

**#15,000 SF**



# **DANVILLE WAREHOUSE/SHOWROOM FOR SALE OR LEASE**

778 WESTOVER DR | DANVILLE, VA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEE-ASSOCIATES.COM/CHARLOTTE | LEE-ASSOCIATES.COM/MARYLAND

**Tom Whelan**  
twhelan@lee-associates.com  
D 410.456.0899

# FOR SALE OR LEASE WAREHOUSE & SHOWROOM

778 WESTOVER DR | DANVILLE, VA 24541 | ±15,000 SF

## PROPERTY CHARACTERISTICS

<b>Address:</b>	778 Westover Dr, Danville, VA 24541
<b>County</b>	Danville city
<b>PIN / Parcel ID's</b>	56697
<b>Tenancy</b>	Single
<b>Building Size</b>	± 15,000 SF
<b>Floors</b>	2
<b>Office Space</b>	± 557 SF
<b>Parcel Size</b>	0.39 AC
<b>Year Built</b>	1948 / 2016
<b>Zoning</b>	HRCC, Highway Retail Commercial District
<b>Dock High</b>	(1)
<b>Drive-In</b>	(2)
<b>Clear Height</b>	11'8" (1st Flr Warehouse) / 8'9" (2nd Flr)
<b>Columns</b>	See Floor Plan
<b>Power Supply</b>	240v 3-Phase
<b>Warehouse Conditioned</b>	Yes
<b>Sprinklered</b>	No

## TERMS

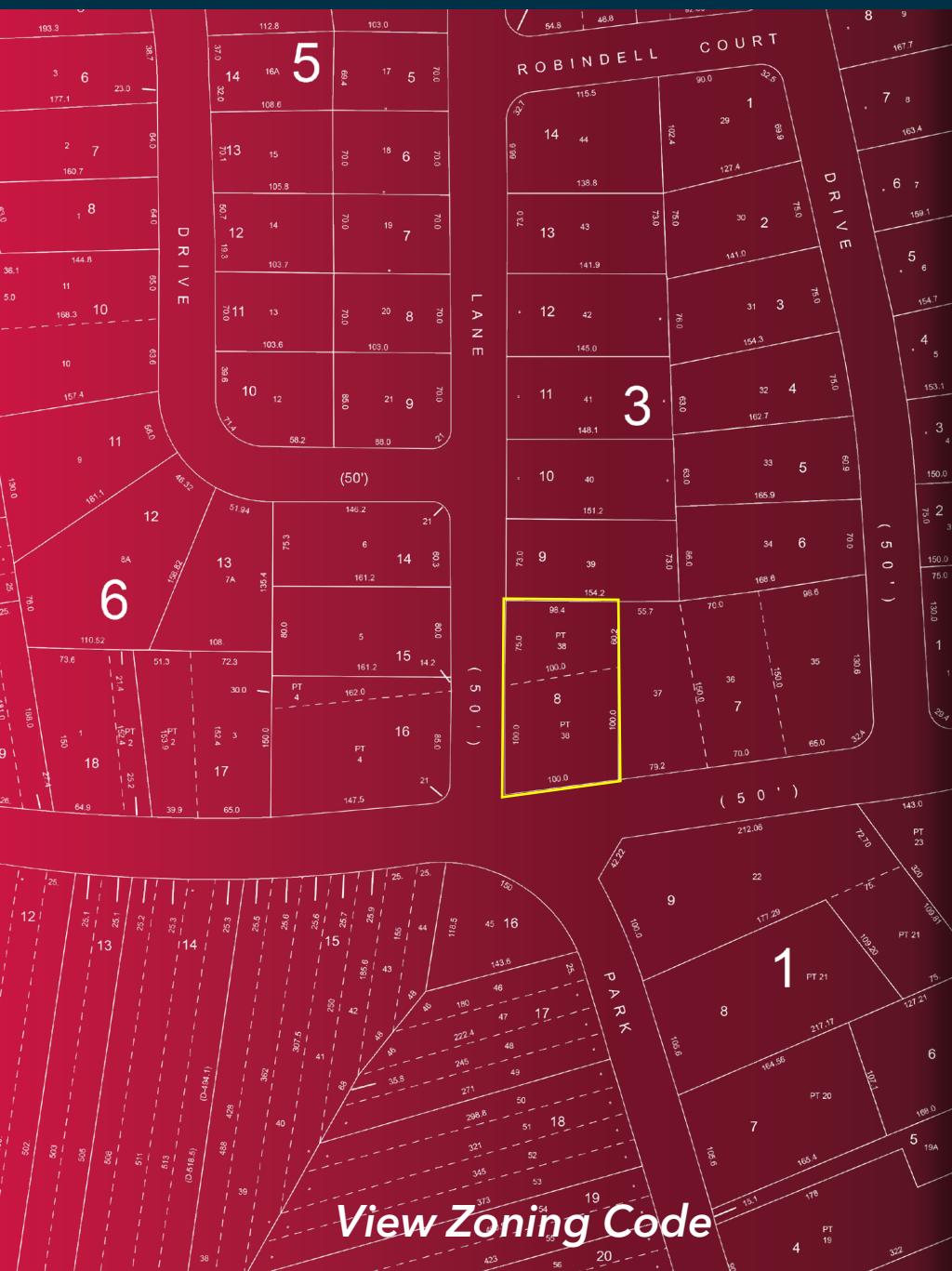
<b>Availability</b>	Immediate
<b>Sales Price</b>	\$995,000
<b>Lease Rate</b>	\$6.50 NNN

