



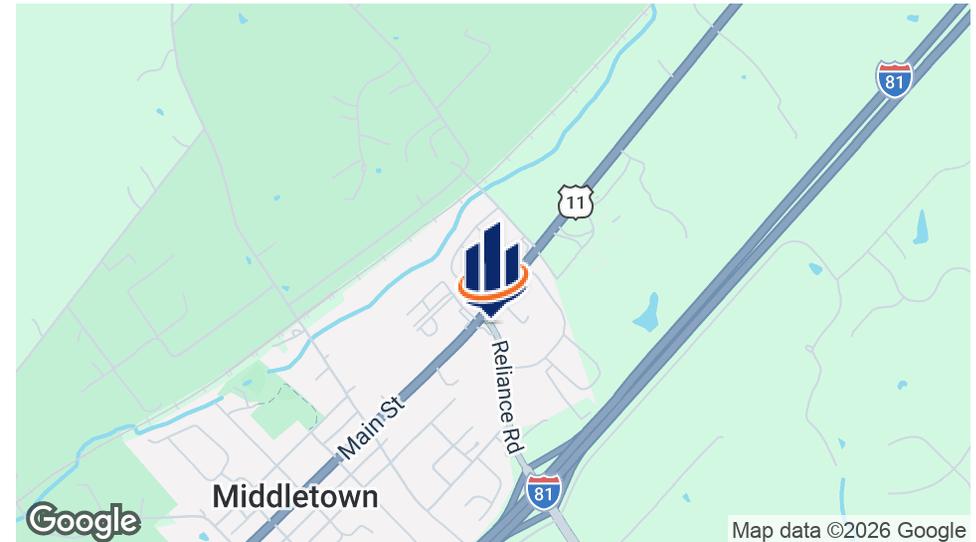
MIDDLETOWN VILLAGE COMMERCIAL DEVELOPMENT

1 RELIANCE RD
MIDDLETOWN, VA 22645

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Property Summary



PROPERTY HIGHLIGHTS

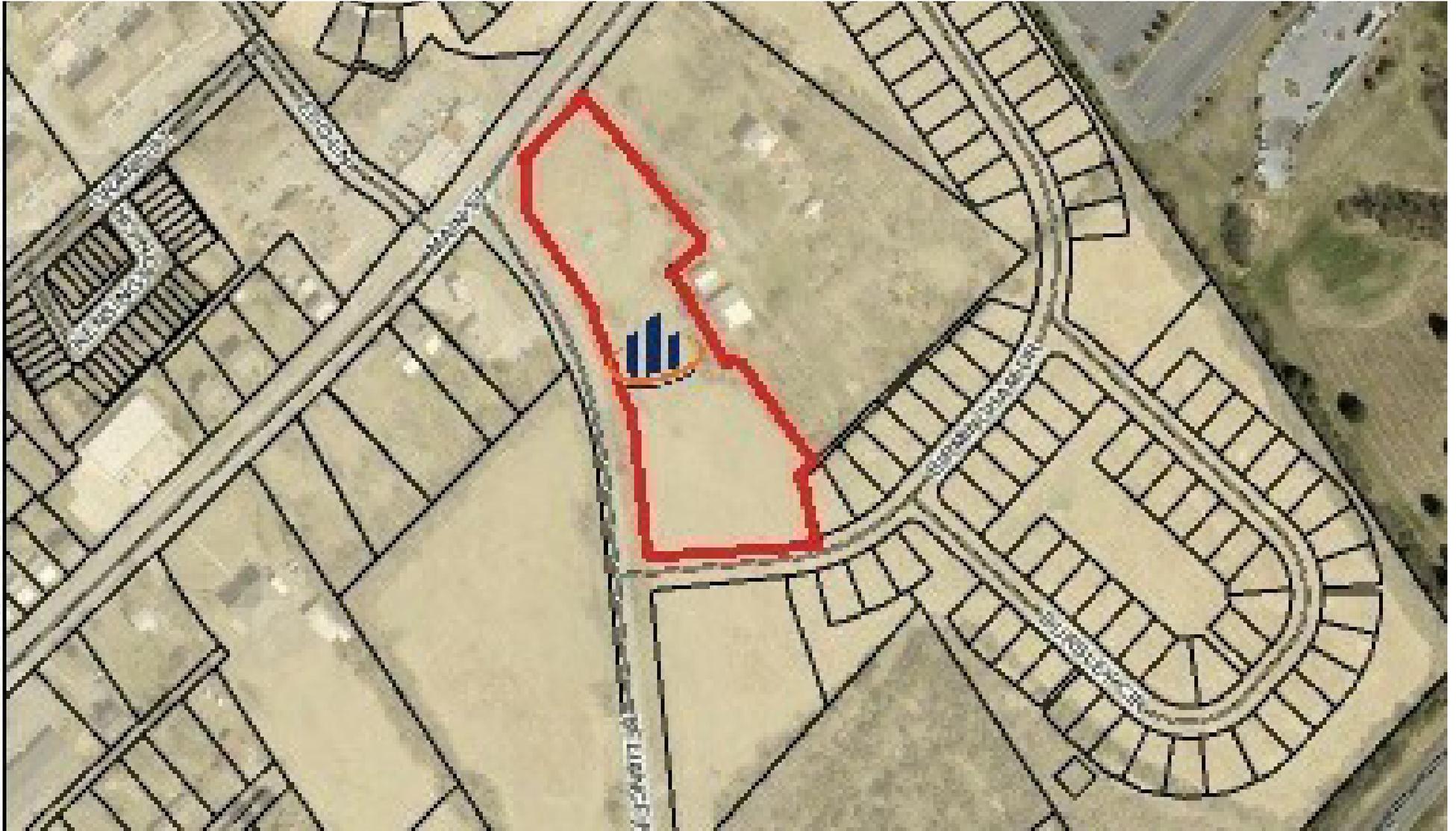
- Terrific site for retail, country market, restaurant, medical office, hotels and more
- Go vertical to maximize your development, updated site plan required and water and sewer available at site
- Location is at Exit #302, I-81, two miles from I-66 interchange
- Purchase, ground lease available with the potential for seller financing for a qualified purchaser

