



Retail Advisors

Assembling the Retail World

FREE-STANDING RESTAURANT OPPORTUNITY

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

Property Features:



Excellent Location

Easy access from Lakeview Drive.



Traffic Counts

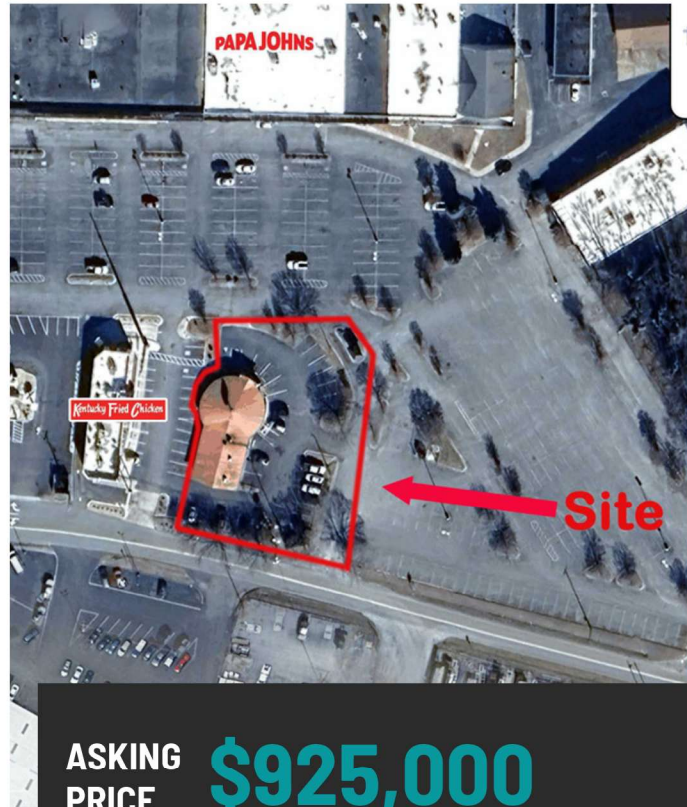
Route 29 28,955 VPD (2024)

