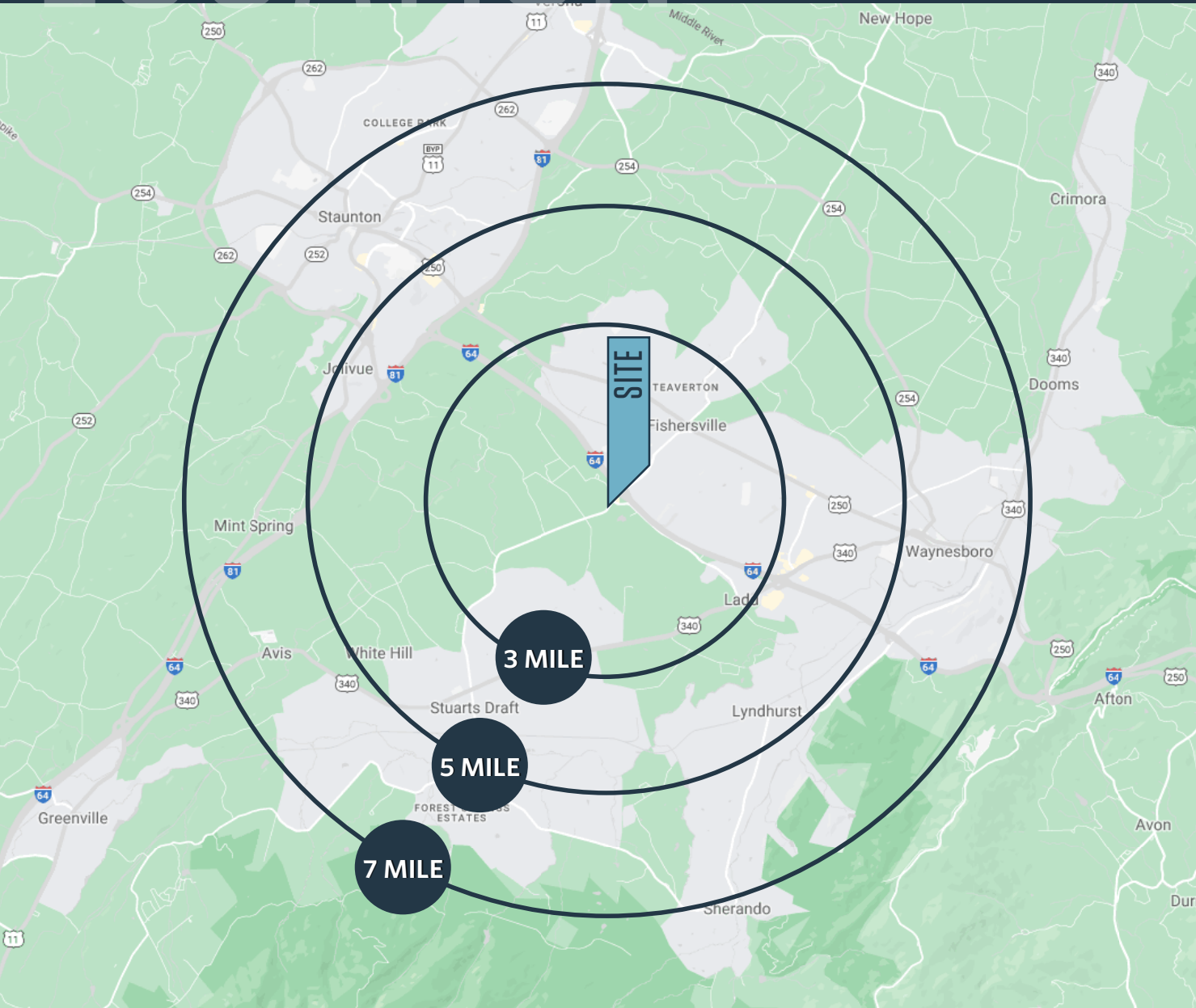
DALLON CHENEY

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LOCATION

FISHERSVILLE CONVENIENCE CENTER

TINKLING SPRINGS RD & EXPO RD, FISHERSVILLE, VA 22939, AUGUSTA COUNTY



DEMOGRAPHICS | 2025:

