

RETAIL DEVELOPMENT OPPORTUNITY

7518 Plantation Rd | Hollins, VA 24019

Retail Development Opportunity

Zoned - Residential

1.97 AC

Interstate Accessibility

Price: \$1,100,000



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE



Growing Retail Corridor • Versatile Development Opportunity • Substantial Lot Size

LET'S CONNECT

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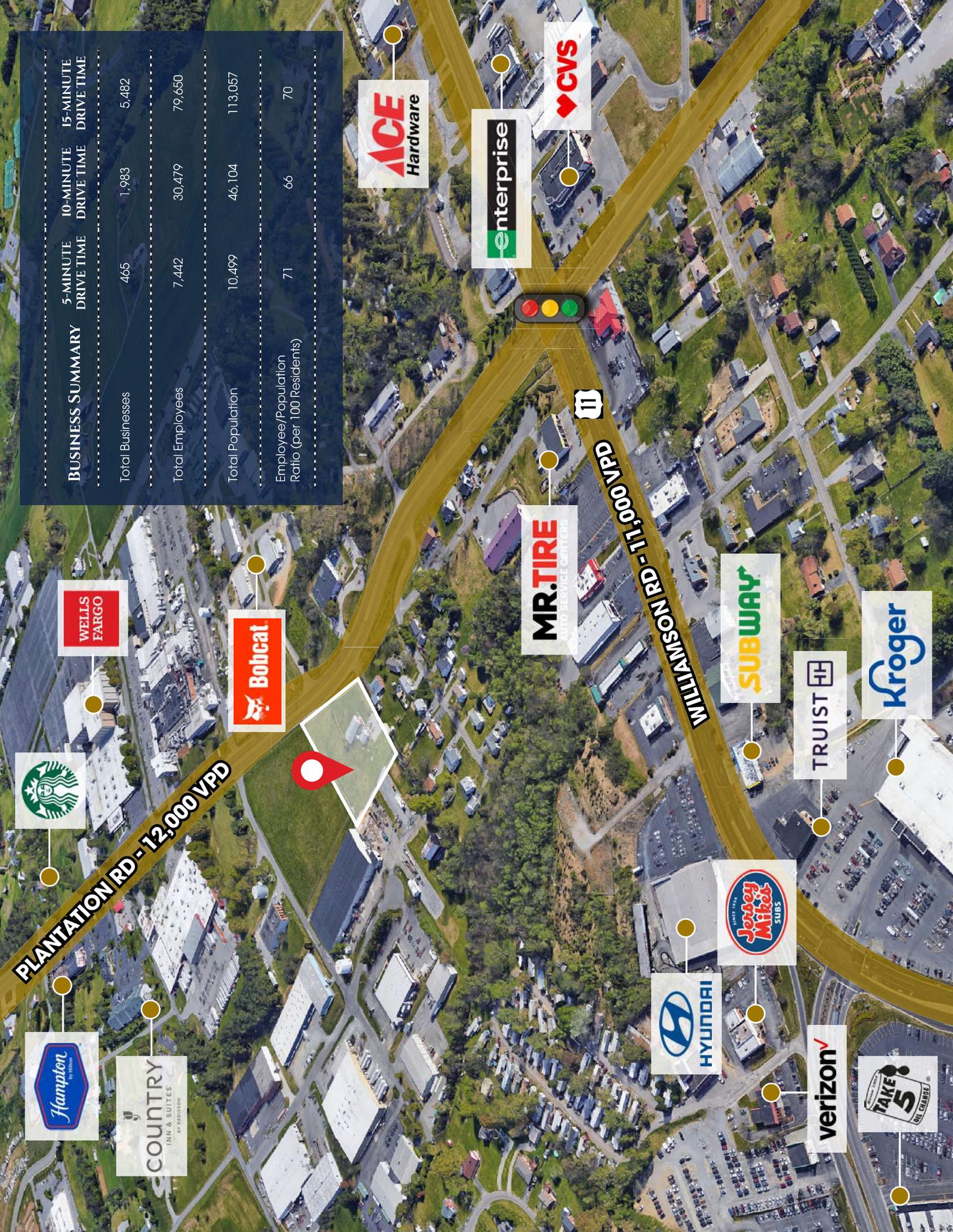
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JOIN NEARBY RETAILERS