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



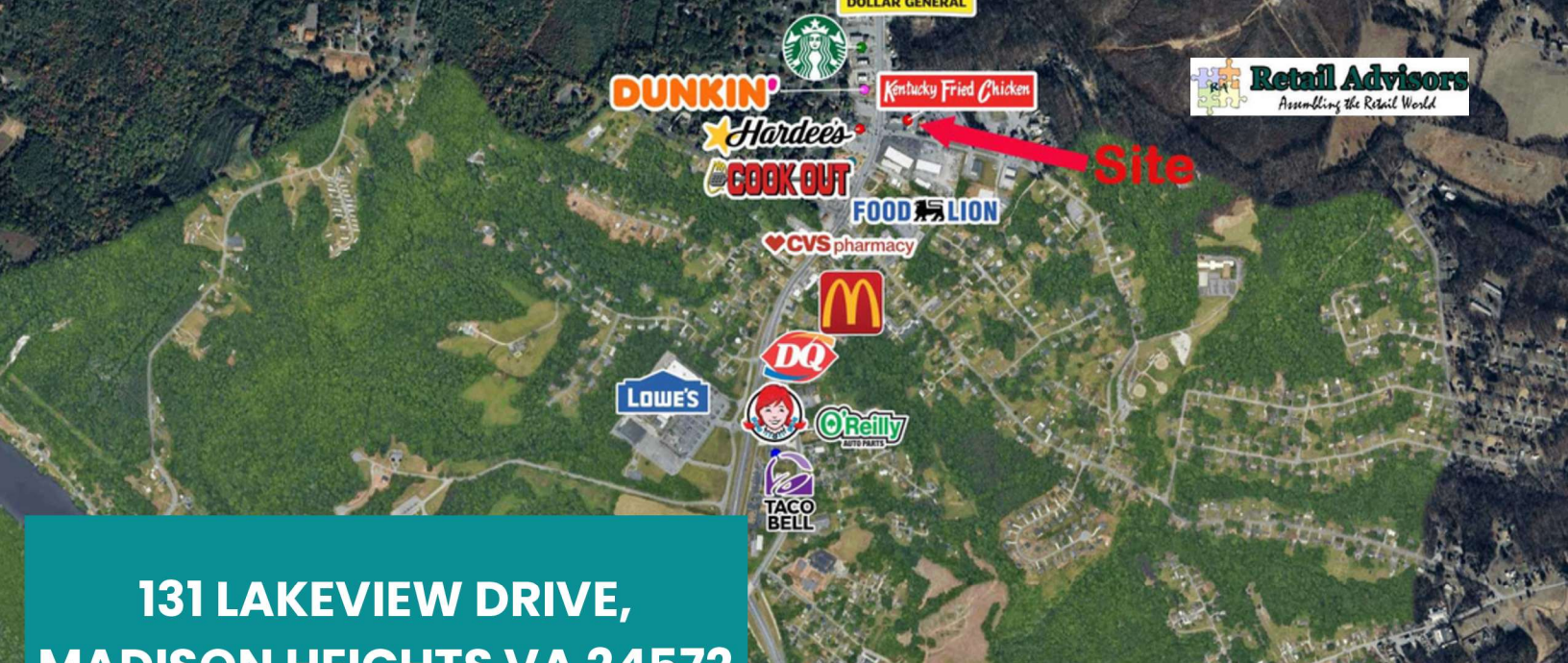
Contact Us

757-898-7890

Visit Our Website

www.retailadvisors.us





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.

	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



Demographic Summary



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SCHEDULE B ITEMS

STEWART TITLE GUARANTY COMPANY
FILE NO. 12120MAN161
EFFECTIVE DATE DECEMBER 28, 2012

9. EASEMENT GRANTED BY SEMINOLE CENTER ASSOCIATES TO JOHN R. NEAL, IN D.B. 629, PG. 806, DATED MARCH 1, 1991, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. THIS CROSS-EASEMENT, DEVELOPMENT AND OPERATING AGREEMENT OUTLINES THE PARKING AREAS, DRIVEWAYS, ENTRANCES AND EXITS KNOWN AS COMMON EASEMENT AREA, TO BE USED BY KFC RESTAURANT AND SEMINOLE CENTER.

10. AGREEMENT GRANTED BY AND BETWEEN BASTEN-MASON PROPERTIES AND SEMINOLE SHOPPING CENTER, LTD. IN D.B. 455, PG. 32, DATED DECEMBER 3, 1980 (P.C. 1, PG. 320), IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. AMHERST COUNTY PUBLIC SERVICE AUTHORITY ADVISES THE SURVEYOR THAT SANITARY SEWER LINES SERVED SUBJECT PROPERTY ARE PRIVATE AND NOT OWNED AND MAINTAINED BY APCSA. THE AGREEMENT IN D.B. 455, PG. 32 COVERS SANITARY SEWER SERVICE FOR SUBJECT PROPERTY.

11. EASEMENT GRANTED BY AND BETWEEN BASTEN-MASON PROPERTIES AND SEMINOLE SHOPPING CENTER, LTD. IN D.B. 455, PG. 32, DATED DECEMBER 3, 1980 (P.C. 1, PG. 320), IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. DEED COVERS TELEPHONE SERVICE ALONG LAKEVIEW DRIVE. THERE IS ELECTRIC AND TELEPHONE OVERHEAD LINES ALONG LAKEVIEW DRIVE ALONG THE SOUTHERLY LINE OF PARCEL A, BY DEDICATION OF STREET ENDING IN P.C. 3, SLIDE 22 A PORTION OF THESE LINES ARE NOW OUTSIDE OF LIMITS OF PARCEL A.