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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## PERMITTED USES

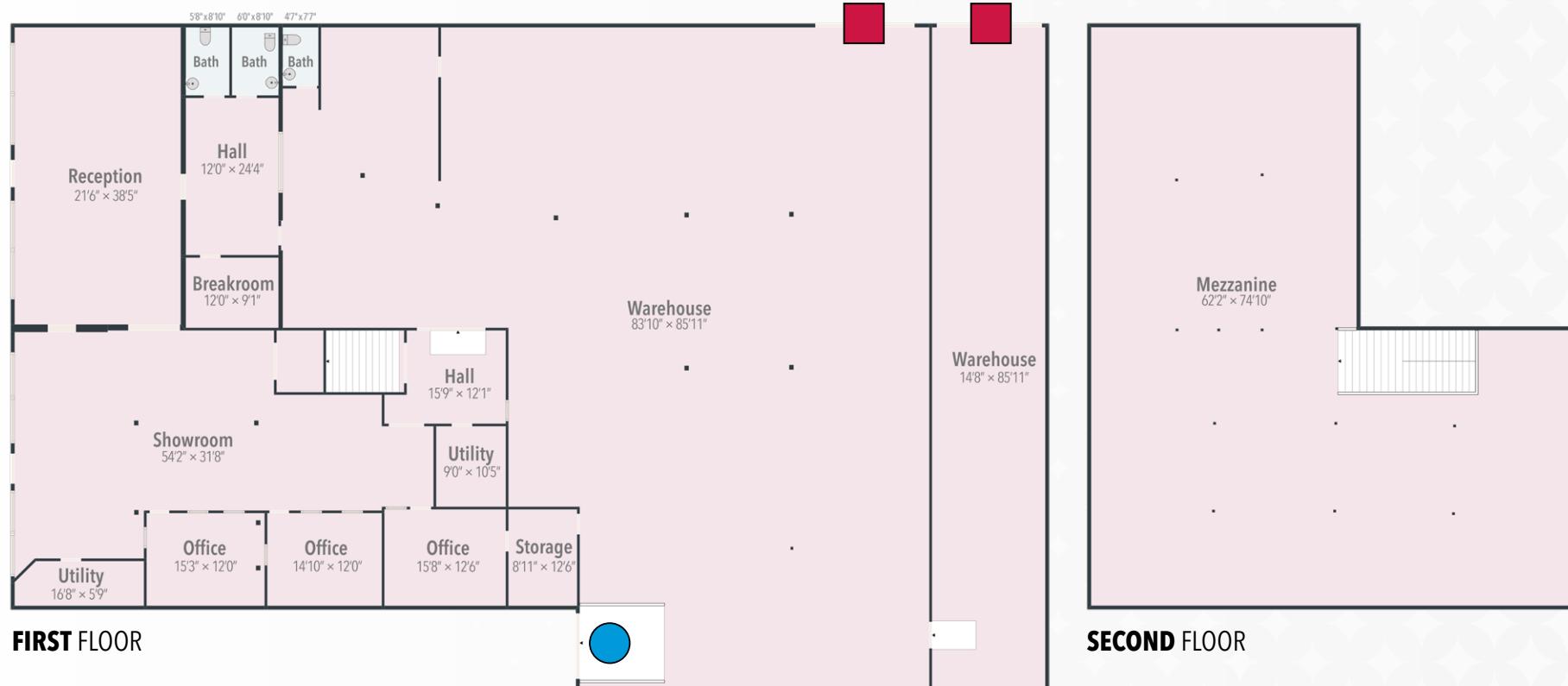
1. Automobile and light vehicle dealerships and retail sales establishments (with service and repair facilities as an ancillary use, with completely enclosed service facilities and screened outdoor storage of repair vehicles)
2. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage)
3. Banks and financial institutions
4. Business services and office supply establishments
5. Car washes
6. Churches and places of worship
7. Convenience stores (with or without gasoline sales)
8. Fast-food restaurants
9. Funeral homes
10. Gasoline sales establishments
11. Health club, spa or fitness center
12. Hospitals and health care facilities with inpatient services
13. Hotels and motels
14. Laundromats/dry cleaners
15. Light intensity wholesale trade establishments (with no outdoor sales or display of products)
16. Medical offices and outpatient care facilities
17. Mini-storage warehouses, with no exterior storage
18. Movie theaters
19. Offices (general and professional)
20. Parking lots (private and public with off-street parking as the principal use)
21. Personal service establishments
22. Private post office and delivery service
23. Public uses
24. Repair service establishments (exclusive of automobile and light vehicle service and repair, with no outdoor storage)
25. Restaurants
26. Retail sales and leasing establishments, with screened outdoor sales or display of products limited to no greater than 15% of the net developable lot area. (See Additional Regulations.)
27. Schools, colleges and universities (public and private)
28. Seasonal retail uses
29. Temporary retail sales
30. Exterminator
31. Bicycle shop
32. Adult day support services
33. Child therapeutic day support services
34. Contractor's offices and shops
35. Cannabis dispensing facility.