BUSINESS SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Total Businesses	465	1,983	5,482
Total Employees	7,442	30,479	79,650
Total Population	10,499	46,104	113,057
Employee/Population Ratio (per 100 Residents)	71	66	70



PLANTATION RD - 12,000 VPD

WILLIAMS RD - 11,000 VPD



7,000 VPD

11,000 VPD

7518 PLANTATION RD

VALLEY VIEW MALL TRADE AREA

beik ULTA macy's

BEST BUY TARGET

PET SMART ZALES

BARNES & NOBLE CLEARING HOUSE

HIBBETT SPORTS

JCPenney Cheddar's

FOOT LOCKER

FINISH LINE

AM

PACSUN

verizon KAY

Lids

Chick-fil-A

LONGHORN

IHOP

ROADHOUSE

Chick-fil-A

ROANOKE-BLACKSBURG REGIONAL AIRPORT

(60,000 VPD)

(17,000 VPD)

TANGLEWOOD MALL

amc THEATRES

beik Kroger

Durlington T-maxx

Staples

HomeGoods

FIVE GUYS

Buffalo Wild Wings

BLAZE PIZZA

Taniera

Firestone

Party City

five BELOW

ALDI

COOK & CUT

petco

Kirklands Home

ROSS

Advance Auto Parts

LOWE'S

ASHLEY

COSMOPROF

WORLDWIDE BOLOGNA

tropical CAFE

POPEYES

Marshall's

Kroger

CITITRENDS

sweetfrost

cicis

McDonald's

goldens CORRAL

scheweels home

SPORTSMAN'S

Hardiee's

ZAXBY'S

BIG LOTS!

scheweels home

SPORTSMAN'S

Hardiee's

ZAXBY'S

460

419

SOUTHWEST PLAZA

FOOD LION

ICHIBAN

Great Clips

The UPS Store

(26,000 VPD)

KEAGY VILLAGE

pure barre

FAMOUS TOASTERY

DUNKIN'

Q-tangetheory

OAK GROVE PLAZA

McDonald's

DOLLAR TREE

T-Mobile

ACE Hardware

Advance Auto Parts

Walgreens

Kroger

O'Reilly AUTO PARTS

DOLLAR GENERAL

ATB's

TACO BELL

HUNTING HILL AREA RETAILERS

OUTBACK STEAKHOUSE

KOHL'S

BIG LOTS!

Chick-fil-A

Starbucks

CVS pharmacy

Bojangles

IVY MARKETPLACE

EARTH FARES

FIRST WATCH

CORE LIFE

tazakis

Walmart

LAKESIDE PLAZA

Kroger

McDonald's

LONG JOHN SILVERS

DUNKIN'

