



For Sale or Lease

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Former Walgreens

1500 Piney Forest Road | Danville, Virginia 24540

- 14,550 sf
- Freestanding former drug store building with drive-thru
- Located at the signalized intersection of Franklin Turnpike and Piney Forest Road
- Pylon signage

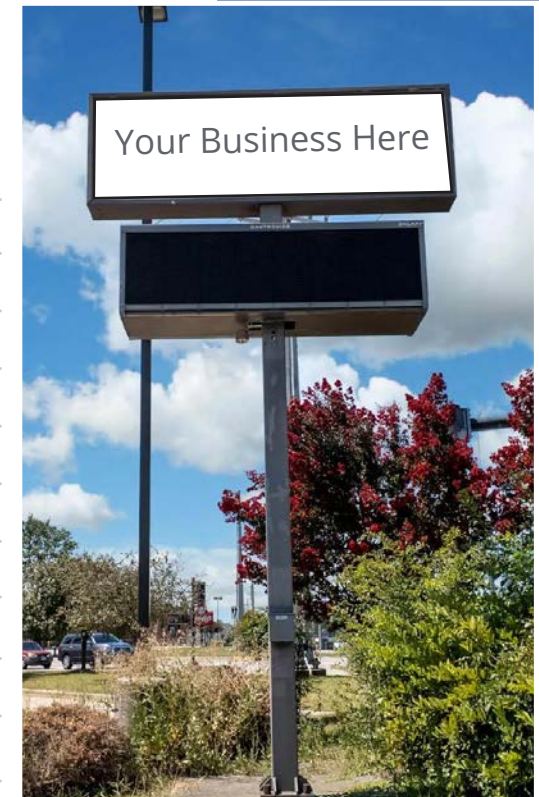
Property Summary

Property Overview:

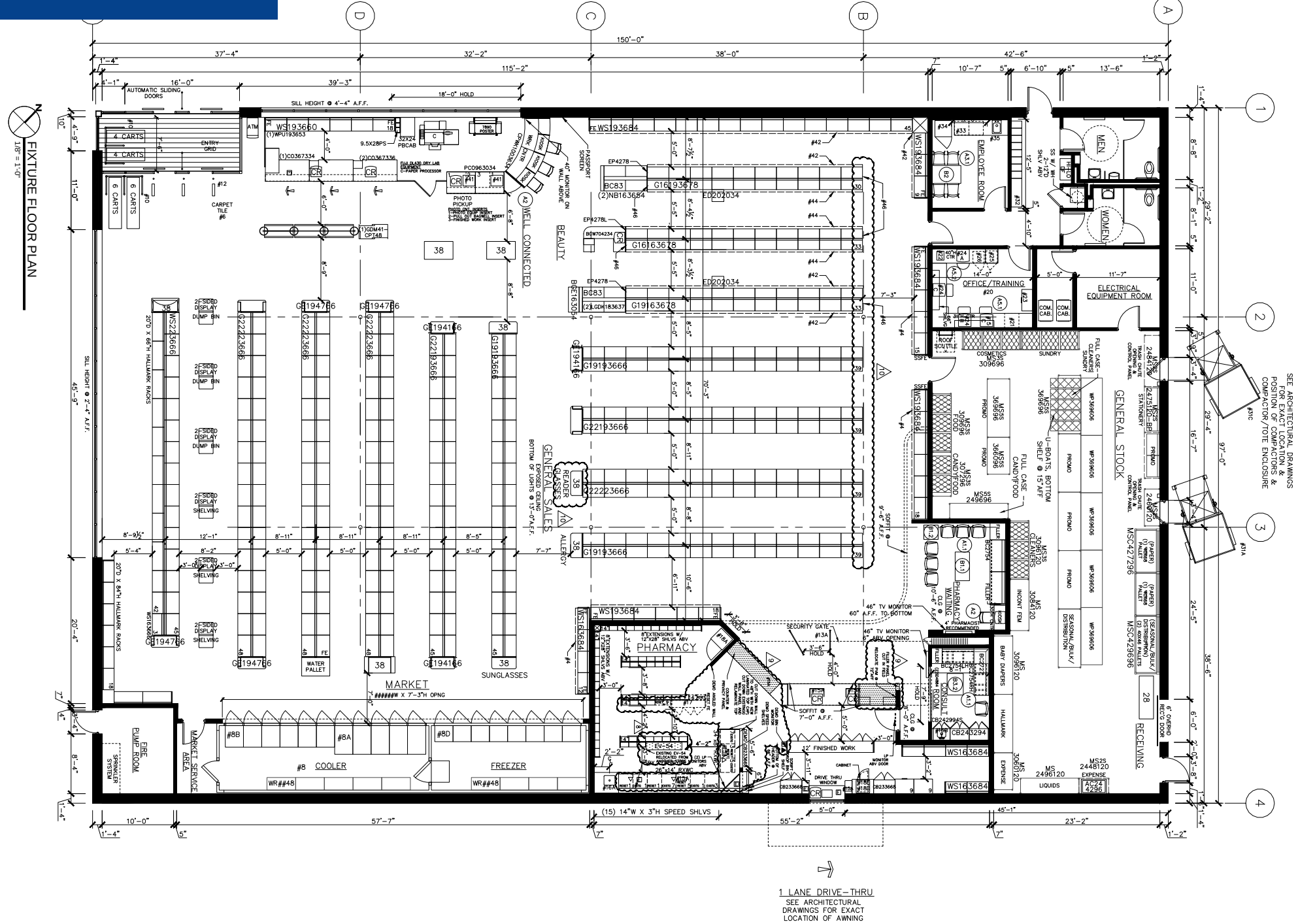
The subject property is located at the fully signalized intersection of Piney Forest Rd. (Rt. 29) and Franklin Turnpike in Danville, Virginia. The property benefits from excellent visibility and access to the more than 26,000 vehicle per day on Piney Forest Rd. which is a major north/south route through Virginia into North Carolina. The subject property also benefits from a deep residential backup. Tenants in the immediate area include Auto Zone, CVS, McDonald's, Wendy's and DG Market.

Property Address:	1500 Piney Forest Road, Danville, VA 24540
Building Size:	14,550 sf
Lot Size:	2.15 acres
Year Built:	2013
Parking:	77 spaces
Zoning:	HRC
Signage:	Building signage & pylon signage
Asking Lease Rate:	\$21.00 psf
Real Estate Taxes:	\$21,176 annually
Traffic Counts:	25,000 ADT (Piney Forest Rd) 17,000 ADT (Franklin Turnpike)
Loading:	Roll up loading door
Access:	Signalized intersection

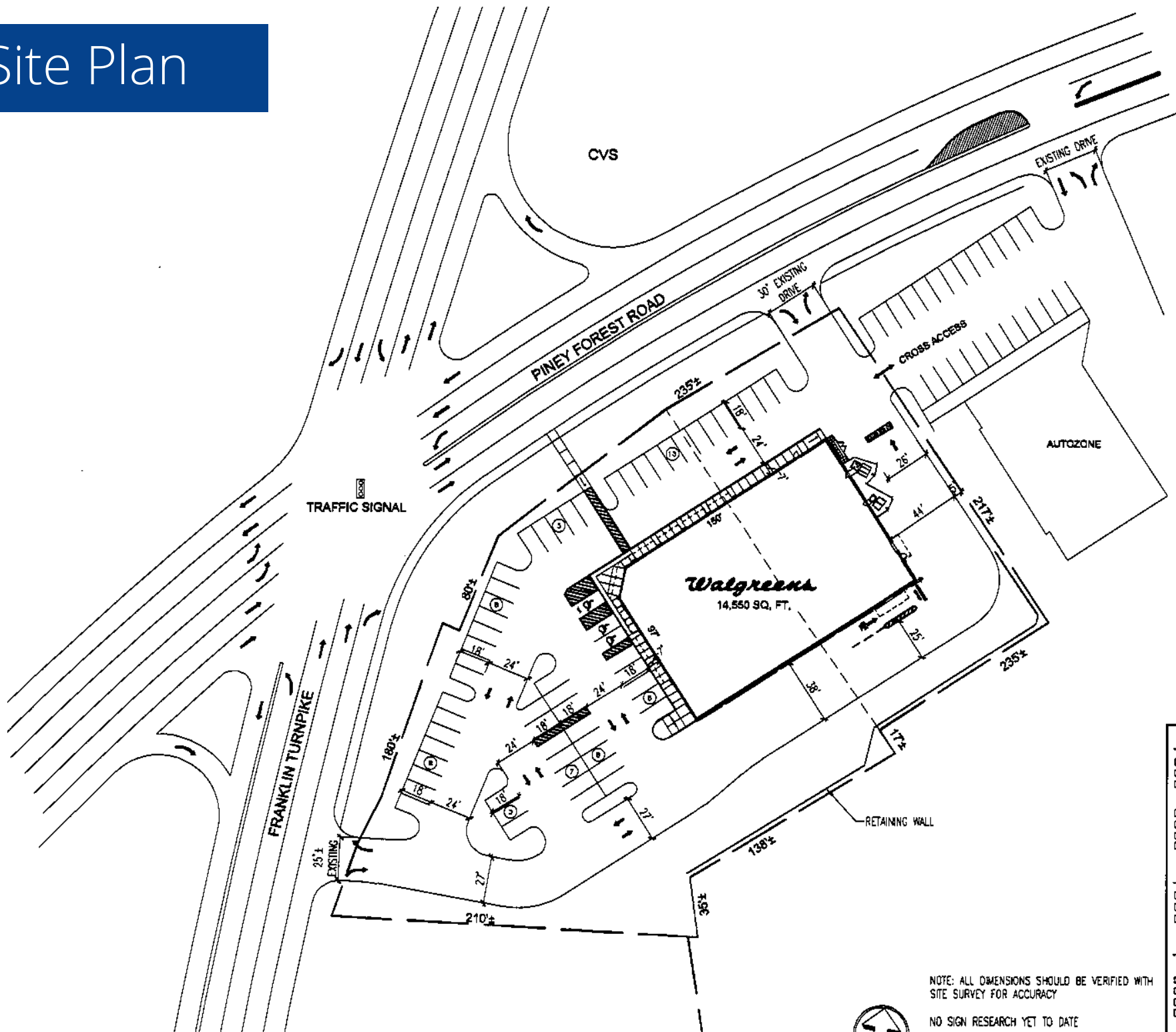
Demographics	1 Mile	3 Miles	5 Miles
Population	6,485	23,991	45,801
Average HH Income	\$65,230	\$63,786	\$68,118
Daytime Population	5,297	23,248	52,353



Floor Plan



Site Plan



NOTE: ALL DIMENSIONS SHOULD BE VERIFIED WITH SITE SURVEY FOR ACCURACY

NO SIGN RESEARCH YET TO DATE

SECURITY LEVEL	
2	(NO SPECIAL REQ'S)
3	(4' HIG. 6' WIDE LIGHT)
4	(LEVEL 3 PLUS ADD'L GRILLS - ENTRY & EXIT HALLWAYS)
5	(LEVEL 4 PLUS ADD'L CART CONTAINMENT)
6	(SITE FENCING AND SECURITY SHUTT)
COASTAL LOCATION DISTANCE TO CO.	
1	HURRICANE RES.
2	EPOXY COATING
3	BEACH UPGRADE
4	10' LUMPING (ON ROYALTON FOR 5' 00' TO 10' 00')
EXTERIOR DESIGN	
1	NORTHERN PROT
2	SOUTHERN PROT
3	8-PROTOTYPE
4	CUSTOM EXTERIOR