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## FLOOR PLAN



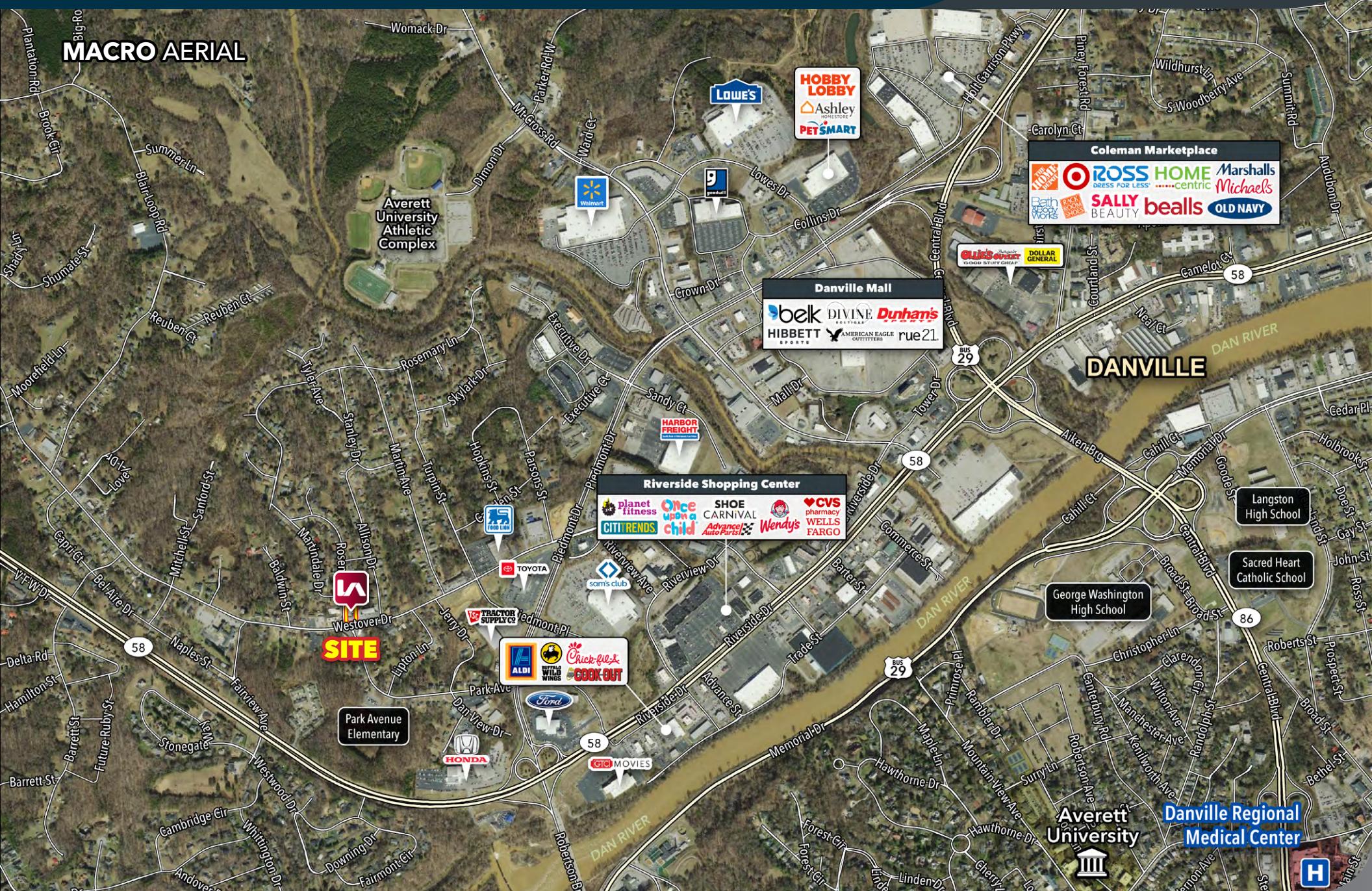
### KEY

- Loading Dock
- Drive In

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed. Walls/Unclassified spaces totaling 670 SF are not included in above floor plan

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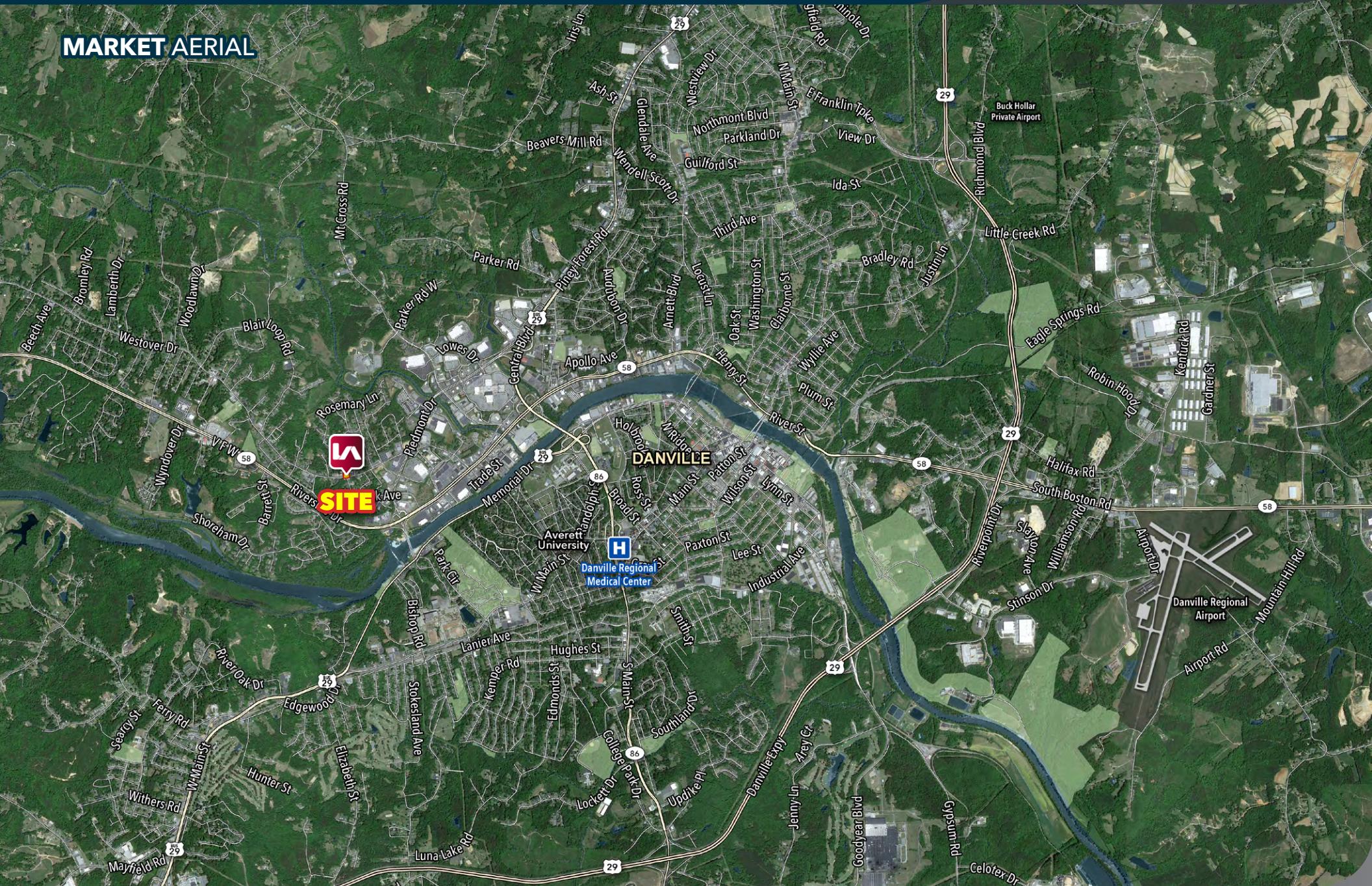


