



FAST FOOD PAD AVAILABLE AT EXIT 13 OFF I-66, LINDEN, VA

4774 JOHN MARSHALL HWY, LINDEN, VA 22642, WARREN COUNTY



JOIN THESE RETAILERS



THE APPLE HOUSE



RETAIL FOR LEASE

- 1-acre site available for ground lease, delivering as rough-graded pad with utilities to the site.
- Three conceptual layouts shown herein for a freestanding restaurant with drive-thru.
- Conveniently located at Exit 13 off  in Linden, VA, adjacent to extremely high-volume Exxon station.
- Zoning: Commercial - Retail [Click For Zoning Ordinance](#)

DALLON CHENEY

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ALEX WILLNER

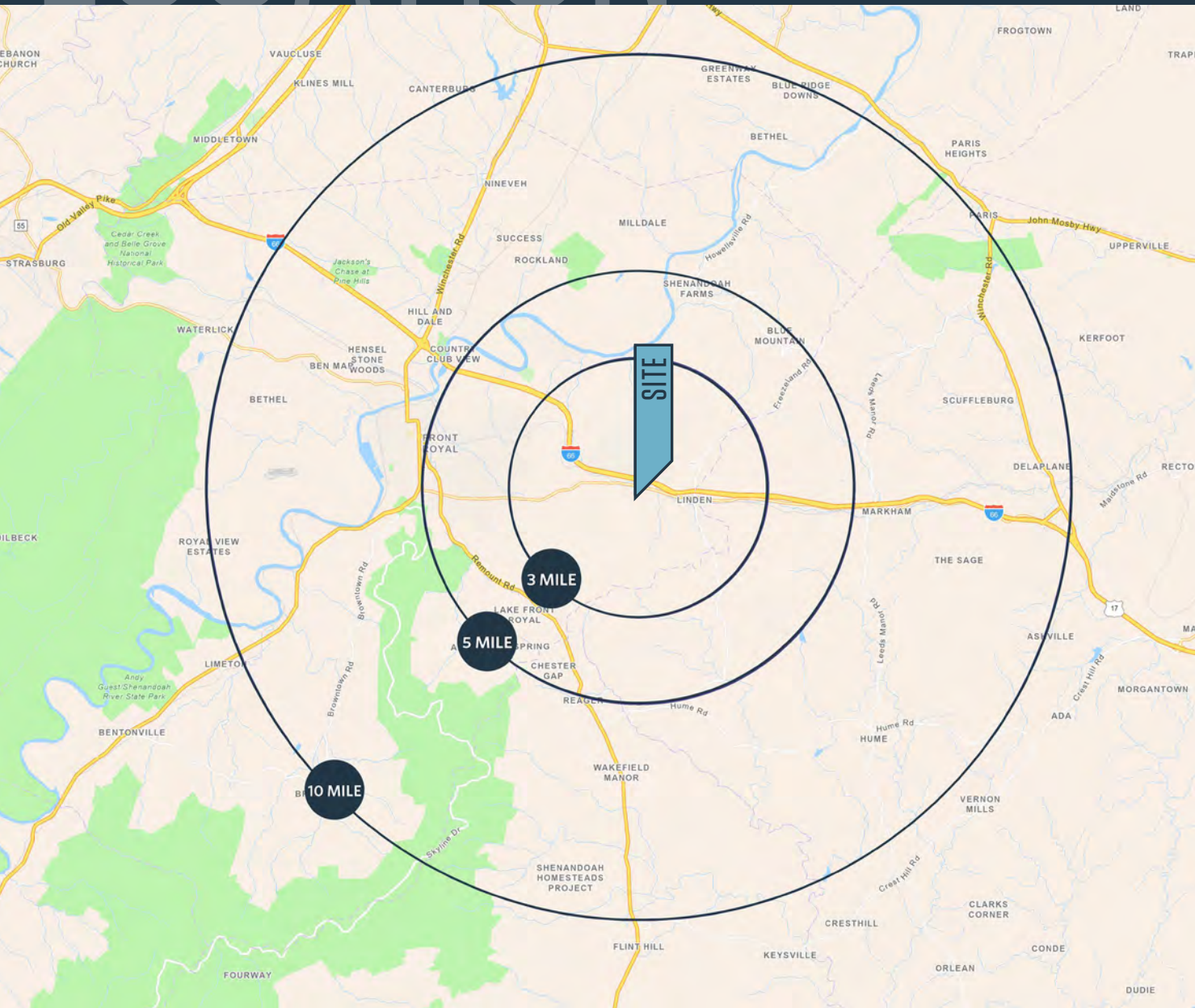
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LOCATION

