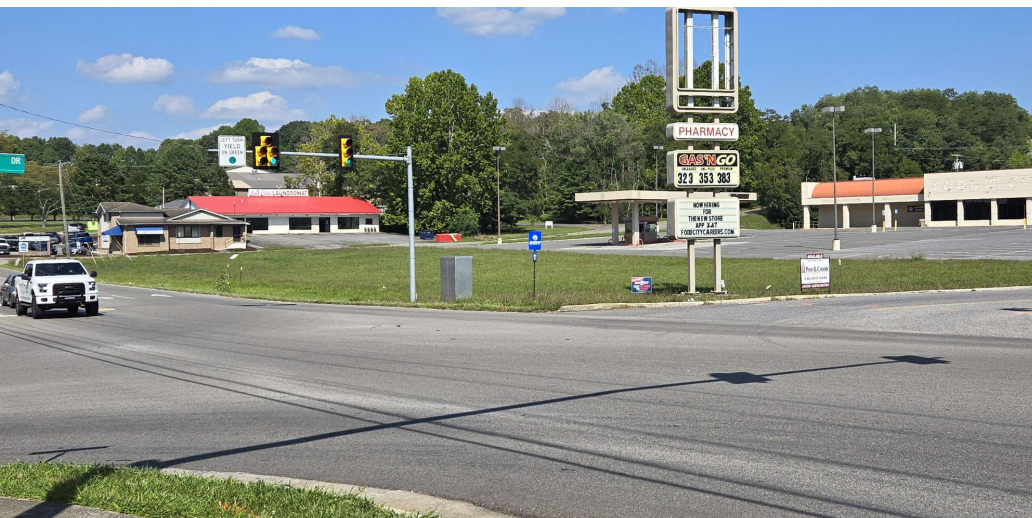


FOR SALE



PROPERTY DESCRIPTION

Excellent opportunity for any commercial investor looking to build or relocate a new or established business in Pulaski, Virginia. Great location on the busy Bob White Blvd (St Rt 611) situated between 2 intersections, one being a busy signalized intersection. Great visibility with easy egress and ingress, adjacent to Monte Vista & Memorial Drive. Strategically located across from CVS and Kentucky Fried Chicken. PYLON sign on the property.

PROPERTY HIGHLIGHTS

- Signalized Intersection
- 345 FT Road Frontage
- Minutes from Interstate 81

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com

OFFERING SUMMARY

Sale Price:	\$342,500
Lot Size:	1.369 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,154	8,351	16,483
Total Population	11,855	19,614	38,695
Average HH Income	\$75,120	\$77,073	\$80,352




AVAILABLE



TOMMY PERRIGAN

Retail Consultant

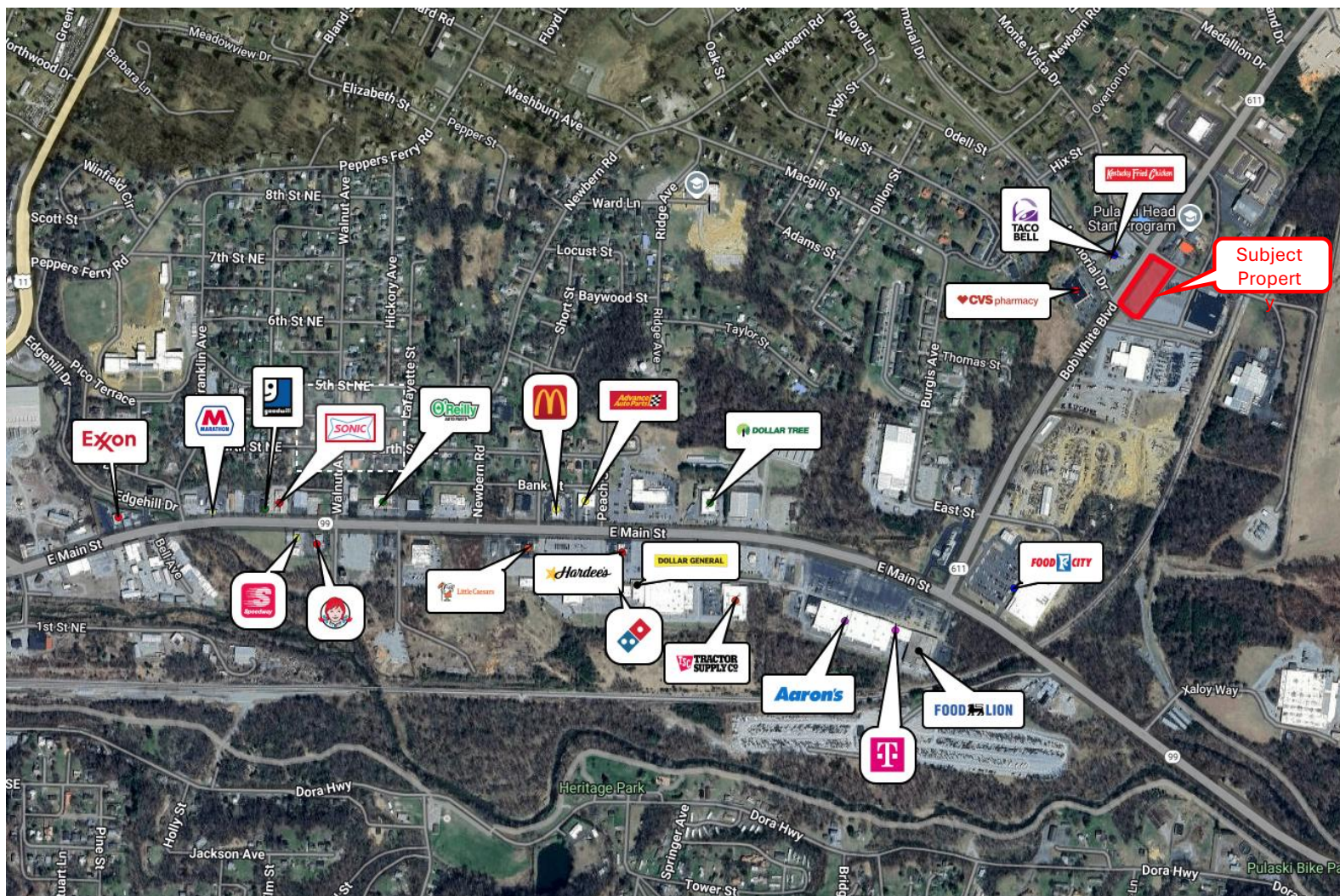
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RETAIL AERIAL



