



PROPERTY FOR SALE

41709 W MORGAN AVE, PENNINGTON GAP, VA 24277



PROPERTY DESCRIPTION

Explore the potential of this prime opportunity in Pennington Gap, VA. The property encompasses a well-maintained 1,800 SF building with a versatile layout, formerly utilized as an auto repair shop and wrecker service. Built in 1980, the solid construction and strategic location in the Pennington Gap area make it ideal for retail or vehicle-related businesses. Situated on a 0.409-acre lot, the property provides ample customer parking, ensuring convenience for visitors. This property offers a strategic and lucrative opportunity for entrepreneurial ventures in the retail and vehicle-related sectors

PROPERTY HIGHLIGHTS

- Income Producing Property
- 1,800 SF
- Auto Repair Services

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$149,900 |
| Number of Units: | 1 |
| Lot Size: | 0.409 Acres |
| Building Size: | 1,800 SF |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,853 | 3,765 | 9,248 |
| Total Population | 4,140 | 8,785 | 19,452 |
| Average HH Income | \$41,214 | \$37,343 | \$35,461 |





EXTERIOR - INTERIOR PHOTOS



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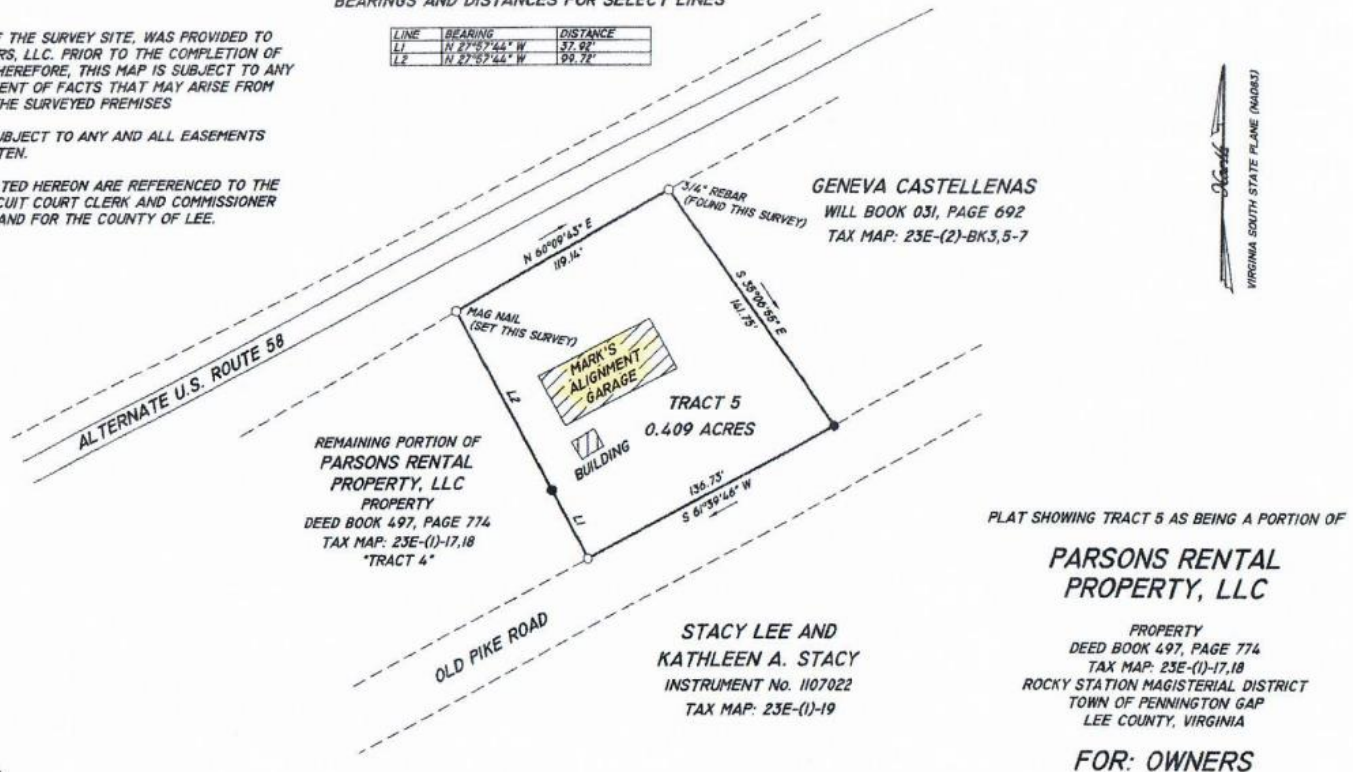
SURVEY TRACT 5

NOTES

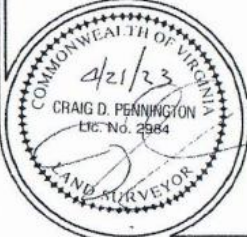
1. NO TITLE SEARCH, OF THE SURVEY SITE, WAS PROVIDED TO CUMBERLAND PARTNERS, LLC. PRIOR TO THE COMPLETION OF THIS SURVEY MAP. THEREFORE, THIS MAP IS SUBJECT TO ANY CONFLICTING STATEMENT OF FACTS THAT MAY ARISE FROM A TITLE SEARCH OF THE SURVEYED PREMISES
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS WRITTEN OR UNWRITTEN.
3. ALL RECORDS INDICATED HEREON ARE REFERENCED TO THE OFFICES OF THE CIRCUIT COURT CLERK AND COMMISSIONER OF THE REVENUE IN AND FOR THE COUNTY OF LEE.