OFFERING SUMMARY

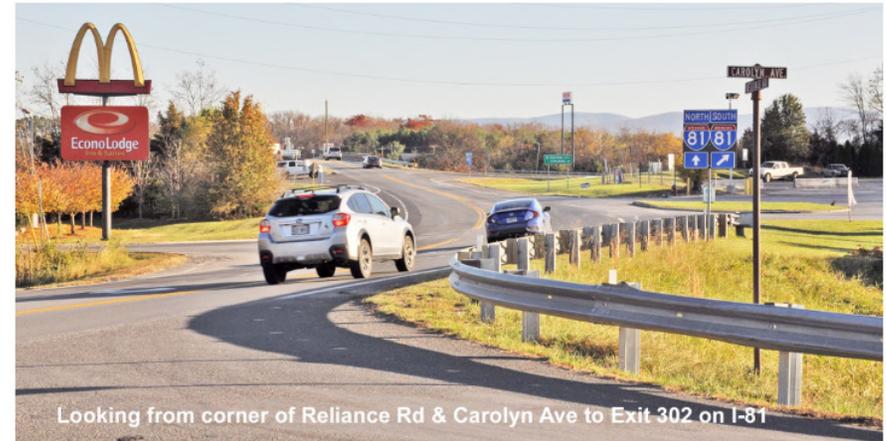
Sale Price:	\$799,000
Lot Size:	3.84 Acres

