



FREE-STANDING RESTAURANT OPPORTUNITY

**131 Lakeview Drive,
Madison Heights VA 24572**

Property Features:



Excellent Location

Easy access from Lakeview Drive.



Traffic Counts

Route 29 28,955 VPD (2024)

Lakeview Drive 2,191 VPD (2024)



Area Tenancy

Seminole Shopping Center, Food Lion, KFC, Starbucks, Drunkin, Cook Out, Hardee's, Little Caesars, Papa Johns, Biscuitville & more!



ASKING
PRICE

\$925,000

This approximately 3,649 square foot free-standing restaurant is situated on approx. 0.53 acres. All furniture, fixtures and equipment will be available.

FOR SALE



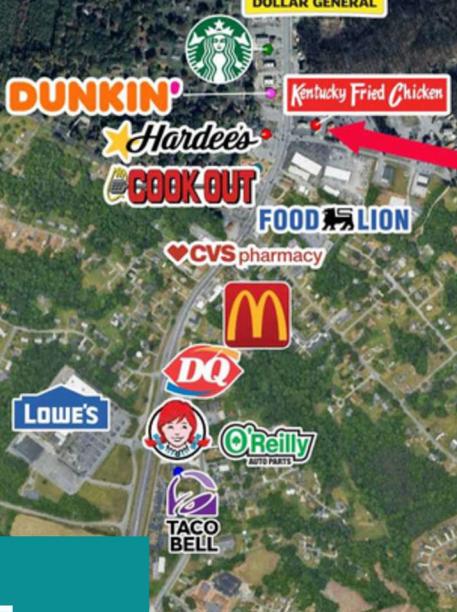
Contact Us

757-898-7890

Visit Our Website

www.retailadvisors.us





**131 LAKEVIEW DRIVE,
MADISON HEIGHTS VA 24572**

Located in front of Seminole Plaza shopping center, this **Free-standing second generation restaurant**, offers easy access from Lakeview Drive! Positioned along Madison Height's commercial corridor.



Demographic Summary

	3 miles	5 miles	7 miles
2024 Estimated Population:	21,087	50,695	78,140
2024 Est. Median HH Income:	\$54,540	\$58,584	\$62,066
2024 Est. Total Employees:	9,751	23,819	44,865



