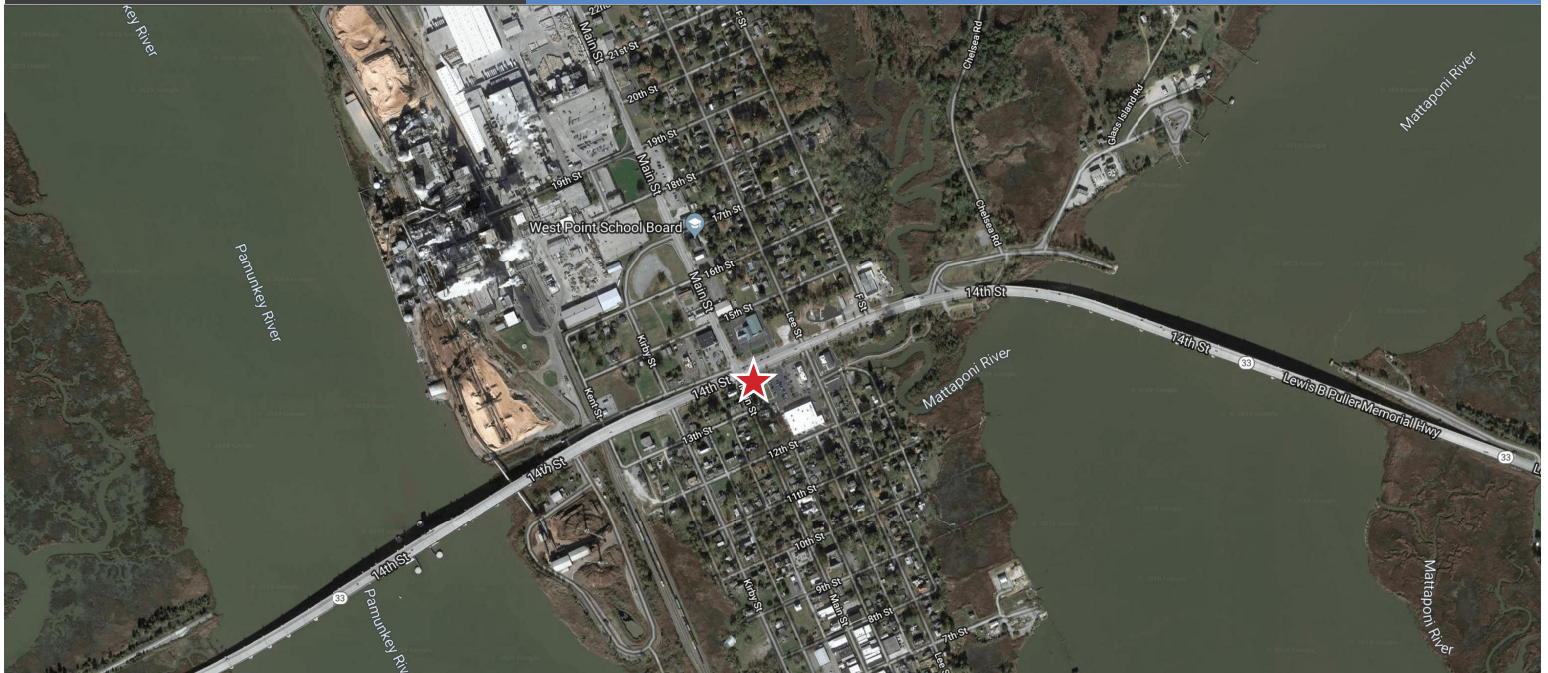




**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

FOR SALE

14th & Main Street | West Point, Virginia 23181



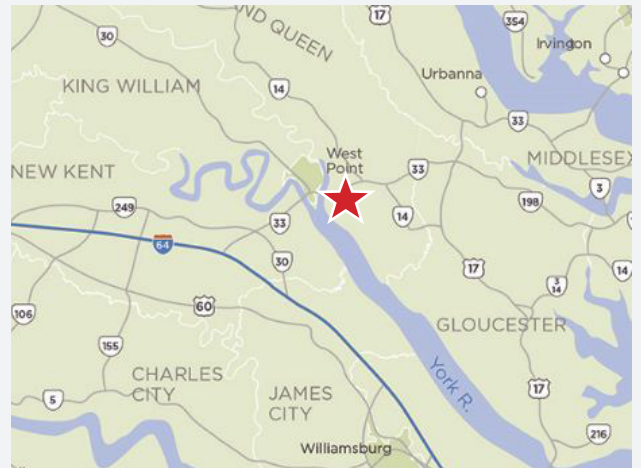
Features

- › Best corner in West Point
- › Traffic Count: 17,000 VPD
- › .5± acres
- › Price: \$500,000

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	1,338	4,667	6,659
Average HH Income	\$82,991	\$83,443	\$80,647

Vicinity Map



For More Information Regarding This Property, Please Contact:

MORGAN TRIBLE

804-433-1822

mtrible

@commonwealthcommercial.com

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



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Site Plan

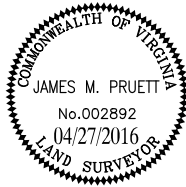
GENERAL NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- THE LAND DELINEATED HEREON IS LOCATED ON COUNTY TAX MAP NO. 69A3(77) AS PARCEL 1111, 1112, 1113 (IN PART) & 1114 (IN PART).
- PROPERTY OWNER & REFERENCES:
PARCEL 1111 - TOWN OF WEST POINT
INST. #04000067; W.B. 8 @ PG. 337

PARCEL 1112 - G. HOPKINS GUY, III
INST. #150002406; INST. #140000059; INST. #03013175

PARCEL 1113 (IN PART) & 1114 (IN PART) - G & T CORP.
D.B. 334 @ PG. 2147 (PARTIAL TAKING)
S.H.P.B. 4 @ PG. 100 & 101; D.B. 103 @ PG. 162
- THIS PARCEL LIES IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE AE (EL. 7), AREA DETERMINED TO HAVE BASE FLOOD ELEVATIONS, AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NO. 510083 0291 E, DATED SEPT. 2, 2015. THE ZONE LINES SHOWN ARE APPROXIMATE AND SCALED FROM SAID MAP.
- SITE IS ZONED: B1
FRONT SETBACK: 20'
NO SIDE SETBACK EXCEPT WHEN ADJOINS RESIDENTIAL, THEN 25'
NO REAR SETBACK EXCEPT WHEN ADJOINS ALLEY, THEN 5'.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED ON A CURRENT FIELD SURVEY.



LEGEND:

- IRON ROD FOUND (IRF) OR IRON PIPE FOUND (IPF)
- T-BAR FOUND (TBF)
- IRON ROD SET
- POWER POLE (PP)
- TELEPHONE JUNCTION BOX
- OVERHEAD UTILITY LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- DI DROP INLET
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.C. PLAT CABINET

