

RETAIL PAD AVAILABLE



PROPERTY DESCRIPTION

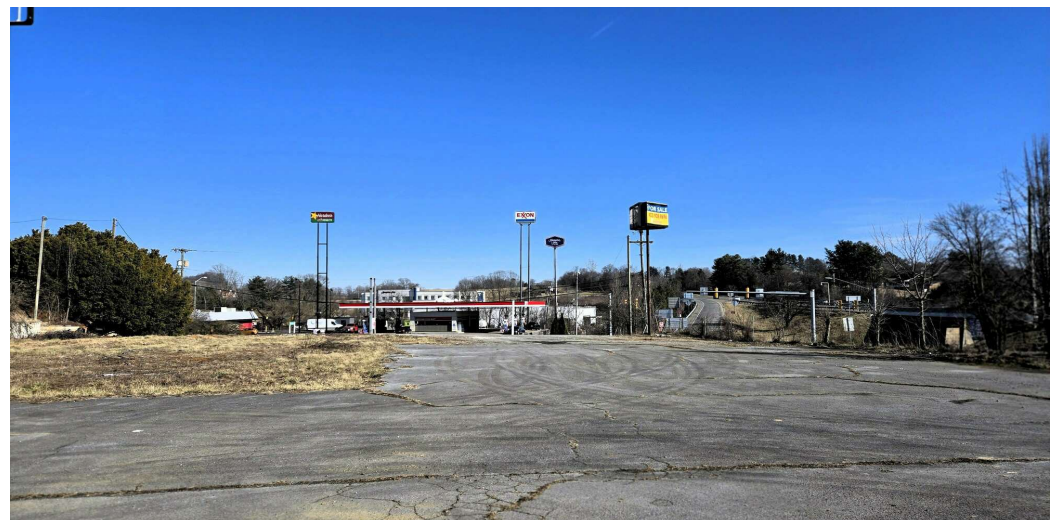
Interstate Realty Advisors is proud to present this Prime Parcel for sale near a bustling development that is well established and located in the heart of Abingdon, Virginia. With excellent Interstate-81 visibility, the commercial retail pad consists of 1.875 acres adjacent to the new Meadows Sportsplex, helping boost a high traffic count. Investors will appreciate the coveted B-2 zoning designation and strategic location. This parcel is equipped with utilities and is ready for immediate development; it's favorable layout, ample space and corner lot positioning makes it an excellent candidate for retail development. The town of Abingdon is desirable to its citizens, and other local communities and towns including rural Southwest Virginia and the nearby Tri-Cities in Tennessee. Abingdon is also a desired travel destination for cultural experiences and outdoor recreation.

PROPERTY HIGHLIGHTS

- Prime Retail Location

TOMMY PERRIGAN

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OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	1.875 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	5,554	8,832	11,427
Total Population	12,249	20,466	26,580
Average HH Income	\$94,049	\$96,755	\$96,093




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RETAIL AERIAL



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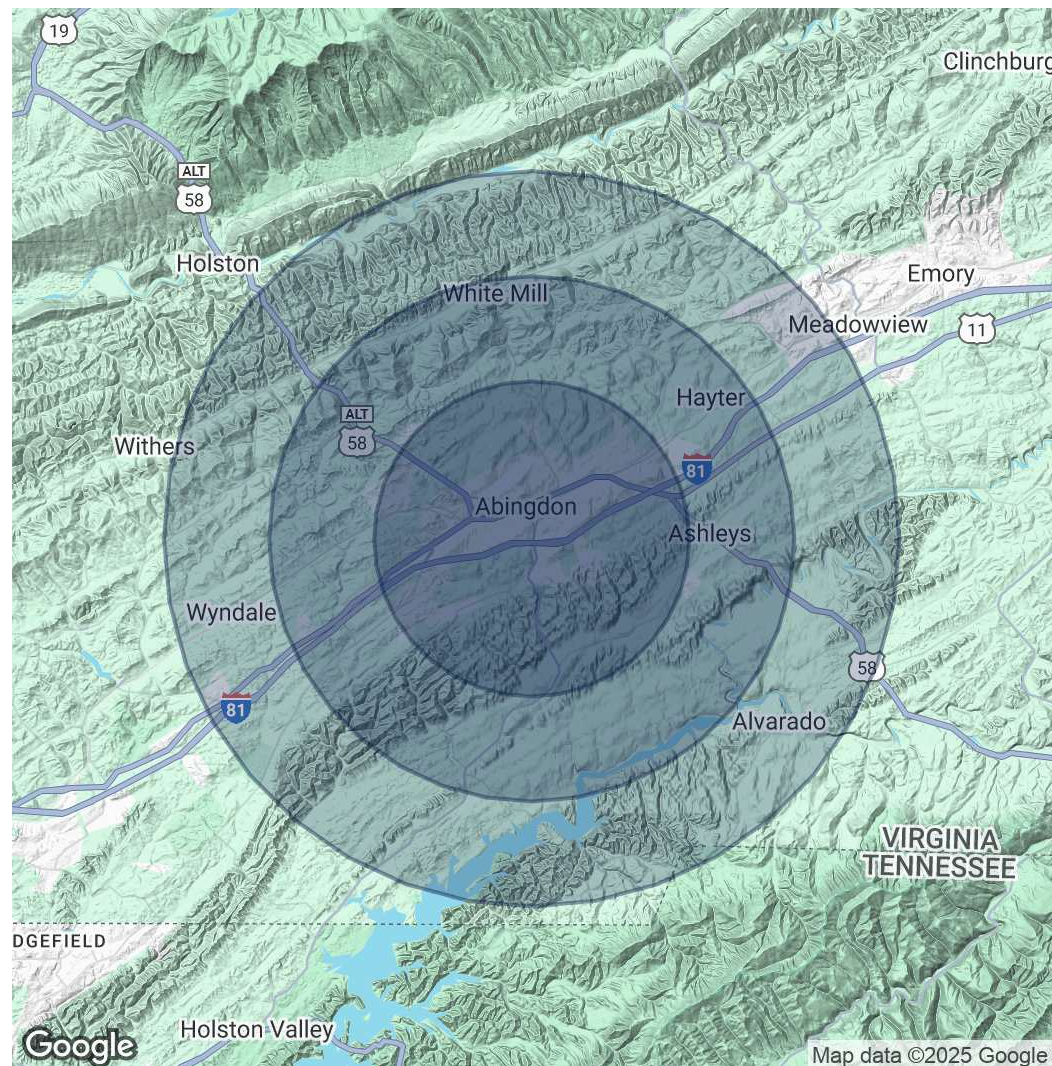


