

SALE

TBD GOVERNOR GEORGE C. PEERY HIGHWAY

TBD Governor George C. Peery Highway Doran, VA 24612



PROPERTY DESCRIPTION

This is a prime commercial development opportunity located in Doran, VA, just outside Richlands town limits, offering 170 feet of road frontage directly on Route 460 (Governor G.C. Peery Hwy). The lot benefits from high traffic exposure as it's situated across the street from the Food City Gas & Go and the Doran Post Office. It's ready for immediate development with public water and sewer available and is not located in a floodplain. This location is zoned for a broad range of uses, including commercial, retail, office, mixed use, auto repair, car wash, convenience store, fast food, and restaurant development. It's an excellent investment in a highly-traveled commercial corridor.

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.92 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,233	10,126	15,089
Total Population	11,760	23,276	35,412
Average HH Income	\$63,196	\$65,596	\$64,373

PROPERTY HIGHLIGHTS

- PRIME RT. 460 FRONTAGE
- READY FOR DEVELOPMENT
- EASY INGRESS AND EGRESS

David Burks
(804) 366-2754



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

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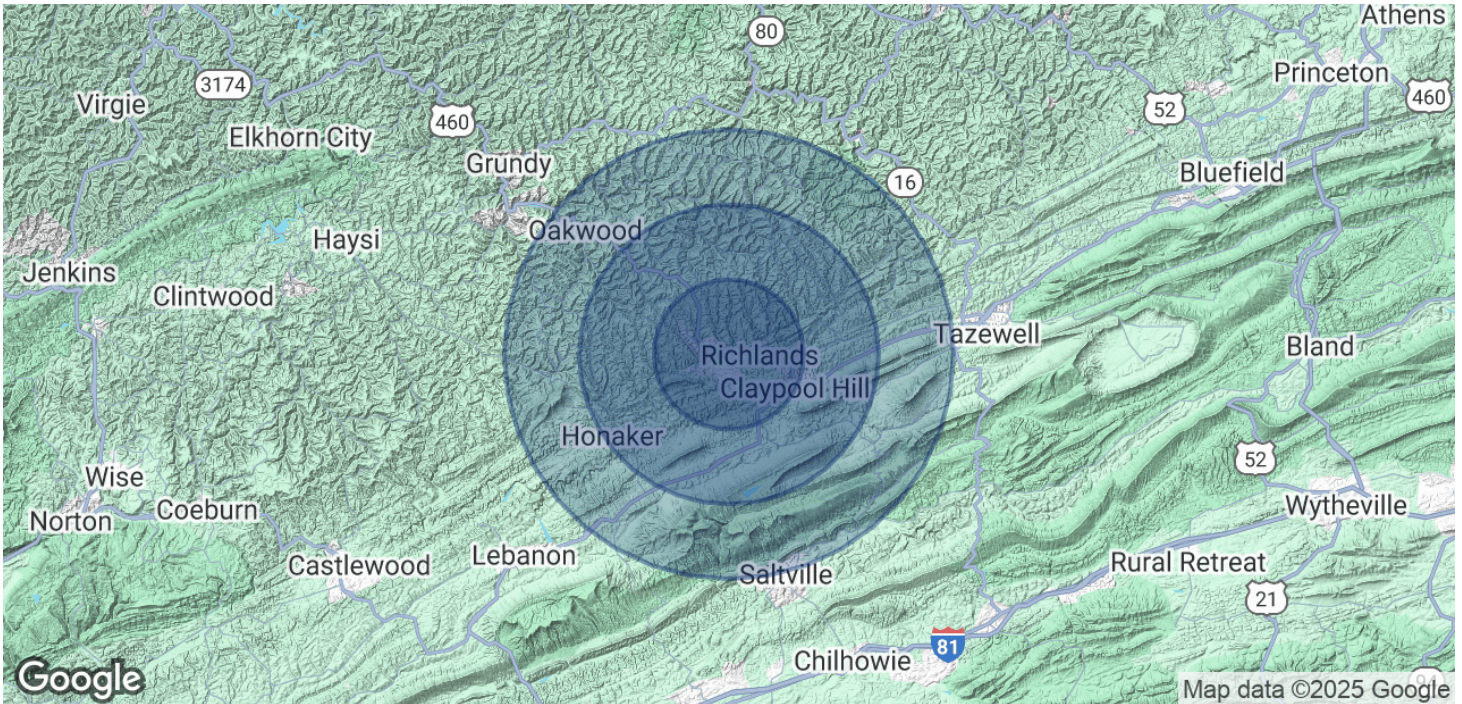


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POPULATION

Total Population

5 MILES

11,760

10 MILES

23,276

15 MILES

35,412

Average Age

45

45

45

HOUSEHOLDS & INCOME

Total Households

5,233

10 MILES

10,126

15 MILES

15,089

of Persons per HH

2.2

2.3

2.3

Average HH Income

\$63,196

\$65,596

\$64,373

Average House Value

\$153,313

\$152,552

\$145,606

Demographics data derived from AlphaMap

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