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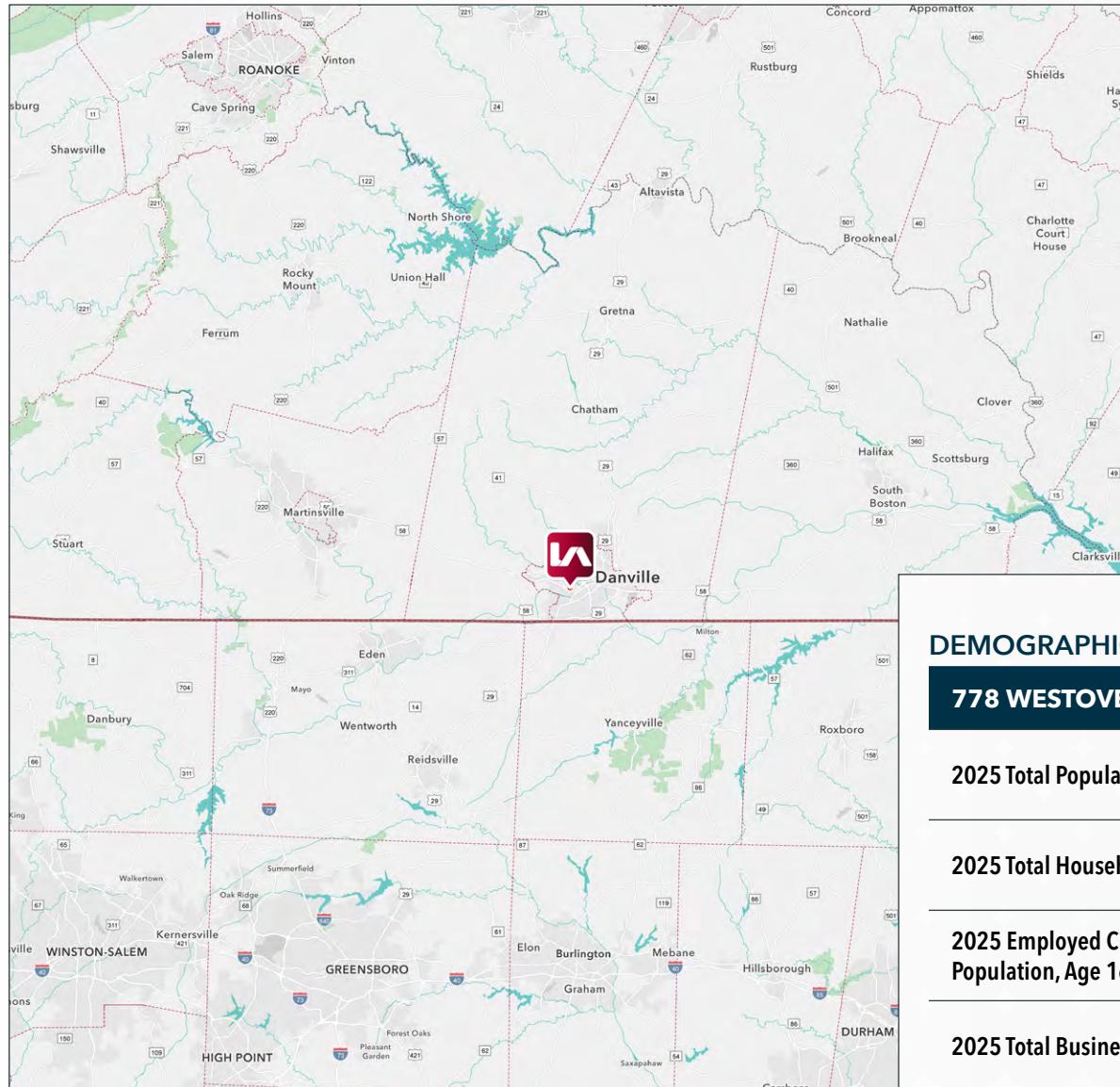
# MARKET AERIAL



