

FOR SALE

**41 Lakeside Drive
Farmville, VA 23901**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Industrial Space

- 17,265± SF Flex/Warehouse (3.35 acres)
- Main Building is 13,755± SF and Second Building is 3,510± SF
- 3-Phase Power
- 2 Loading Docks on Main Building and 2 Drive-In Doors on Second Building
- Less than 1 mile from US Hwy-460
- Investment potential as property is currently leased through 2027
- Sale Price: \$600,000

For More Information:

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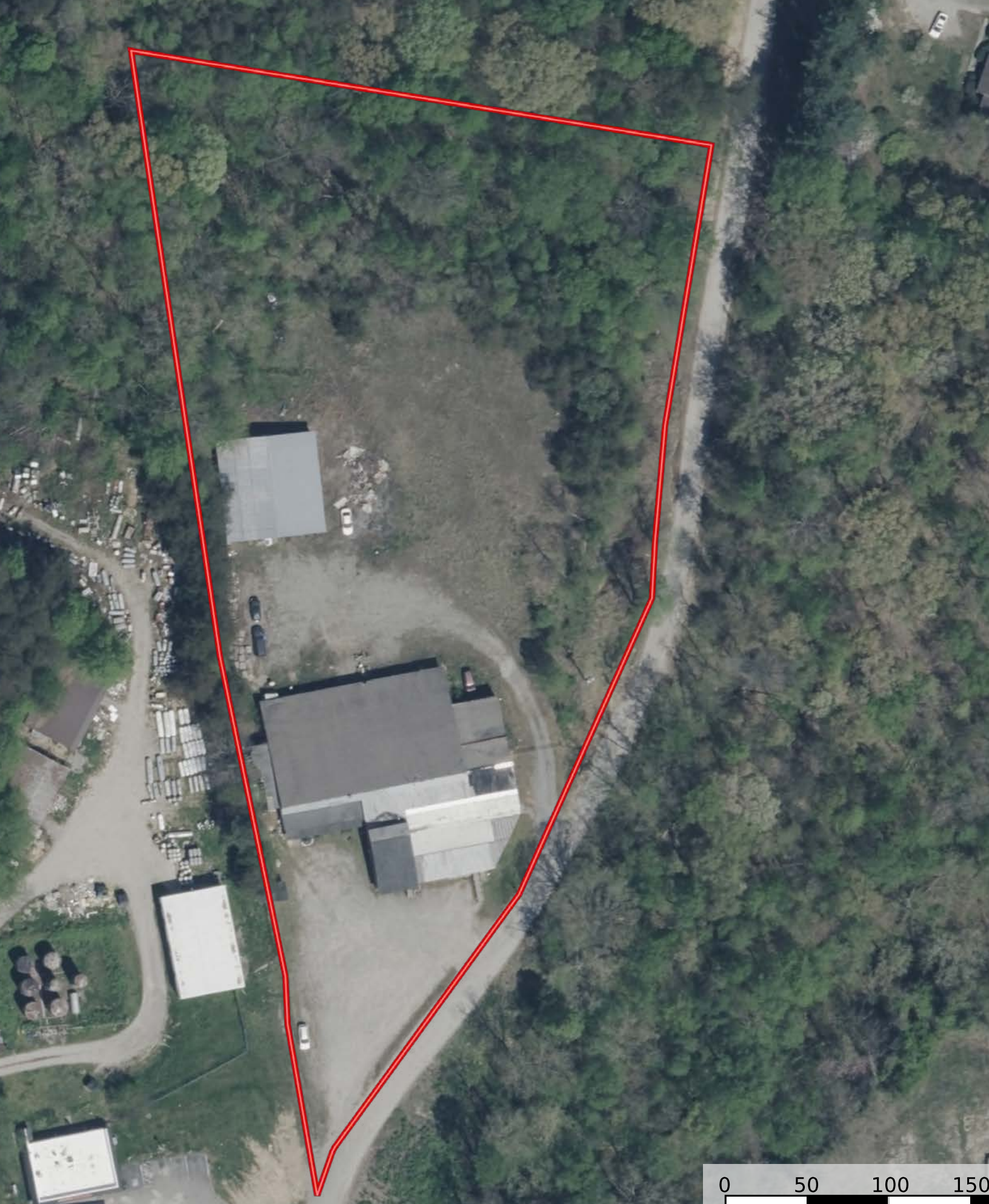
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Farmville Snapshot

Farmville is a small but vibrant town in central Virginia, home to Longwood University and Hampden-Sydney College. It has a steady flow of students, faculty, and visitors, which helps sustain a diverse dining scene. The town is also a regional hub for shopping and services, drawing people from surrounding rural areas.



LONGWOOD UNIVERSITY

4,545 STUDENTS

Longwood University attract prospective students, families, and visitors—especially during campus events like Family Weekend, graduation, and athletic games—all of which boost restaurant foot traffic.

GREEN FRONT FURNITURE

Green Front Furniture is headquartered on Main Street in Farmville, occupying 13 historic tobacco warehouses and revitalized department stores with nearly 1 million square feet of showroom space. This makes it one of the largest furniture retailers on the East Coast and a major anchor for downtown commerce.

Drives foot traffic to nearby restaurants, cafes, and boutiques.

