



FOOD CITY OUTPARCEL



PROPERTY DESCRIPTION

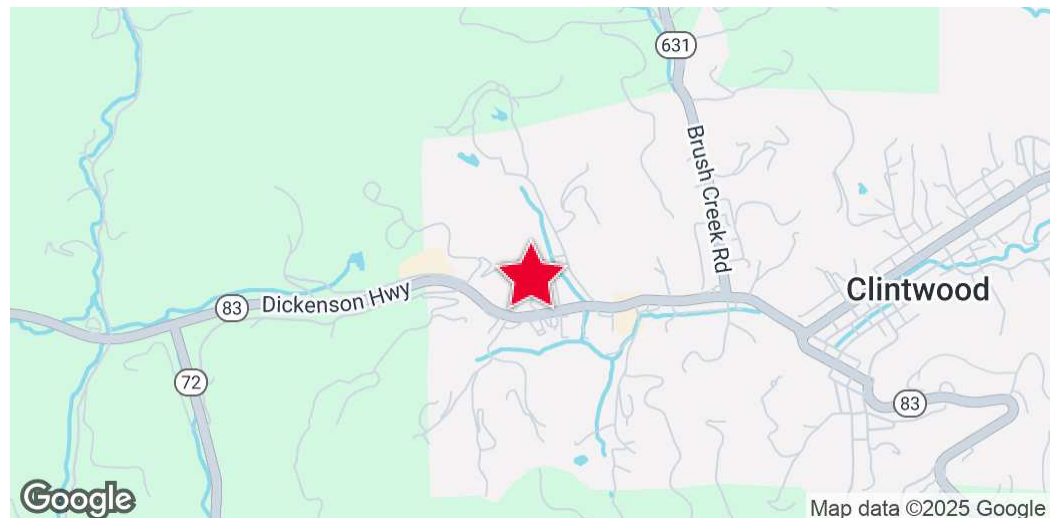
Prime QSR parcel / retail pad positioned in the heart of Clintwood, VA; adjacent to Food City Grocery. Premier location at the strategic roundabout, presenting an ideal canvas for a diverse range of commercial ventures. The property offers an unparalleled opportunity to capitalize in the thriving commercial landscape. Embrace the potential of this commercial opportunity and establish an impactful presence in this Southwest Virginia community.

PROPERTY HIGHLIGHTS

- Zoned Commercial
- Strategic location in Clintwood
- Proximity to key retail centers
- Ideal for a range of commercial ventures

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OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	1.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,392	2,418	8,083
Total Population	3,100	5,446	19,573
Average HH Income	\$56,661	\$58,438	\$55,658





OUTPARCEL AVAILABLE



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RETAIL AERIAL



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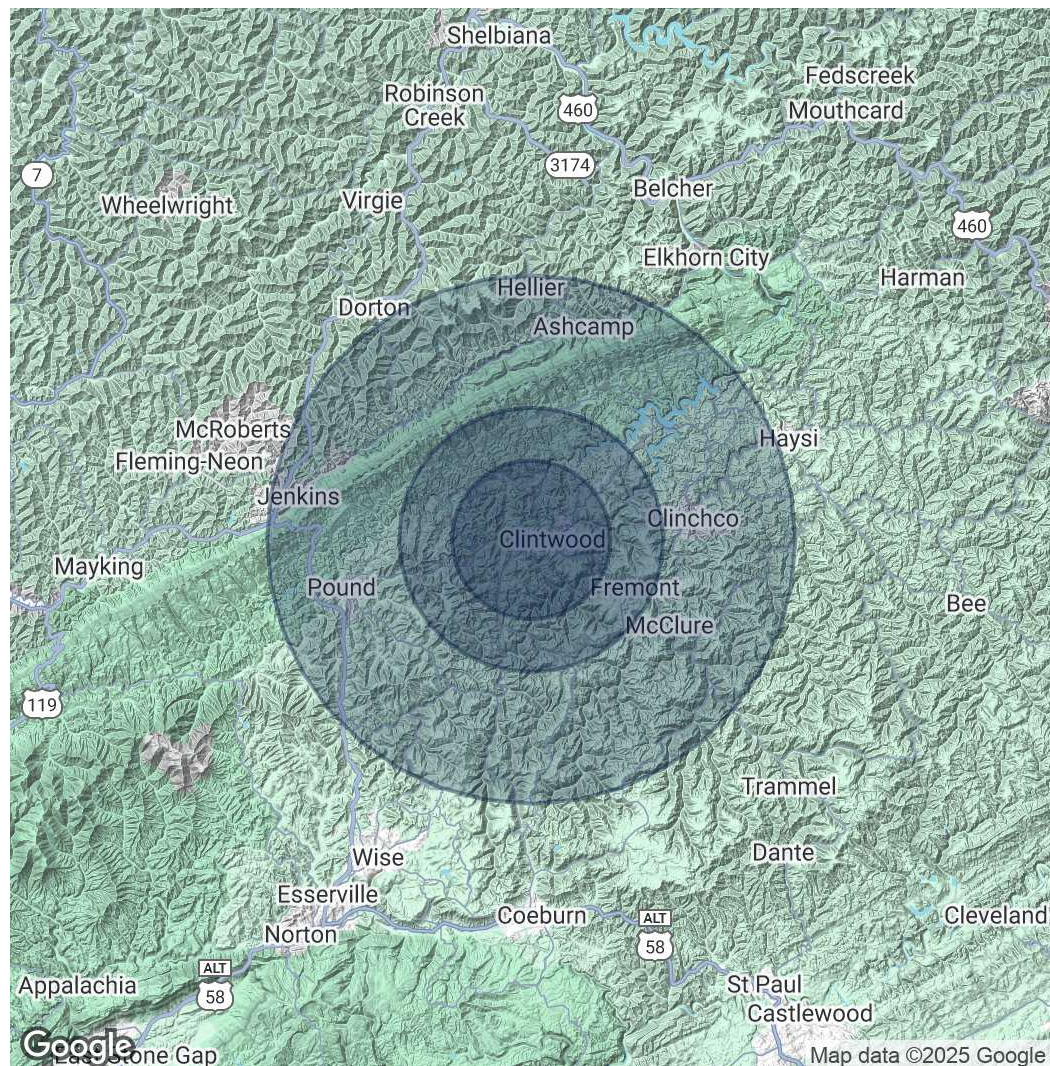


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,100	5,446	19,573
Average Age	47	46	44
Average Age (Male)	45	45	43
Average Age (Female)	49	48	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,392	2,418	8,083
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$56,661	\$58,438	\$55,658
Average House Value	\$160,258	\$164,857	\$136,546

Demographics data derived from AlphaMap



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LOCATION MAP



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