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## REGIONAL ACCESSIBILITY



## DRIVE TIMES

LOCATION	MILES	MINUTES
Greensboro, NC	44 mi	46 min
Durham, NC	56 mi	69 min
Winston-Salem, NC	76 mi	77 min
Raleigh, NC	87 mi	94 min
I-840 Greensboro Urban Loop	34 mi	35 min
I-40	42 mi	47 min
I-85	42 mi	47 min
I-73	45 mi	52 min

## DEMOGRAPHICS

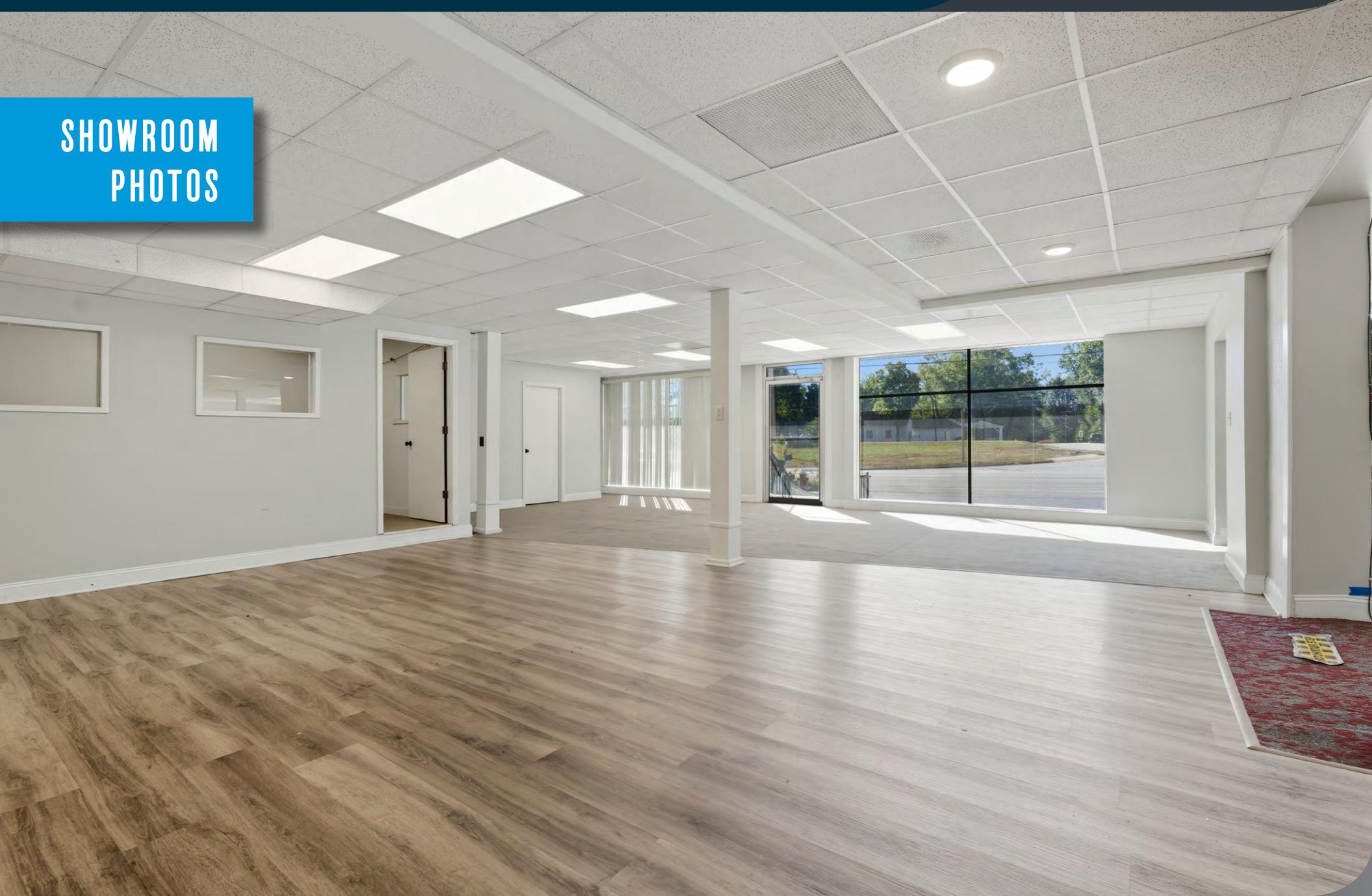
778 WESTOVER DR	10 Miles	50 Miles	100 Miles
2025 Total Population	72,365	1,434,729	6,146,525
2025 Total Households	31,304	595,176	2,506,161
2025 Employed Civilian Population, Age 16+	31,321	673,038	2,974,672
2025 Total Businesses (NAICS)	2,506	48,155	211,546