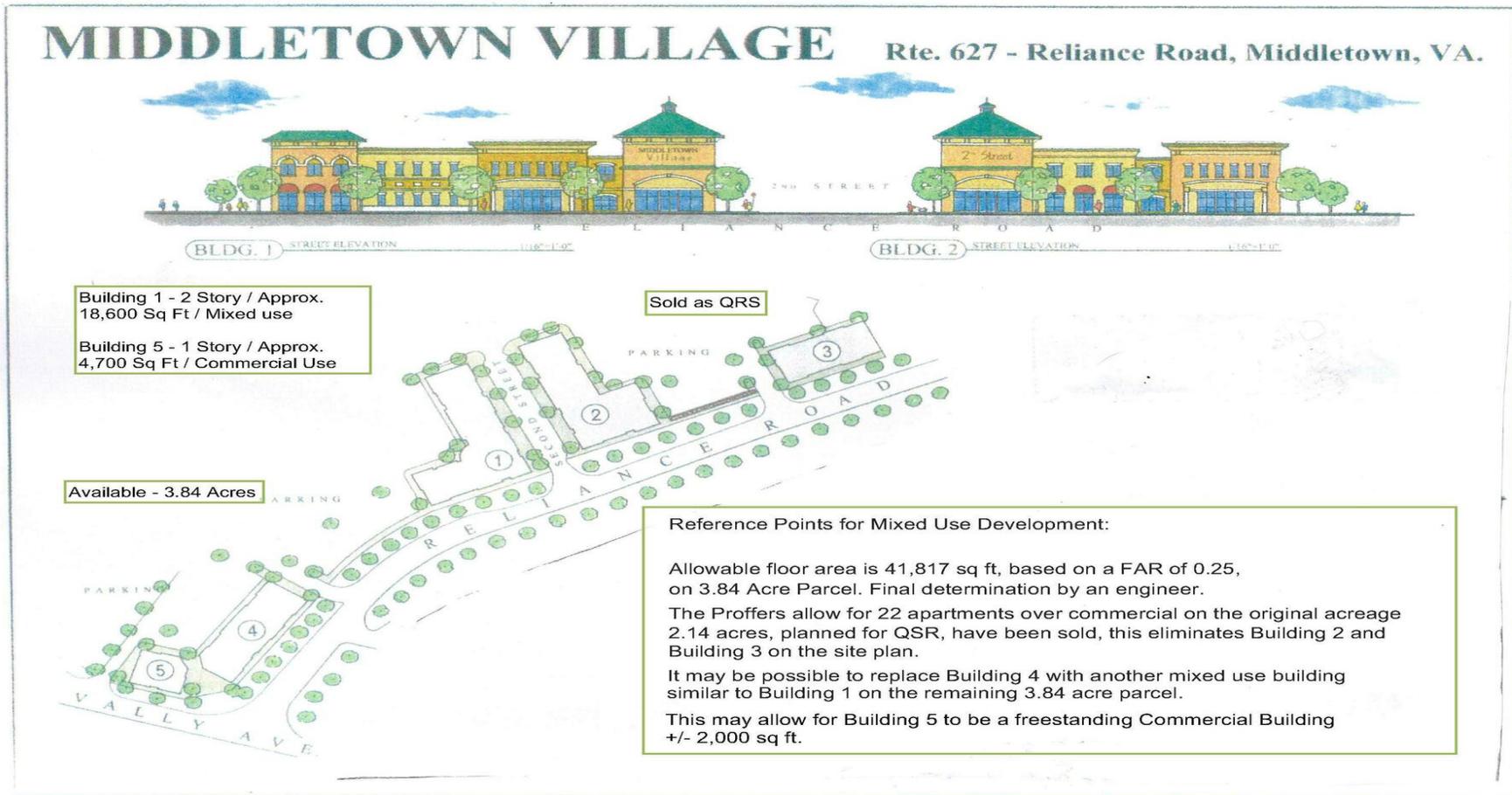
PROPERTY DESCRIPTION

Last commercial development lot at Middletown Village. We have 3.84 acres zoned B2 with proffers allowing 22 Multi-family units over commercial. The location is just off of I-81, Exit #302, at the corner of Reliance Road and Valley Pike [Rt #11], two miles from I-66. This is the gateway entrance into Historic Middletown, Virginia. Neighbors include Comfort Inn, McDonald's, Sheetz C-store with fuel depot, Liberty C-store with fuel depot, WAWA C-store, 7-11 C-store, Dollar General and Laurel Ridge Community College. Ryan Homes and Richmond American are finishing out Residential developments in Middletown. Do not miss this underserved market opportunity for services. Review Site Plan for more details.

