

4023 S AMHERST HIGHWAY

Madison Heights, Virginia 24572

FOR SALE

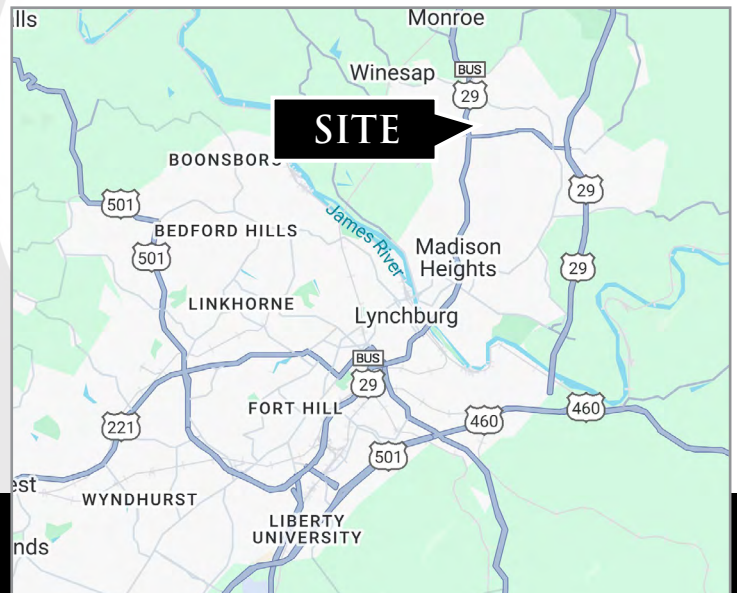


HIGHLY VISIBLE COMMERCIAL LAND AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS:

- ▶ EXPOSURE! EXPOSURE! EXPOSURE!
- ▶ 1.26 acre Commercial Land Parcel with primary road frontage on high visibility U.S. Route 29 North corridor of Madison Heights in Amherst County, VA.
- ▶ Zoned B-2 General Business.
- ▶ Excellent visibility with high vehicular traffic count of 30,000+ vehicles per day. Level topography, and adjacent to Amelon Square Shopping Center.
- ▶ Existing older 1400 SF single family brick home on site, that could be rehabbed or remodeled to suit retail or office use; Dentist, Doctor, Optician, Retail.
- ▶ Full unfinished basement offer's storage possibilities.
- ▶ County Water and Sewer adjacent to site.
- ▶ Great Location For Office, Retail, or Service Business!
- ▶ Sale Price: \$225,000

Demographics	1 Mile	3 Miles	5 Miles
Population	10,303	25,291	69,415
Households	4,391	10,349	26,637
Median Household Income	\$60,330	\$63,071	\$56,644



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