3-MILE	5-MILE	7-MILE
Population		
13,674	34,610	67,886
Daytime Population		
18,193	42,588	74,691
Households		
5,323	14,387	28,426
Median HH Income		
\$71,172	\$67,886	\$64,509

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-64	36,076 ADT
Tinkling Spring Rd	23,158 ADT
Expo Rd	4,799 ADT

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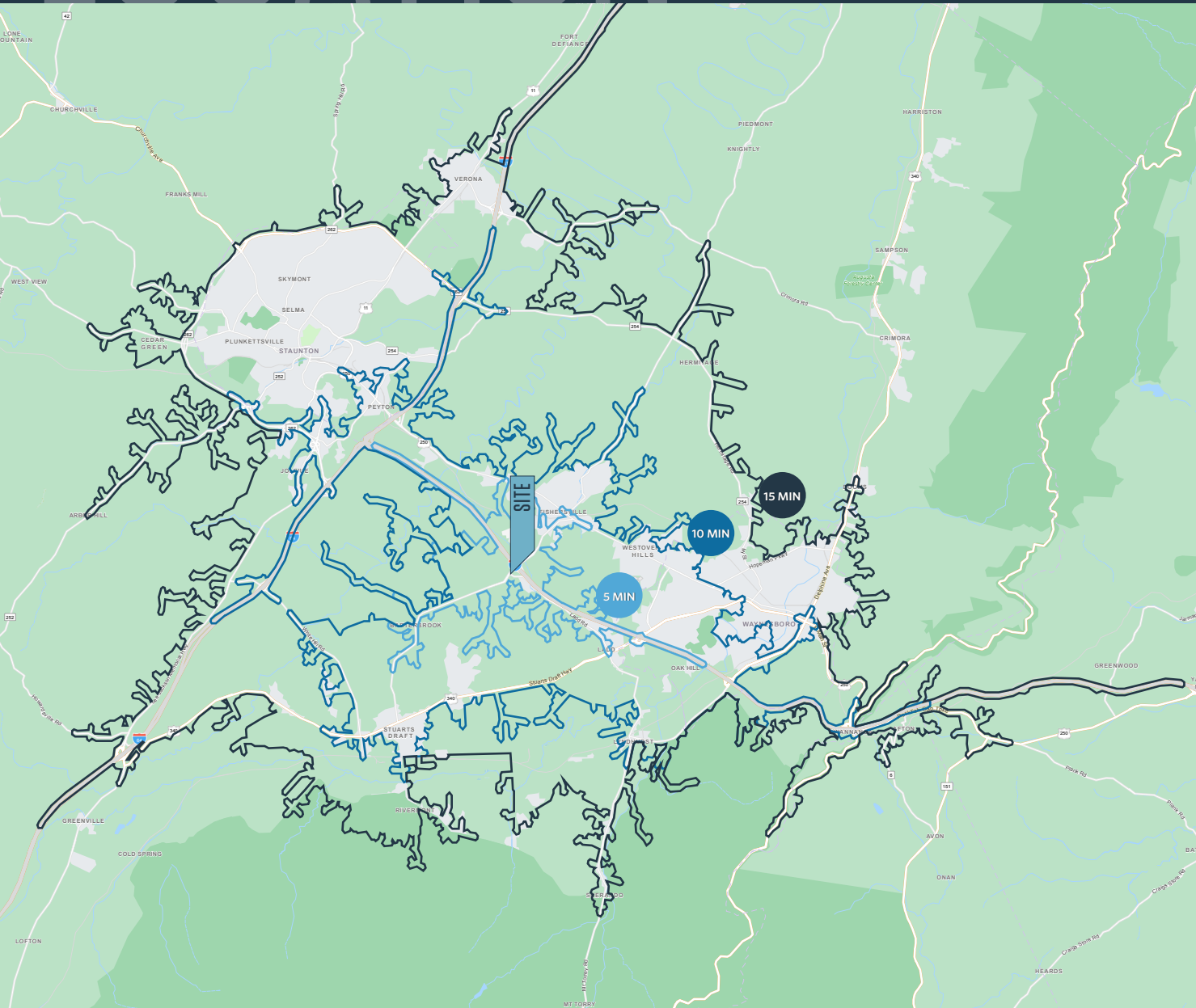
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DRIVE TIME DEMOGRAPHICS | 2025:

	5 MIN	10 MIN	15 MIN
Population	713	26,316	70,241
Daytime Population	5,539	31,630	78,511
Households	250	10,764	29,184
Median HH Income	\$69,064	\$62,737	\$62,030

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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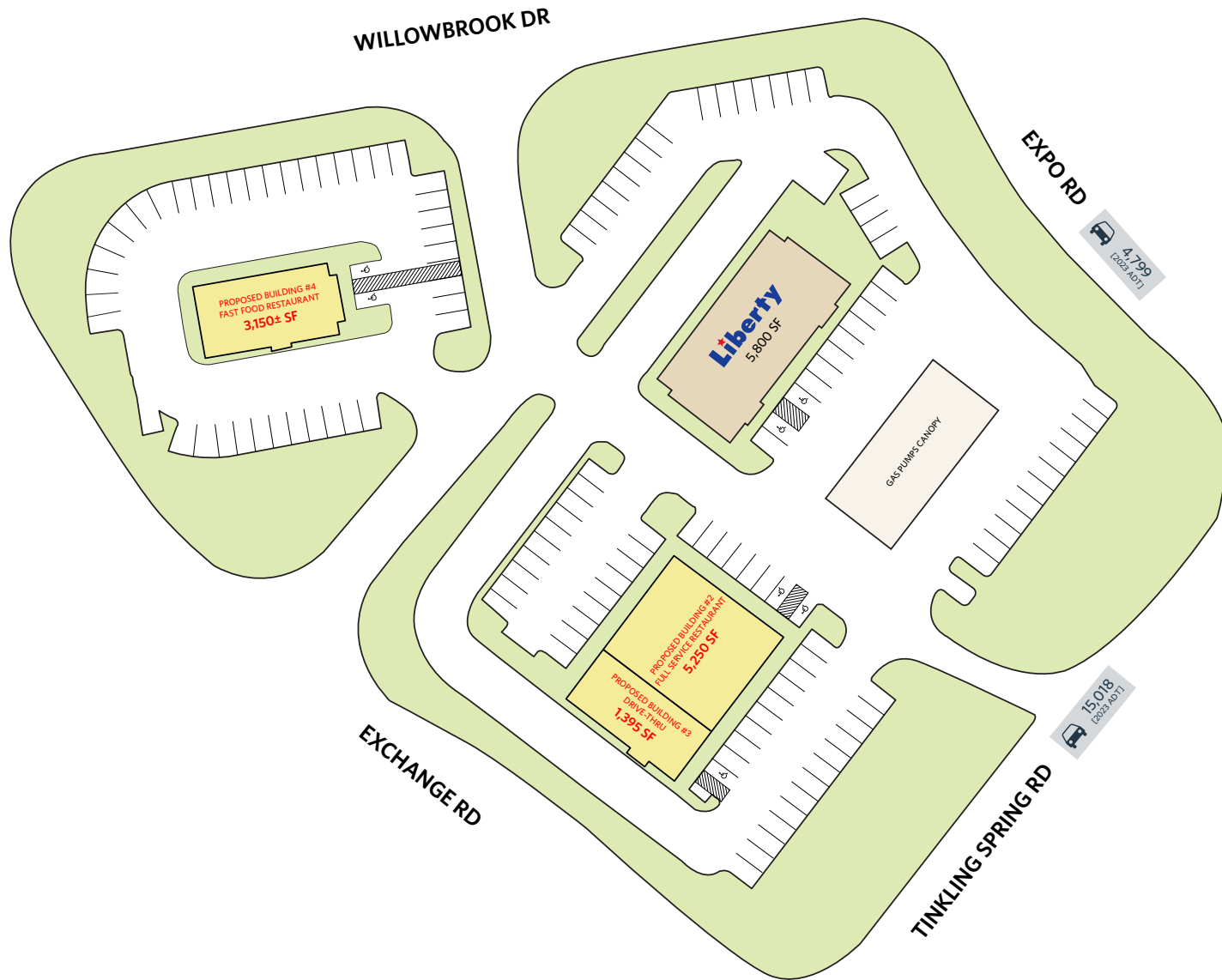
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SITE PLAN

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CLOSE-UP

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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