BEARINGS AND DISTANCES FOR SELECT LINES

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 27°57'44" W | 37.92' |
| L2 | N 27°57'44" W | 99.72' |



I HEREBY CERTIFY THAT THIS PLAT DEPICTS A CURRENT FIELD SURVEY, MADE BY MYSELF, OR OTHERS UNDER MY DIRECTION.

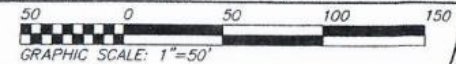


CP CUMBERLAND PARTNERS, LLC
SURVEYING/MAPPING
P.O. Box 186, JIMMIEVILLE, VIRGINIA 20365 • PHONE/FAX (276) 316-3025

LEGEND

- DENOTES 1/2" REBAR (SET THIS SURVEY)
- DENOTES RAILROAD SPIKE (SET THIS SURVEY)

DRAWN C D P
DATE APRIL 21, 2023
FILE PENNINGTON.CRD



DRAWING NUMBER:
B - 9720E - 407 - 05

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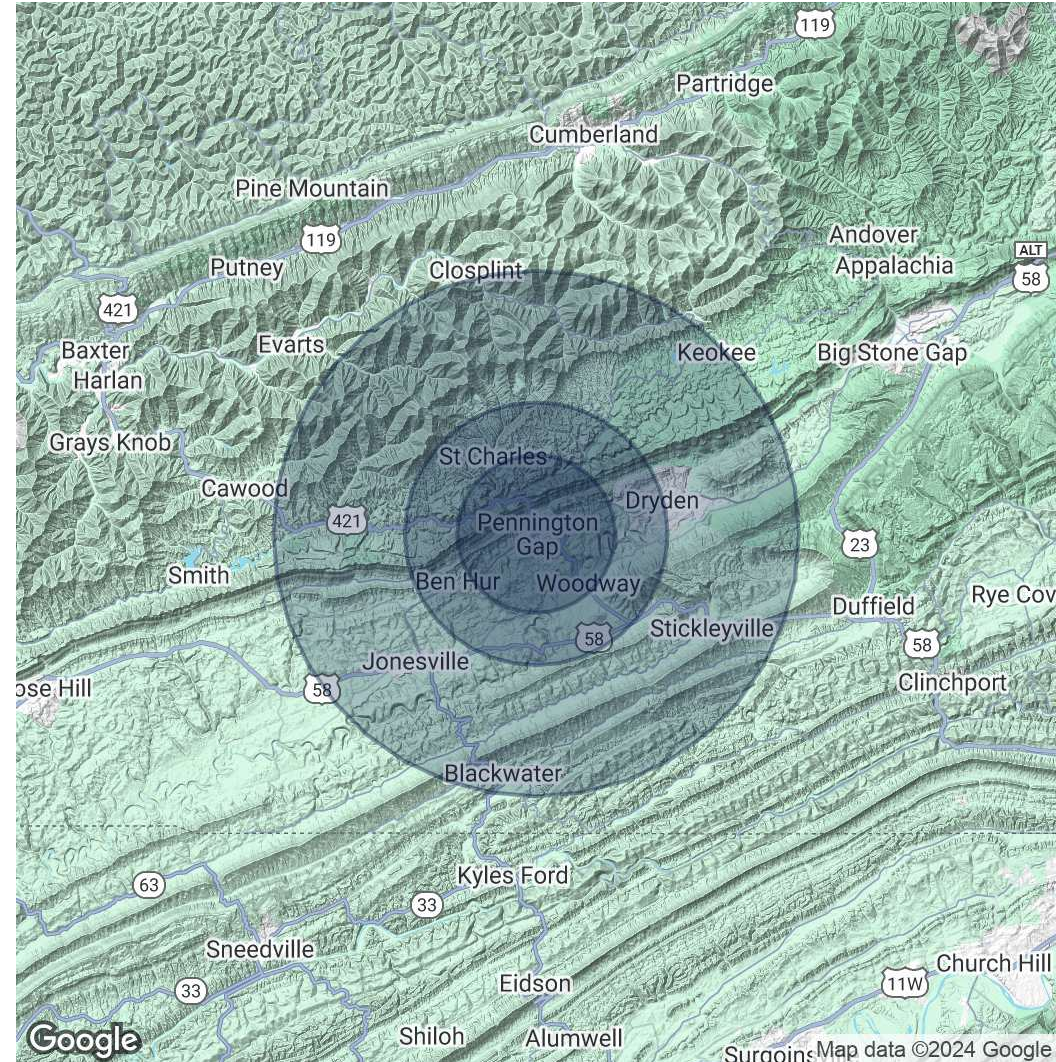