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	12,249	20,466	26,580
Average Age	46	46	46
Average Age (Male)	44	44	44
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,554	8,832	11,427
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$94,049	\$96,755	\$96,093
Average House Value	\$313,637	\$326,152	\$320,178

Demographics data derived from AlphaMap



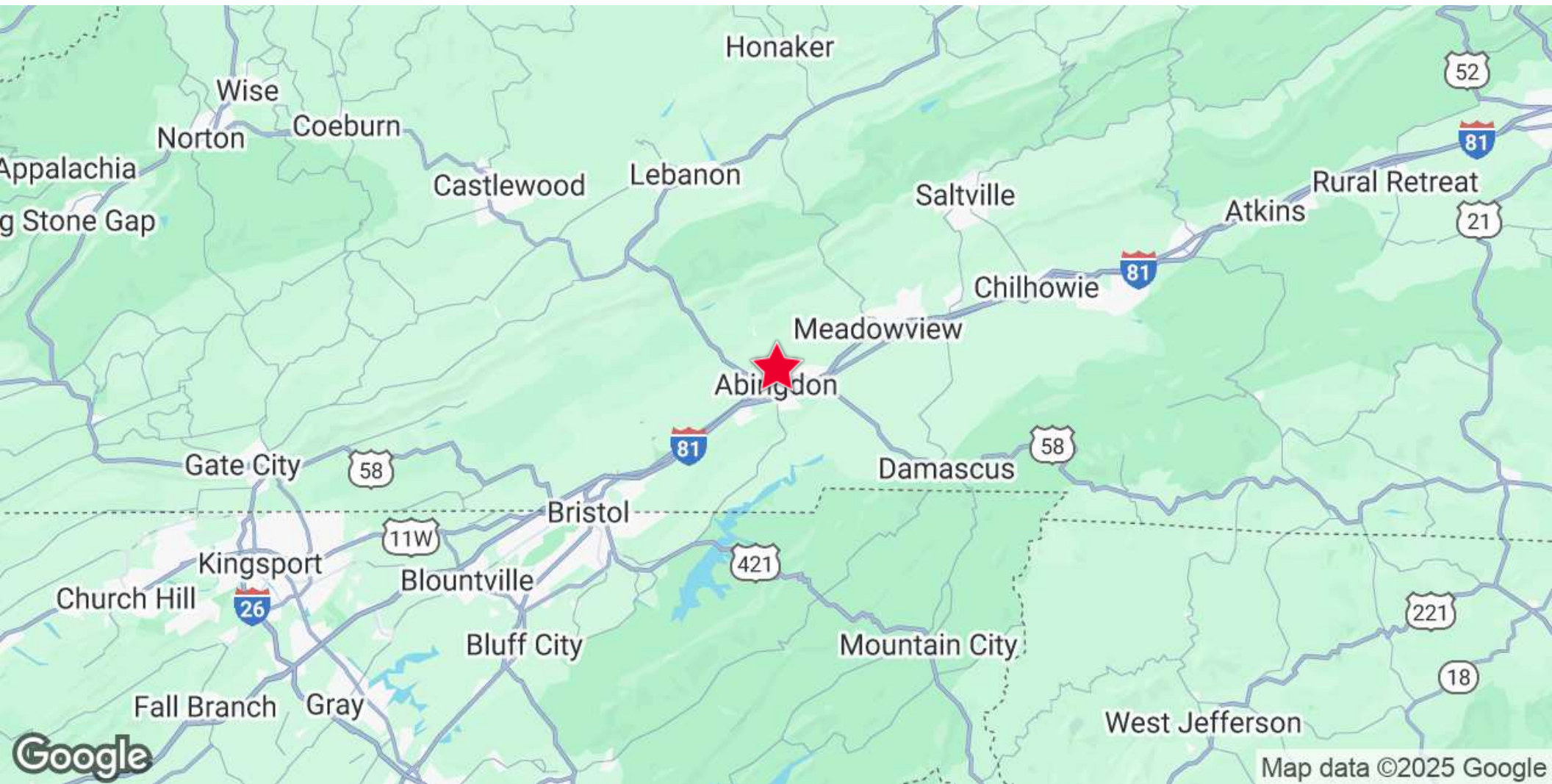
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LOCATION MAP



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