

# FOR LEASE

RETAIL SPACE



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions

## Madison Heights Square

175 Madison Heights Square | Madison Heights, VA 24572



### PROPERTY HIGHLIGHTS

- › 2,700± SF 2nd generation restaurant end cap available
- › **CURRENT TENANT MIX:**  
Walmart, Cato, H&R Block, Great Clips
- › Traffic count: 30,900± VPD - S. Amherst Highway

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,013	14,439	40,777
AVERAGE HH INCOME	\$57,152	\$61,924	\$70,076

### FOR MORE INFORMATION:

#### MORGAN TRIBLE

Vice President

804-433-1822

[mtrible@commonwealthcommercial.com](mailto:mtrible@commonwealthcommercial.com)

#### LIZ GRAY

Senior Associate

804-433-1814

[lgray@commonwealthcommercial.com](mailto:lgray@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# SITE PLAN

AMHERST HIGHWAY

U.S. ROUTE # 29

ROBERT F. & DORIS W. CASH  
ZONED: USE:

2,700 SF AVAILABLE



WAL-MART STORE NO. 2565  
CL-139-SOR-OR

LOT AREA - 601.52 ACRES  
GROSS FLOOR AREA - 148,704 S.F.  
TOTAL SALES FLOOR AREA - 120,515 S.F.  
SALES FLOOR AREA - 78,000 S.F.  
FLOOR BASED ON TOTAL SALES FLOOR AREA

CONSTRUCTION TYPE 2C  
BUILDING TO BE FULLY SPRINKLERED

## PAVEMENT LEGEND

- HEAVY DUTY CONC. PAVT.
- STANDARD DUTY AC PAVT.
- HEAVY DUTY AC PAVT.
- CONCRETE SIDEWALK

NOTE:  
ALL DRIVE WAYS ARE 5' UNLESS OTHERWISE NOTED

NOTE:  
NOTHING SHALL BE SET TO ACHIEVE THE EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, STORE FRONT, EXIT PORTALS, PAIRS, TRUCK DOORS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

WOODY'S LAKE ROAD  
STATE ROUTE # 882  
(LANSING BRIDGE)  
SEE SHEET 8 FOR ROAD & BRIDGE