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DEMOGRAPHICS | 2025:

3-MILE	5-MILE	10-MILE
Population		
5,601	19,209	44,120
Daytime Population		
3,868	16,108	40,237
Households		
2,189	7,324	16,808
Average HH Income		
\$124,486	\$111,889	\$111,410

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-66	16,300 ADT
John Marshall Hwy	12,600 ADT
Apple Mountain Rd	12,700 ADT

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- Nearmap Aerial Photograph -



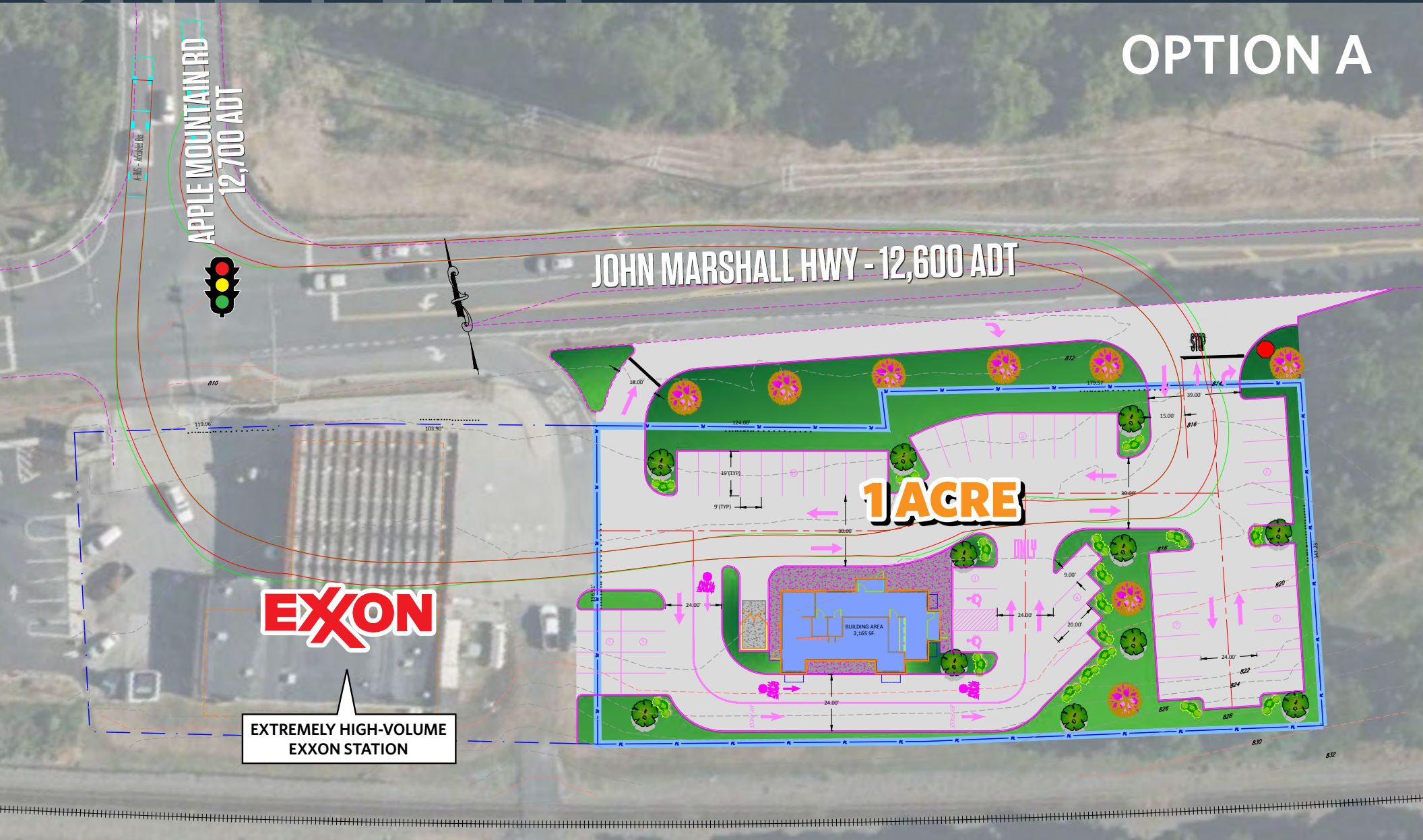
SCALE

0 ½ Mile 1 Mile

SITE PLAN

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OPTION A



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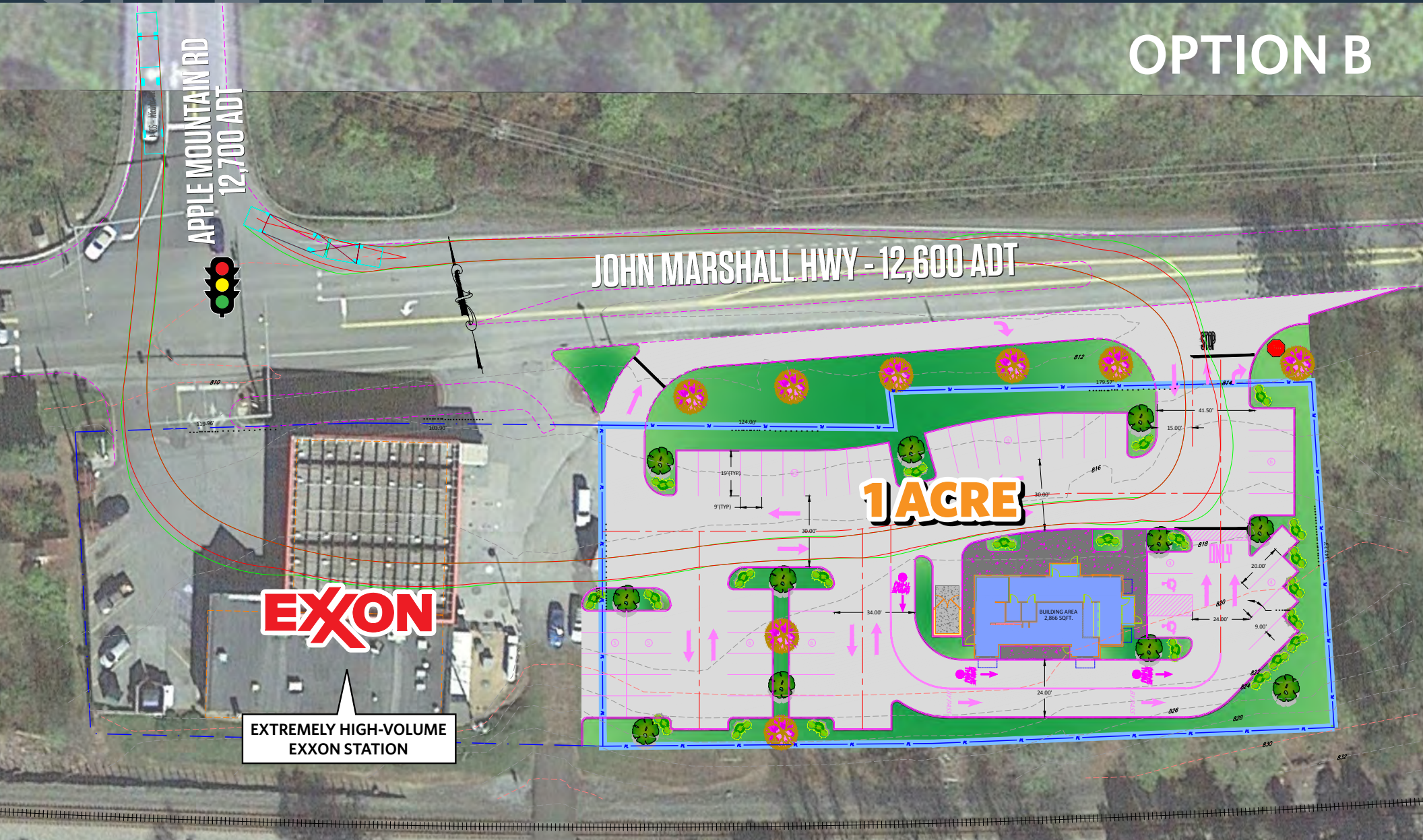
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OPTION B