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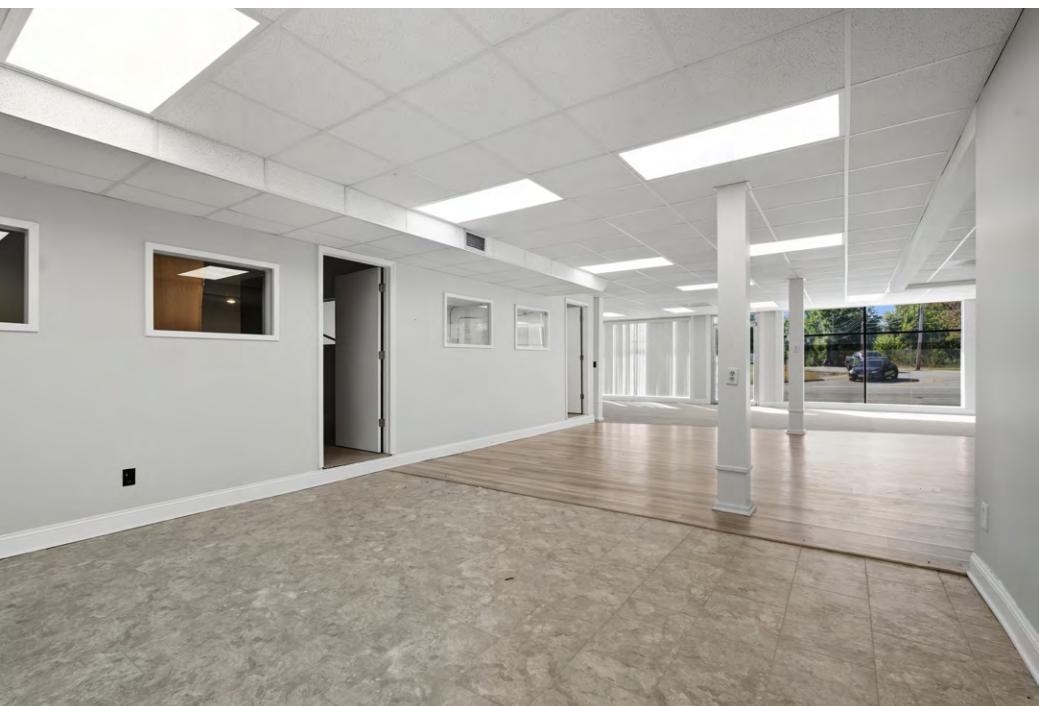
**SHOWROOM  
PHOTOS**