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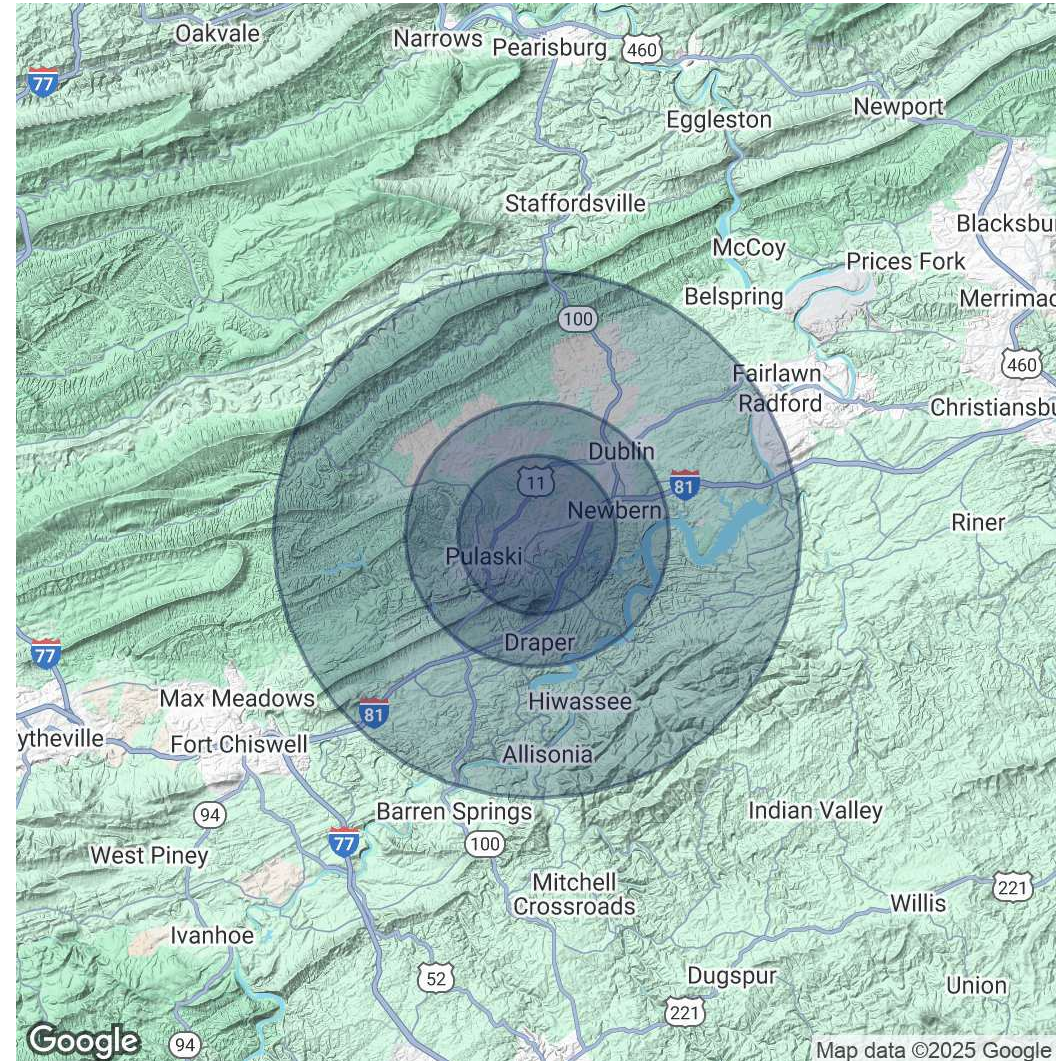