12. EASEMENT GRANTED BY AND BETWEEN BASTEN-MASON PROPERTIES AND SEMINOLE SHOPPING CENTER, LTD. IN D.B. 455, PG. 32, DATED DECEMBER 3, 1980 (P.C. 1, PG. 320), IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. DEED, SURVEYOR HAD DIFFICULTY READING ADJOINING OWNERS BUT IT APPEARS THAT EASEMENT DOES NOT APPLY TO SUBJECT PROPERTY.

13. EASEMENT GRANTED BY BESS WILLIS SHRAIDER AND L. H. SHRAIDER TO LYNCHBURG GAS COMPANY, IN D.B. 224, PG. 236, DATED SEPTEMBER 19, 1992, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. THIS (GRANTOR) OWNED PROPERTY TO NORTH OF PROPERTY THAT WAS SUBDIVIDED TO CREATE SUBJECT PARCEL. THEREFORE, IT IS THE OPINION OF THE SURVEYOR THAT DEED DOES NOT APPLY TO SUBJECT PROPERTY.

14. EASEMENT GRANTED BY CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, IN D.B. 222, PG. 119, DATED NOVEMBER 13, 1962, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. NO TELEPHONE LINES, OTHER THAN SERVICE LATERAL, WERE LOCATED ON SAID PROPERTY.

15. EASEMENT GRANTED BY LEWIS F. LEE AND MARTHA M. LEE TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 198, PG. 202, DATED AUGUST 18, 1959, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. BASED ON LOCATION BY UNDERGROUND LOCATOR SERVICES, NO GAS LINES, OTHER THAN SERVICE LATERAL, WERE LOCATED ON SAID PROPERTY.

16. EASEMENT GRANTED BY CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, IN D.B. 193, PG. 780, DATED OCTOBER 27, 1958, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. SURVEYOR WAS UNABLE TO READ PORTIONS OF RECORDED DEED. IT APPEARS TO SURVEYOR THAT THIS DEED COVERS FACILITIES BETWEEN SEMINOLE DRIVE AND LAKEVIEW DRIVE AND DOES NOT AFFECT SUBJECT PROPERTY.

17. EASEMENT GRANTED BY L. H. SHRAIDER AND BESS WILLIS SHRAIDER TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 180, PG. 295, DATED AUGUST 19, 1959, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. BASED ON NAMES OF ADJOINING OWNERS IN 1959, THE SURVEYOR DOES NOT BELIEVE THIS EASEMENT TO COVER SUBJECT PROPERTY.

18. EASEMENT GRANTED TO ATLANTIC SEABOARD CORPORATION, IN D.B. 178, PG. 332, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. BASED ON LOCATION BY UNDERGROUND LOCATOR SERVICES, NO GAS LINES, OTHER THAN SERVICE LATERAL, WERE LOCATED ON SAID PROPERTY.

19. EASEMENT GRANTED BY L. H. SHRAIDER AND BESS WILLIS SHRAIDER TO ATLANTIC SEABOARD CORPORATION, IN D.B. 178, PG. 302, DATED MARCH 7, 1956, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. BASED ON LOCATION BY UNDERGROUND LOCATOR SERVICES, NO GAS LINES, OTHER THAN SERVICE LATERAL, WERE LOCATED ON SAID PROPERTY.

20. EASEMENT GRANTED BY L. H. SHRAIDER AND BESS WILLIS SHRAIDER TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 165, PG. 245, DATED OCTOBER 15, 1953, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. BASED ON NAMES OF ADJOINING OWNERS LISTED IN DEED, THE SURVEYOR DOES NOT BELIEVE THIS EASEMENT AFFECTS SUBJECT PROPERTY.

21. EASEMENT GRANTED BY L. H. SHRAIDER AND BESS WILLIS SHRAIDER TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 163, PG. 307, DATED MAY 15, 1953, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. NAMES OF ADJOINING PROPERTY OWNERS ARE NOT READABLE IN DEED.