Contact Us

757-898-7890

Visit Our Website
www.retailadvisors.us

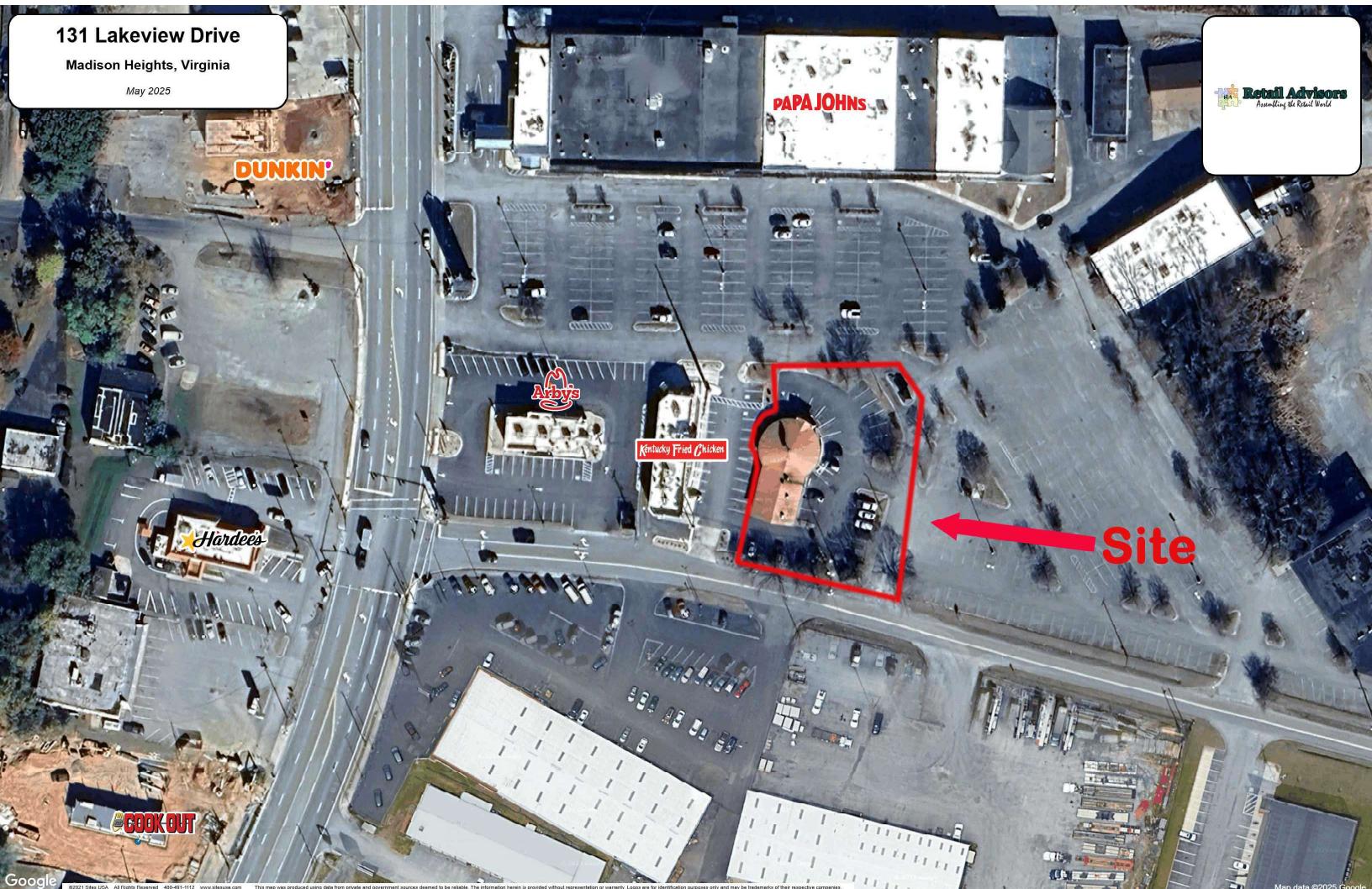


131 Lakeview Drive

Madison Heights, Virginia

May 2025

Retail Advisors
Assessing the Retail World

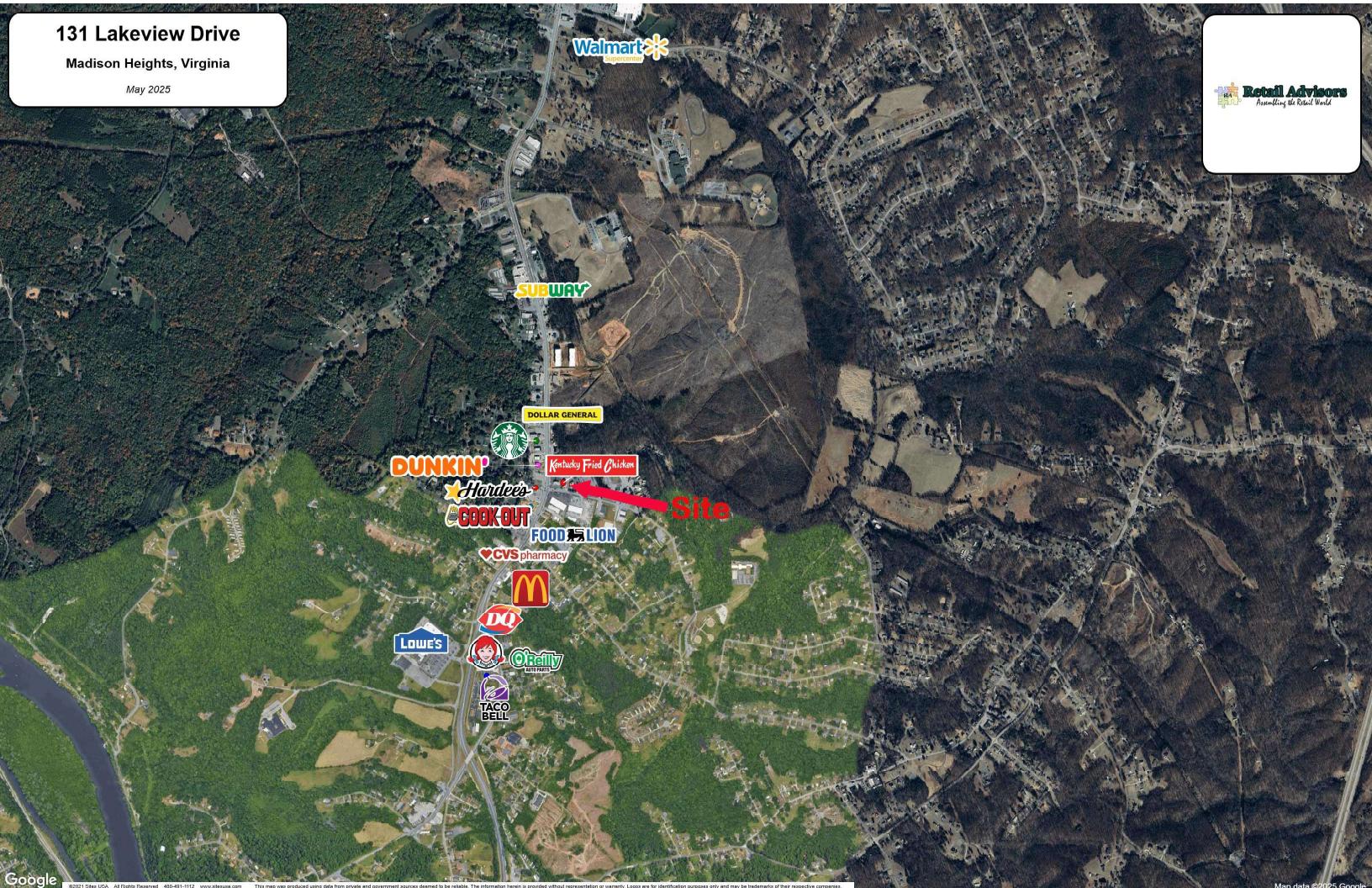


131 Lakeview Drive

Madison Heights, Virginia

May 2025

Retail Advisors
Assessing the Retail World



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.
Lat/Lon: 37.4418/-79.1186

131 Lakeview Dr Madison Heights, VA 24572	3 mi radius	5 mi radius	7 mi radius
Population			
2024 Estimated Population	21,087	50,695	78,140
2029 Projected Population	21,307	50,474	77,686
2020 Census Population	20,296	50,346	77,558
2010 Census Population	20,514	50,566	77,796
Projected Annual Growth 2024 to 2029	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	-	-
2024 Median Age	37.3	35.7	35.5
Households			
2024 Estimated Households	9,078	20,435	31,461
2029 Projected Households	9,224	20,501	31,554
2020 Census Households	8,721	20,577	31,856
2010 Census Households	8,166	19,895	30,898
Projected Annual Growth 2024 to 2029	0.3%	-	-
Historical Annual Growth 2010 to 2024	0.8%	0.2%	0.1%