DEMOGRAPHICS

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 4,140 | 8,785 | 19,452 |
| Average Age | 41.1 | 42.4 | 43.9 |
| Average Age (Male) | 36.2 | 38.3 | 39.1 |
| Average Age (Female) | 43.1 | 44.0 | 45.8 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|----------|----------|
| Total Households | 1,853 | 3,765 | 9,248 |
| # of Persons per HH | 2.2 | 2.3 | 2.1 |
| Average HH Income | \$41,214 | \$37,343 | \$35,461 |
| Average House Value | \$91,022 | \$89,476 | \$78,982 |

2020 American Community Survey (ACS)



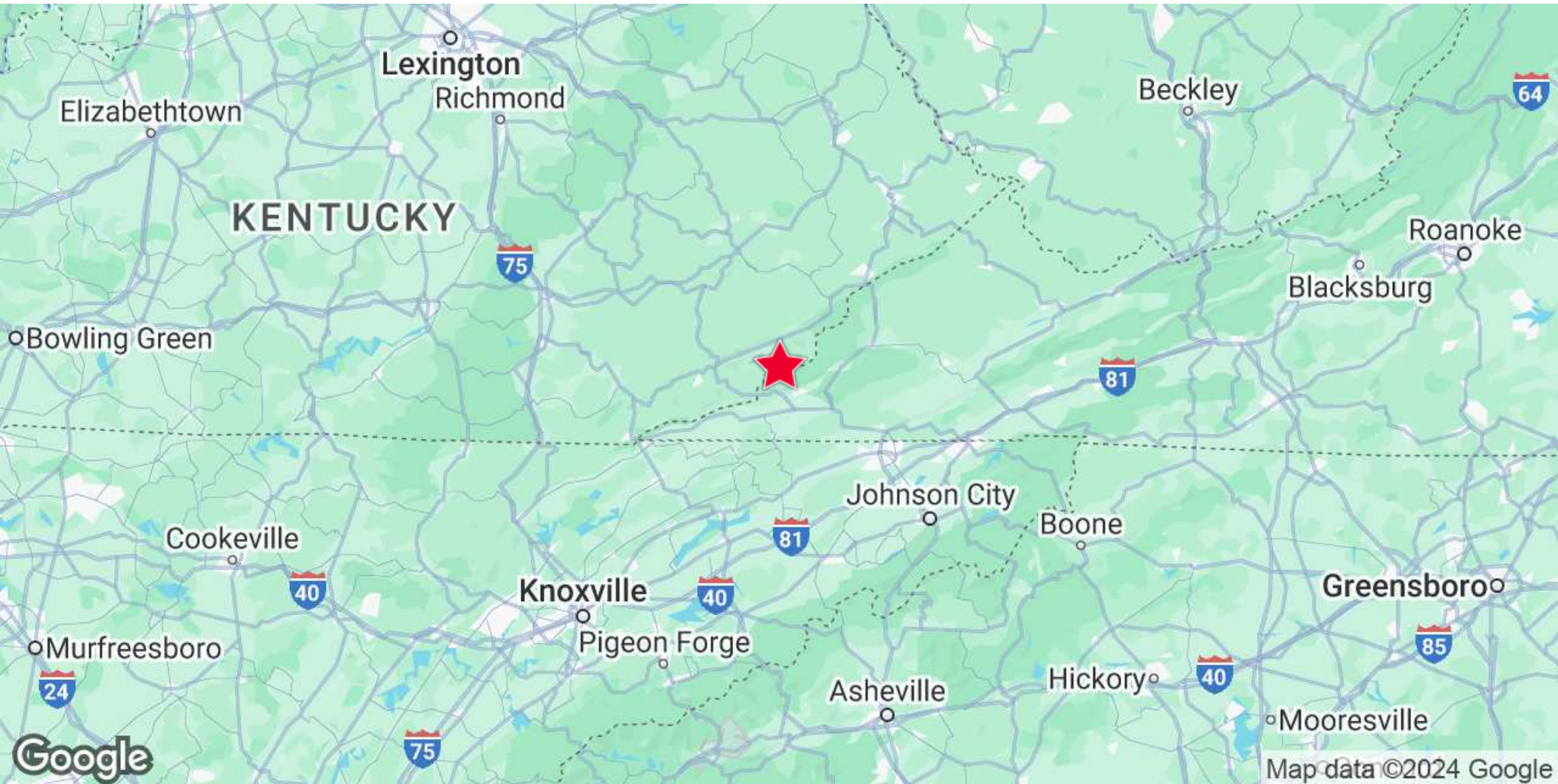
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LOCATION MAP



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