22. EASEMENT GRANTED BY L. H. SHRAIDER AND BESS WILLIS SHRAIDER TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 139, PG. 12, DATED JULY 14, 1948, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. ONE ADJOINER WAS LISTED AS SEC. HIGHWAY 601 (SEMINOLE DRIVE) THEREFORE SURVEYOR DOES NOT BELIEVE EASEMENT AFFECTS SUBJECT PROPERTY.

23. EASEMENT GRANTED BY L. H. SHRAIDER AND BESS WILLIS SHRAIDER TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 117, PG. 297, DATED JUNE 10, 1940, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. BASED ON ADJOINING PROPERTY OWNERS, EASEMENT APPLY TO SUBJECT PROPERTY.

24. EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 137, PG. 372, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. DEED, SURVEYOR HAD DIFFICULTY READING ADJOINING OWNERS BUT IT APPEARS THAT EASEMENT DOES NOT APPLY TO SUBJECT PROPERTY.

25. EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 136, PG. 376, DATED JANUARY 15, 1948, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. DEED, SURVEYOR HAD DIFFICULTY READING ADJOINING OWNERS BUT IT APPEARS THAT EASEMENT DOES NOT APPLY TO SUBJECT PROPERTY.

26. EASEMENT GRANTED BY BENI D. THREE AND ELLA R. THREE TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 107, PG. 403, DATED JUNE 14, 1935, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. THREE (GRANTOR) OWNED PROPERTY TO NORTH OF PROPERTY THAT WAS SUBDIVIDED TO CREATE SUBJECT PARCEL. THEREFORE, IT IS THE OPINION OF THE SURVEYOR THAT DEED DOES NOT APPLY TO SUBJECT PROPERTY.

27. EASEMENT GRANTED BY M. P. KIDD, SR. ESTATE, TO APPALACHIAN ELECTRIC POWER COMPANY, IN D.B. 99, PG. 376, DATED MARCH 8, 1935, IS A BLANKET EASEMENT AND DOES NOT HAVE A PLOTTABLE DESCRIPTION. HEIRS TO KIDD, SR. (GRANTOR) OWNED PROPERTY TO NORTH OF PROPERTY THAT WAS SUBDIVIDED TO CREATE SUBJECT PARCEL. THEREFORE, IT IS THE OPINION OF THE SURVEYOR THAT DEED DOES NOT APPLY TO SUBJECT PROPERTY.

28. BASED ON AGREEMENT IN D.B. 455, PG. 32, SANITARY SEWER SERVICE TO SUBJECT PROPERTY IS PRIVATE. THIS AGREEMENT IS FOR SEWAGE LAGOON ASSOCIATED WITH DEVELOPMENT OF SEMINOLE PLAZA (AND SUBSEQUENTLY JRN PARCEL), THEREFORE THIS AGREEMENT AFFECTS SUBJECT PROPERTY.

30. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF OTHERS PROVIDED IN D.B. 455, PG. 14 AND CORRECTED IN D.B. 515, PG. 97 ARE ADDRESSED ON THIS PLAT.

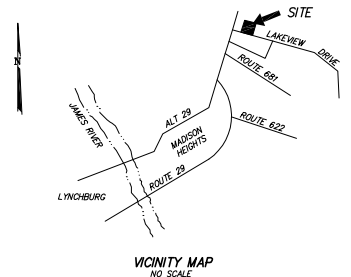
32. ALL MATTERS SHOWN ON RESUBDIVISION PLAT FOR JRN, INC. BY CALDWELL WHITE ASSOCIATES DATED DECEMBER 22, 2009 AND REVISED NOVEMBER 10, 2012 AND REVISED NOVEMBER 12, 2012 AND RECORDED IN P.C. 3, SLIDE 22 ARE SHOWN ON THIS PLAT.

To JRN, Inc., a Tennessee Corporation, First Internet Bank of Indiana, and Stewart Title Guaranty Company and/or its agents.