Race and Ethnicity			
2024 Estimated White	61.1%	62.0%	64.3%
2024 Estimated Black or African American	32.8%	31.4%	28.5%
2024 Estimated Asian or Pacific Islander	1.0%	1.2%	1.6%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	4.8%	5.2%	5.4%
2024 Estimated Hispanic	3.0%	3.5%	3.9%
Income			
2024 Estimated Average Household Income	\$75,739	\$80,696	\$84,737
2024 Estimated Median Household Income	\$54,540	\$58,584	\$62,066
2024 Estimated Per Capita Income	\$32,749	\$32,941	\$34,483
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.4%	3.1%
2024 Estimated Some High School (Grade Level 9 to 11)	8.2%	6.9%	6.3%
2024 Estimated High School Graduate	33.8%	31.4%	29.5%
2024 Estimated Some College	21.1%	19.3%	19.1%
2024 Estimated Associates Degree Only	9.7%	8.8%	8.7%
2024 Estimated Bachelors Degree Only	14.1%	16.9%	19.1%
2024 Estimated Graduate Degree	9.3%	13.3%	14.2%
Business			
2024 Estimated Total Businesses	1,062	2,163	3,395
2024 Estimated Total Employees	9,751	23,819	44,865
2024 Estimated Employee Population per Business	9.2	11.0	13.2
2024 Estimated Residential Population per Business	19.9	23.4	23.0