Site Plan

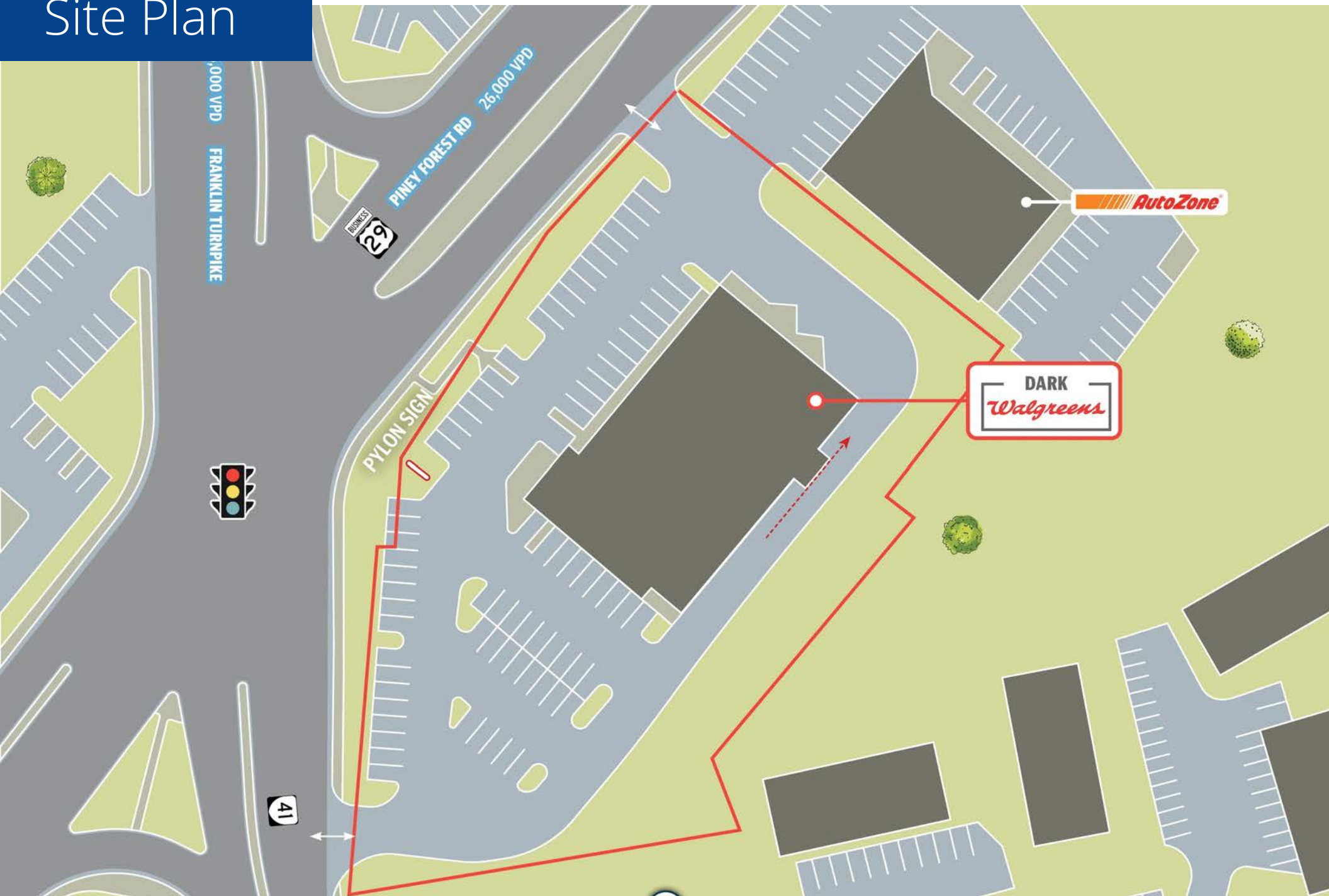


Photo Gallery



Aerial View





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