This is to certify that this map or plat and the Survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, & 9, 11a, 13 and 14 of Table A thereof. The Workday was completed on January 23, 2013.

Frank B. Caldwell, III, L.S.
Registration No. 1335

Date: March 14, 2013



- NOTES:
1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY STEWART TITLE GUARANTY COMPANY FILE NO. 12120MAN161 EFFECTIVE DATE DECEMBER 28, 2012.
 2. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 51000C04050, MAP REVISED SEPTEMBER 18, 2007.
 3. REFERENCES: PLAT FOR BASTEN-MASON PROPERTIES BY DONNIE SLOSER RECORDED IN P.C. 1, SLIDE 319.
 4. REFERENCES: CROSS-EASEMENT, DEVELOPMENT AND OPERATING AGREEMENT BETWEEN SEMINOLE CENTER ASSOCIATES AND JOHN R. NEAL (JRN) RECORDED IN D.B. 629, PG. 806.
 5. REFERENCES: RESUBDIVISION PLAT FOR JRN, INC. BY CALDWELL WHITE ASSOCIATES DATED DECEMBER 22, 2009 REVISED NOVEMBER 12, 2012 RECORDED P.C. 3, SLIDE 22. PROPERTY CORNER NUMBERS ON THIS PLAT MATCH RESUBDIVISION PLAT.
 6. UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF PHYSICAL EVIDENCE OF UTILITIES OBSERVED ON THE GROUND AND AS LOCATED BY THE UNDERGROUND LOCATION SERVICE TICKET NO. 8301000506.
 7. THE SUBJECT PROPERTY ARE ZONED B-2, GENERAL COMMERCIAL DISTRICT, AT THE DATE OF THIS PLAT.
 8. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 9. INGRESS/EGRESS EASEMENT FOR BENEFIT OF PARCEL A IS RESERVED BY EXHIBIT A ATTACHED TO LEASE BETWEEN JRN, INC. AND JALISCO I, INC. DATED JANUARY 1, 2013 (UNRECORDED). LEASE ALSO RESERVES A DUMPSTER EASEMENT ON SOUTHEAST CORNER OF PARCEL B (P.C. 3, SLIDE 22) AND CROSS PARKING EASEMENT ALONG SOUTHERLY PROPERTY LINE OF PARCEL B. LEGAL REFERENCE FOR THESE EASEMENTS ERRONEOUSLY SHOWN AS D.B. 629, PG. 806 ON PLAT IN P.C. 3, SLIDE 22.