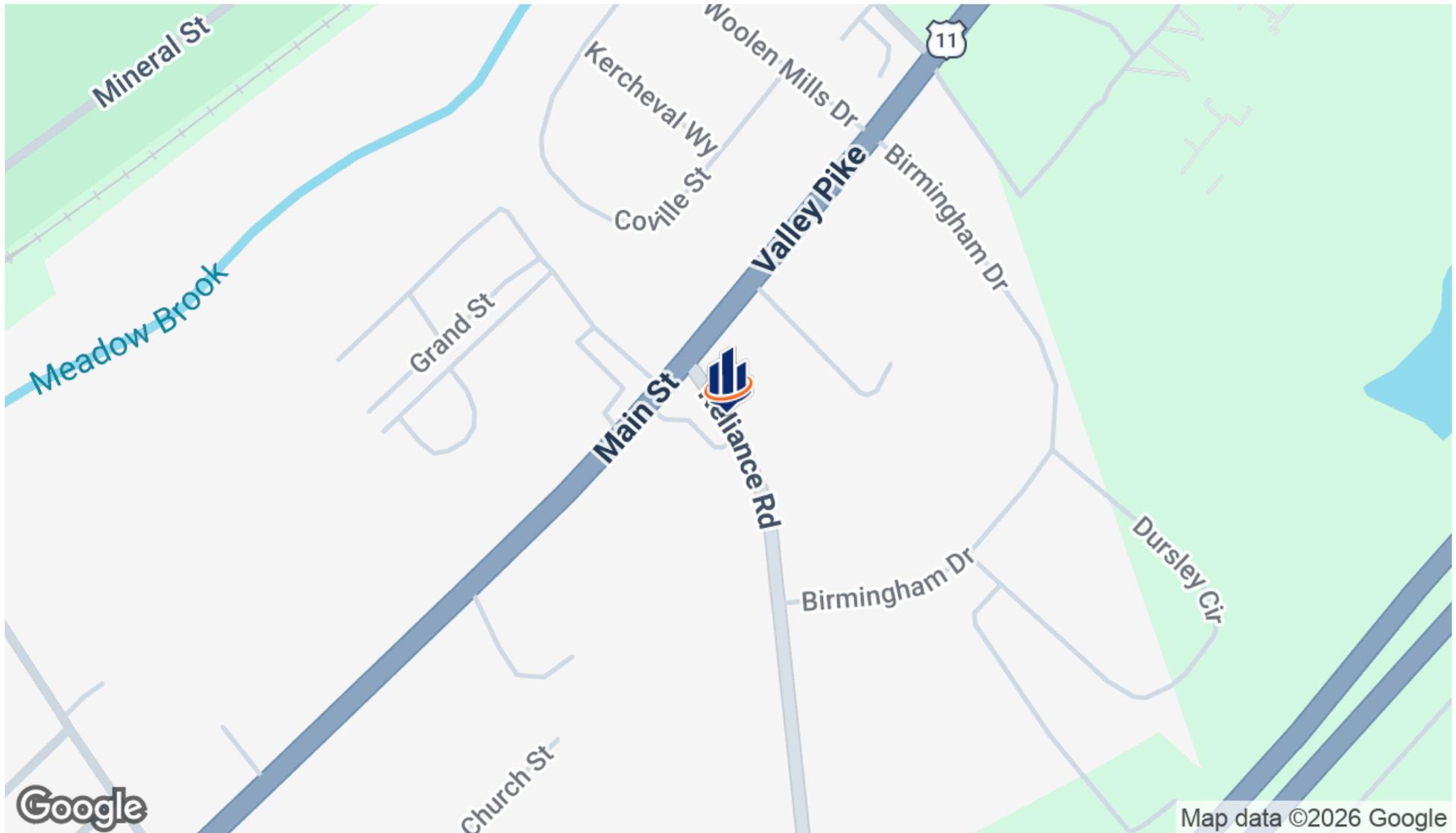


Additional Photos





Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	17,740	79,074	162,473
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,776	30,052	62,543
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$104,831	\$110,322	\$109,511
Average House Value	\$389,128	\$392,608	\$388,860

Demographics data derived from AlphaMap