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,855	19,614	38,695
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,154	8,351	16,483
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,120	\$77,073	\$80,352
Average House Value	\$234,949	\$252,508	\$262,799

Demographics data derived from AlphaMap



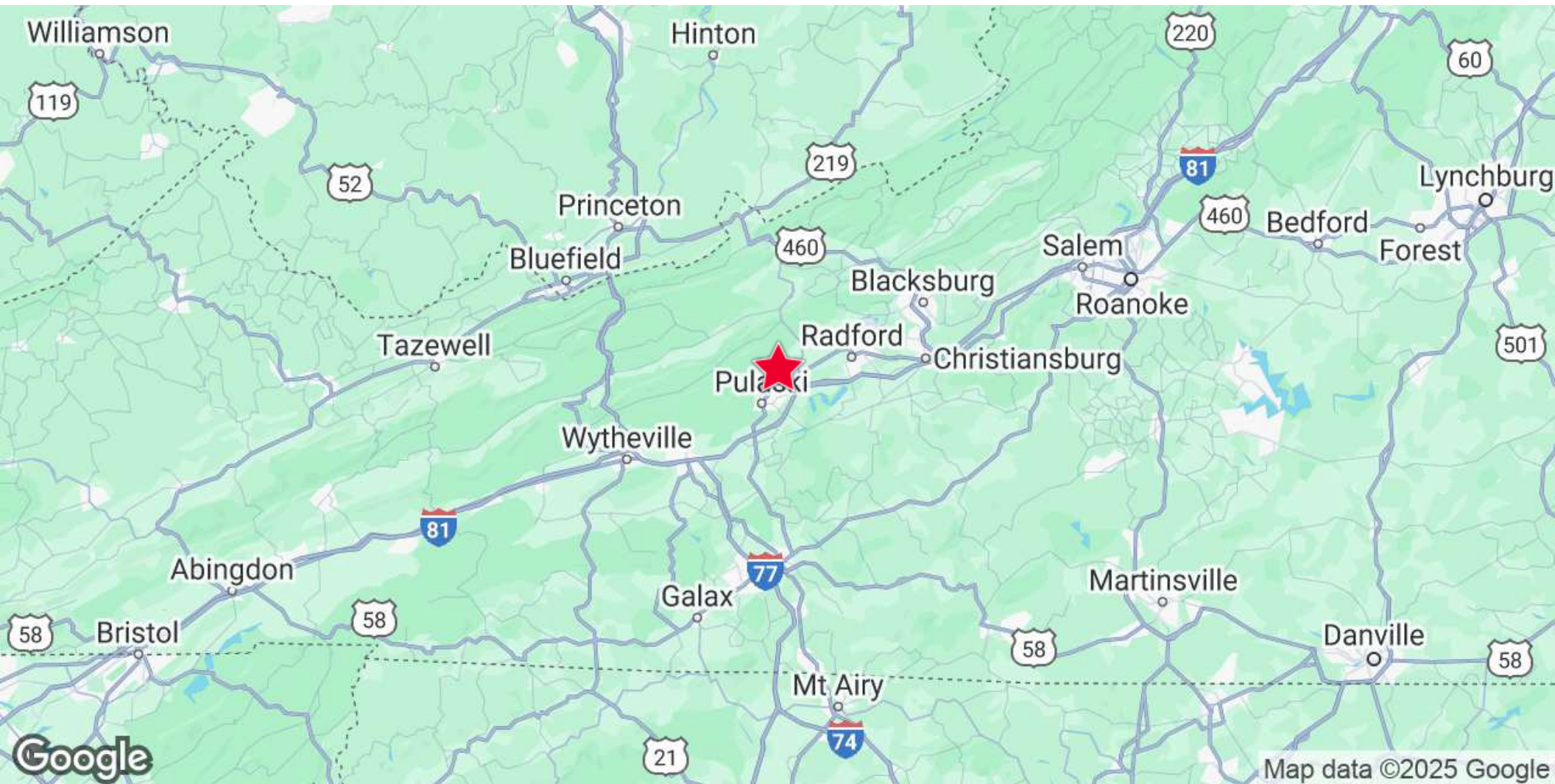
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LOCATION MAP



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Map data ©2025 Google