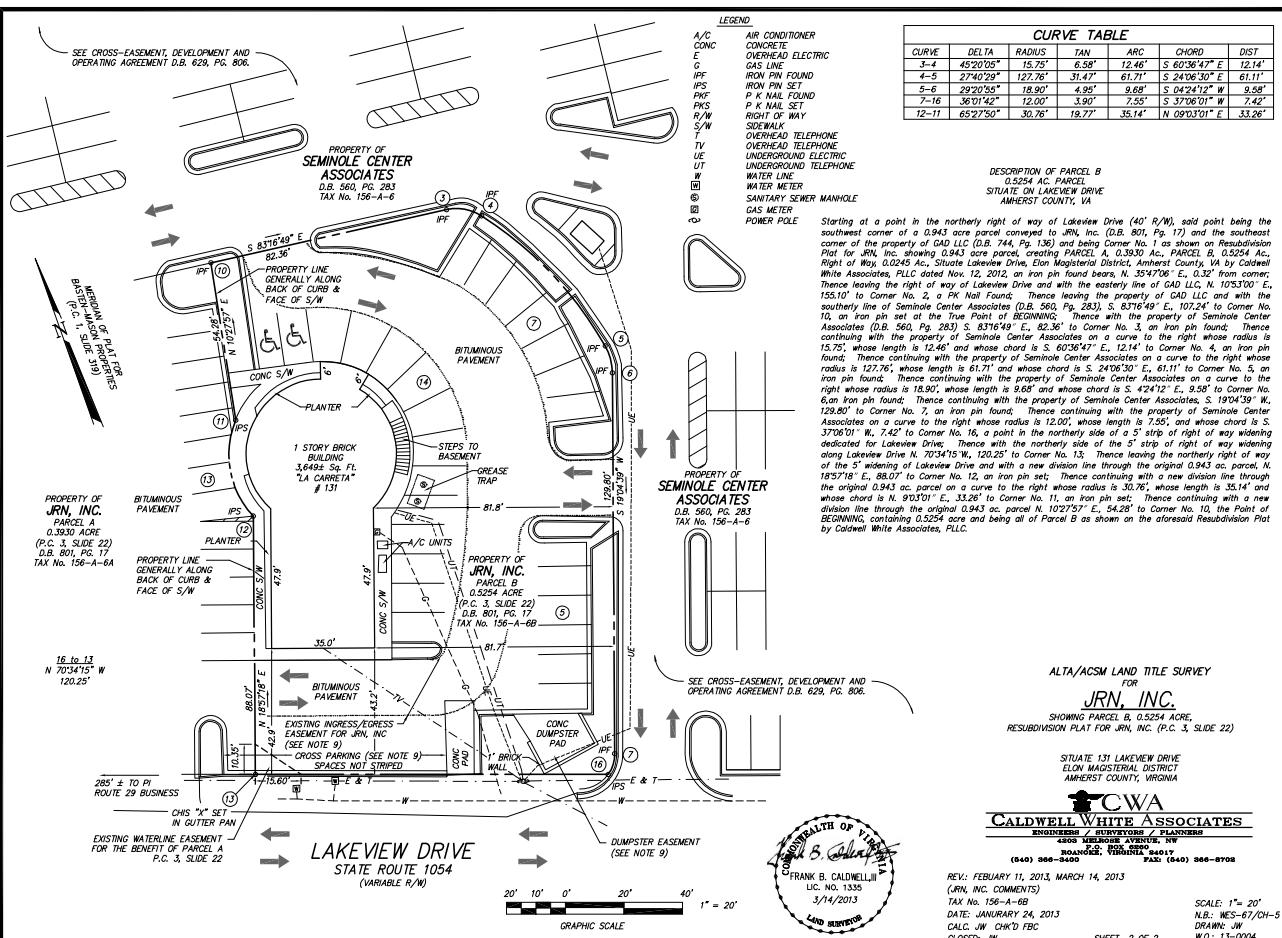
ALTA/ACSM LAND TITLE SURVEY

FOR
JRN, INC.
SHOWING PARCEL B, 0.5254 ACRE,
RESUBDIVISION PLAT FOR JRN, INC. (P.C. 3, SLIDE 22)

SITUATE 131 LAKEVIEW DRIVE
ELON MAGISTERIAL DISTRICT
AMHERST COUNTY, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4805 LEBANON ROAD, SUITE 100, N.W.
ROANOKE, VIRGINIA 24012
(540) 986-8400 FAX: (540) 366-8708

REV: FEBRUARY 11, 2013, MARCH 14, 2013
(JRN, INC. COMMENTS)
TAX NO. 156-A-68
DATE: JANUARY 24, 2013
CALC. JW CHK'D FBC
CLOSED: JW
SHEET 1 OF 2
SCALE: 1" = 20'
N.E.S-67/01-5
DRAWN: JW
W.O.: 13-0004



131 Lakeview Drive

Madison Heights, Virginia

May 2025

Retail Advisors
Presenting the Retail World

DUNKIN'

PAPA JOHN'S

Abby's

Kentucky Fried Chicken

Hardee's

COOK OUT

Site

Google

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131 Lakeview Drive

Madison Heights, Virginia

May 2025

Retail Advisors
Presenting the Retail World



Google

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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