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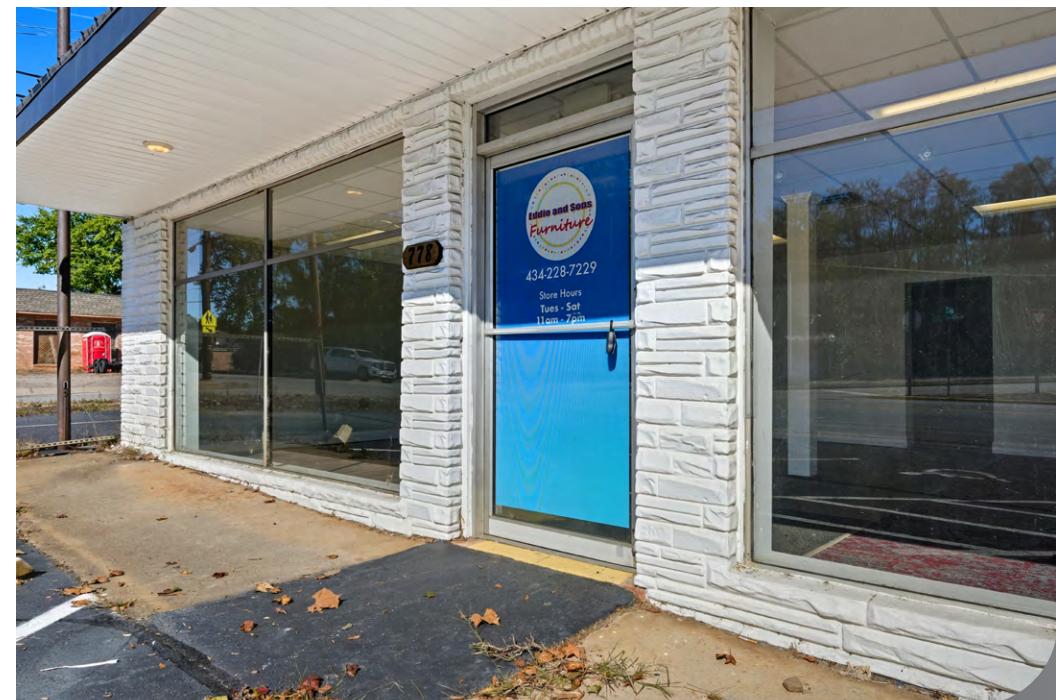
OFFICE  
PHOTOS



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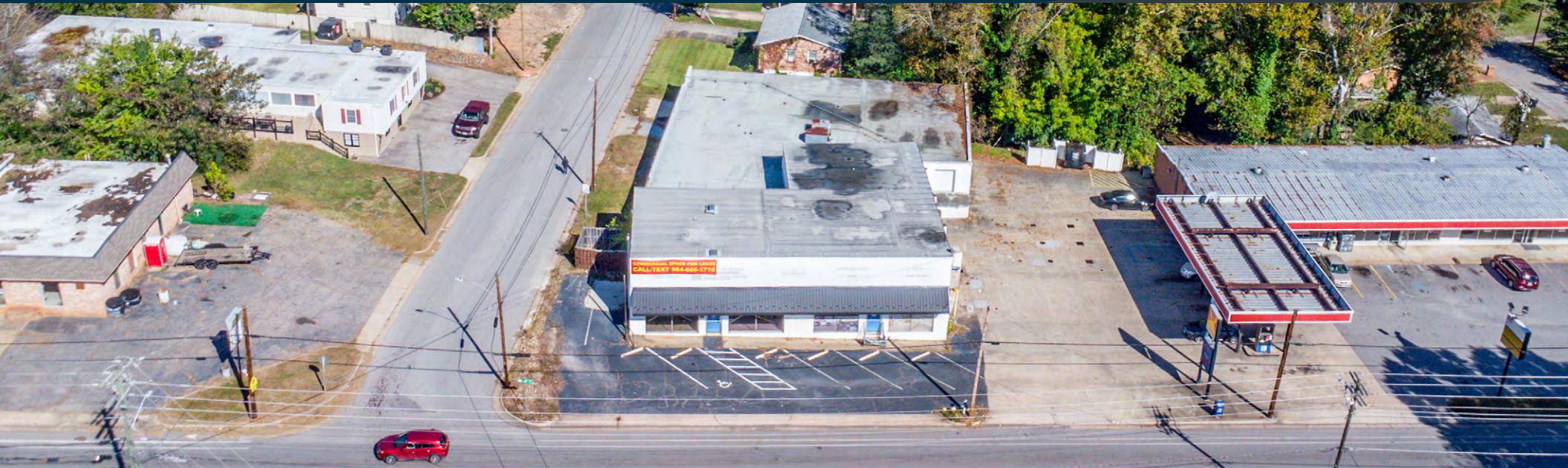
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# CONTACTS

## **TOM WHELAN**

PRINCIPAL

(410) 456-0899

[TWHELAN@LEE-ASSOCIATES.COM](mailto:TWHELAN@LEE-ASSOCIATES.COM)

## **LEE & ASSOCIATES (CHARLOTTE)**

(704) 313-6869

4600 PARK RD, SUITE 440  
CHARLOTTE, NC 28209

## **LEE & ASSOCIATES (MARYLAND)**

(410) 712-0888

8840 STANFORD BLVD, SUITE 4300  
COLUMBIA, MD 21045

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