TRACTOR SUPPLY CO

DOLLAR TREE

IVY RIDGE

Denny's

MAFFEE HOUSE

BONSACK SQUARE

Kroger

Firestone

Chick-fil-A

Walmart

LOWE'S

Applegate's

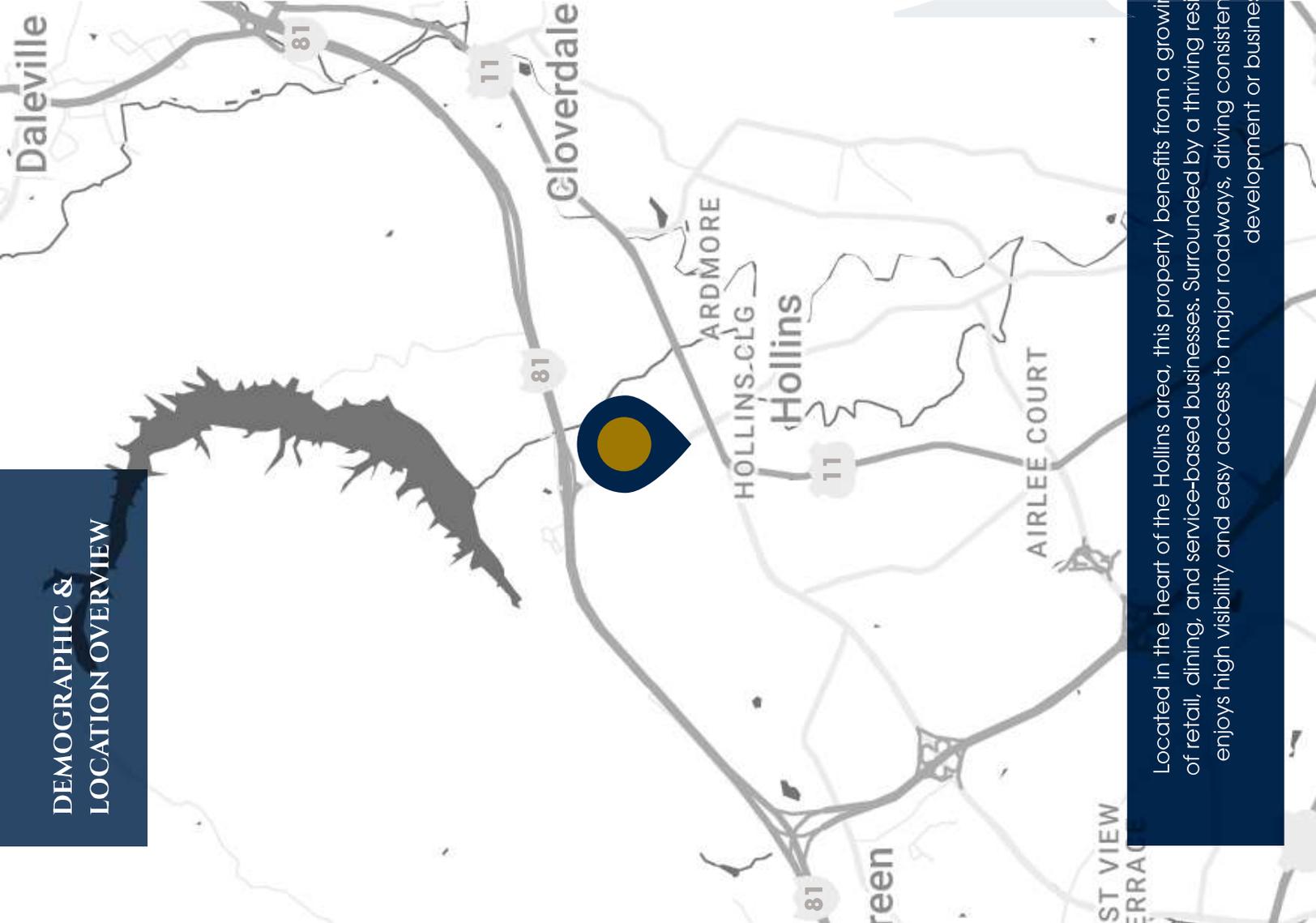
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DEMOGRAPHIC & LOCATION OVERVIEW

7518 Plantation Rd | Hollins, VA 24019



2024 SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	10,499	46,104	113,057
Average Household Size	2.34	2.35	2.30
Median Age	42.9	41.3	39.9
Average Household Income	\$88,360	\$81,150	\$77,309

2029 SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	10,616	46,321	113,533
Average Household Size	2.33	2.34	2.29
Median Age	43.6	42.3	41.0
Average Household Income	\$100,399	\$93,276	\$88,416



113,057

total population within 15-minute drive time



\$88,360

avg. household income within 5-minute drive time

Located in the heart of the Hollins area, this property benefits from a growing and well-established commercial corridor that supports a mix of retail, dining, and service-based businesses. Surrounded by a thriving residential community with strong household incomes, the property enjoys high visibility and easy access to major roadways, driving consistent consumer traffic and making it an attractive location for new development or business expansion.