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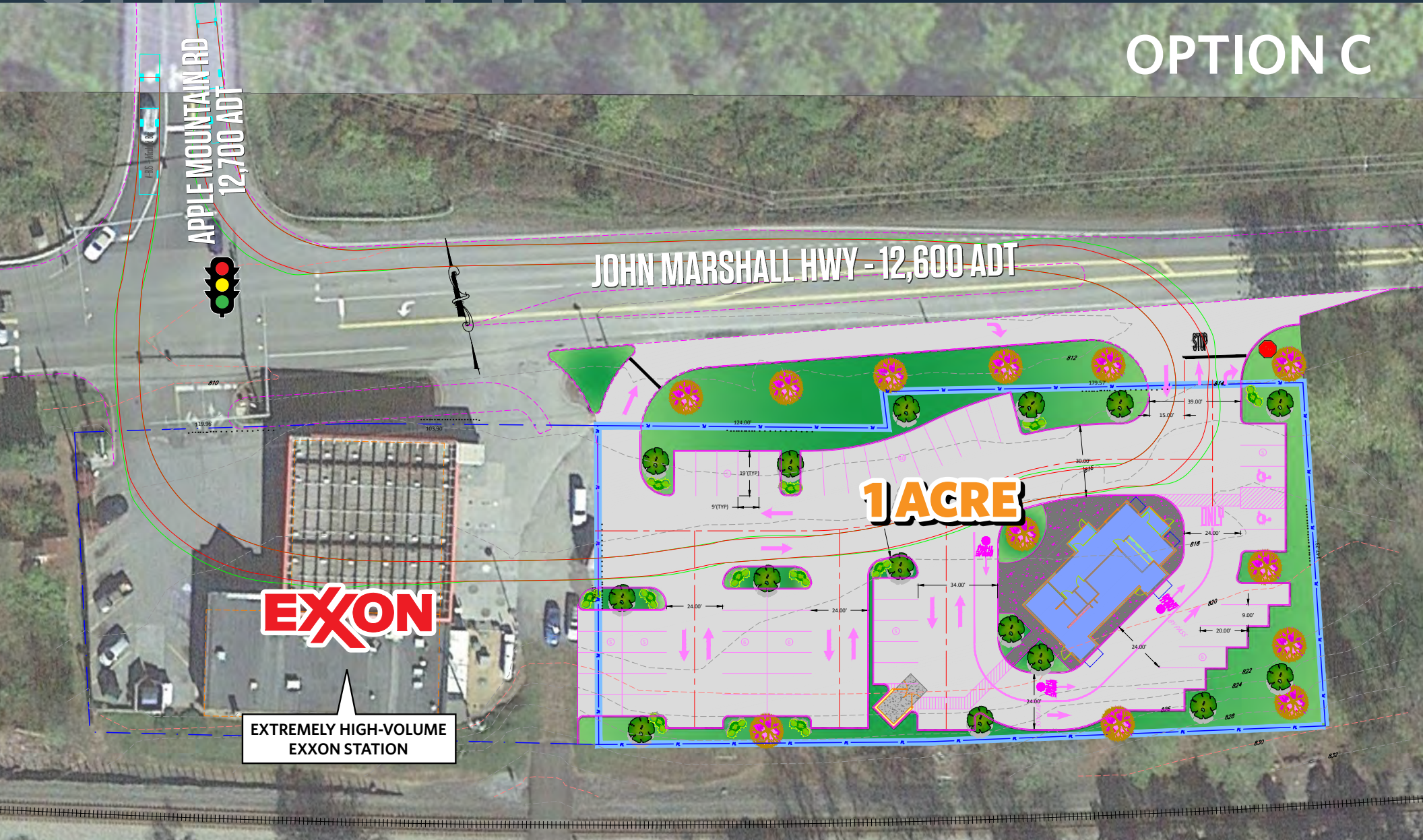
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SITE PLAN

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OPTION C



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FOR MORE INFORMATION, PLEASE CONTACT:

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