



LAND FOR SALE

COMMERCIAL LAND ON ROUTE 1 FOR SALE

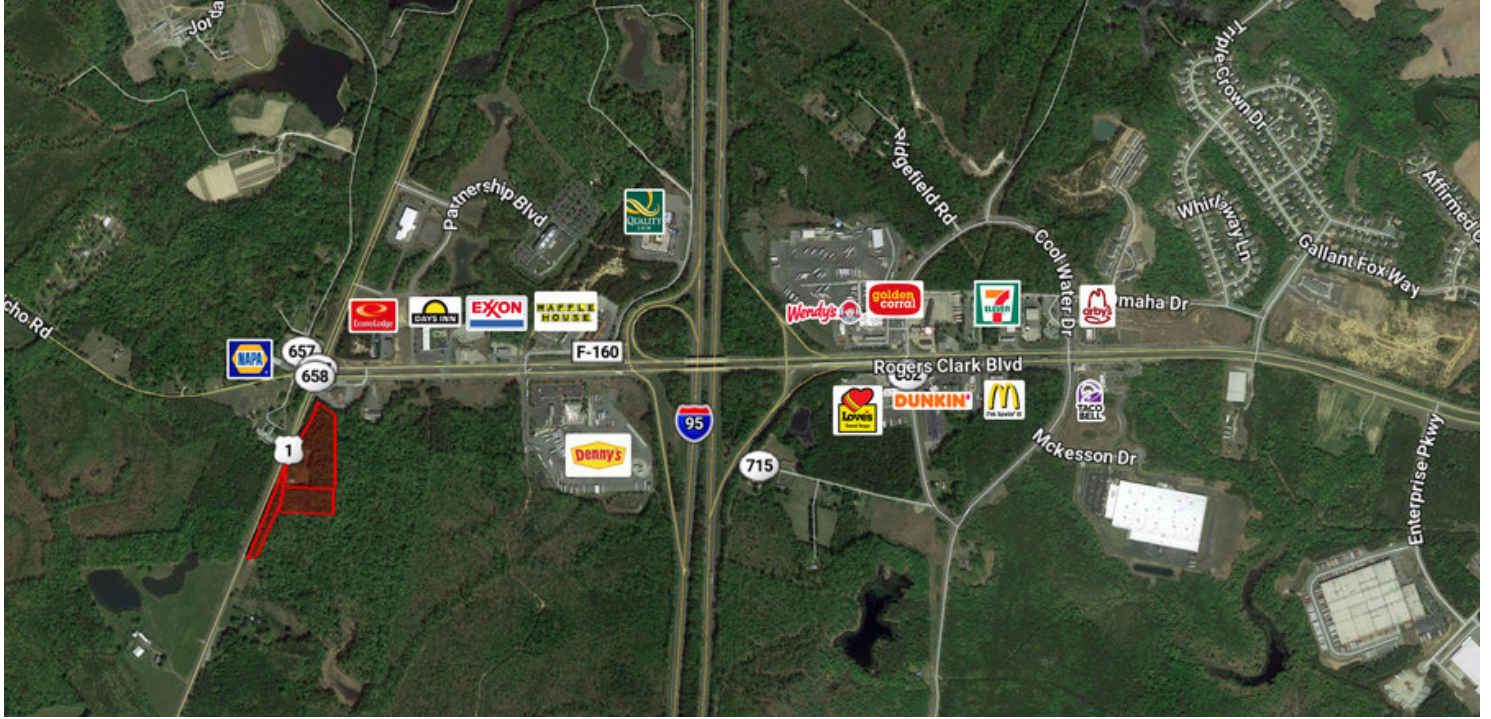
24325 JEFFERSON DAVIS HIGHWAY, RUTHER GLEN, VA 22546



COMMERCIAL LAND ON ROUTE 1 FOR SALE

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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 8.257 Acres

PROPERTY OVERVIEW

This property is located on Route 1 near the intersection of Rogers Clark Boulevard. The commercial zoning allows for most commercial uses. It is located less than a mile from the interchange of I-95 and Carmel Church/Bowling Green exit.

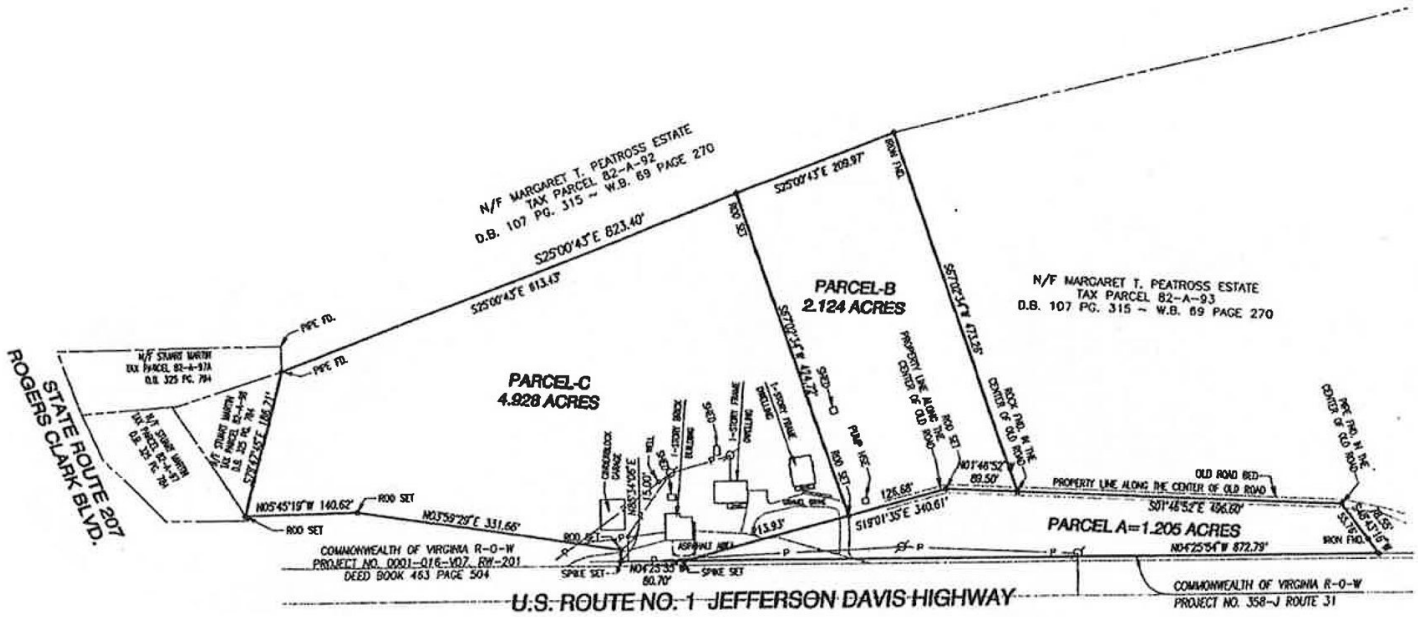
PROPERTY HIGHLIGHTS

- 8.257 acres
- B-1 and RP zoning
- +/- 1,400' of frontage on Route 1
- Easy access to the interstate
- Two rental homes on the property
- Small pylon sign available
- Unique brick building with clay terra cotta roof
- Traffic counts on I95 of 106,000VPD

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ADDITIONAL PHOTOS



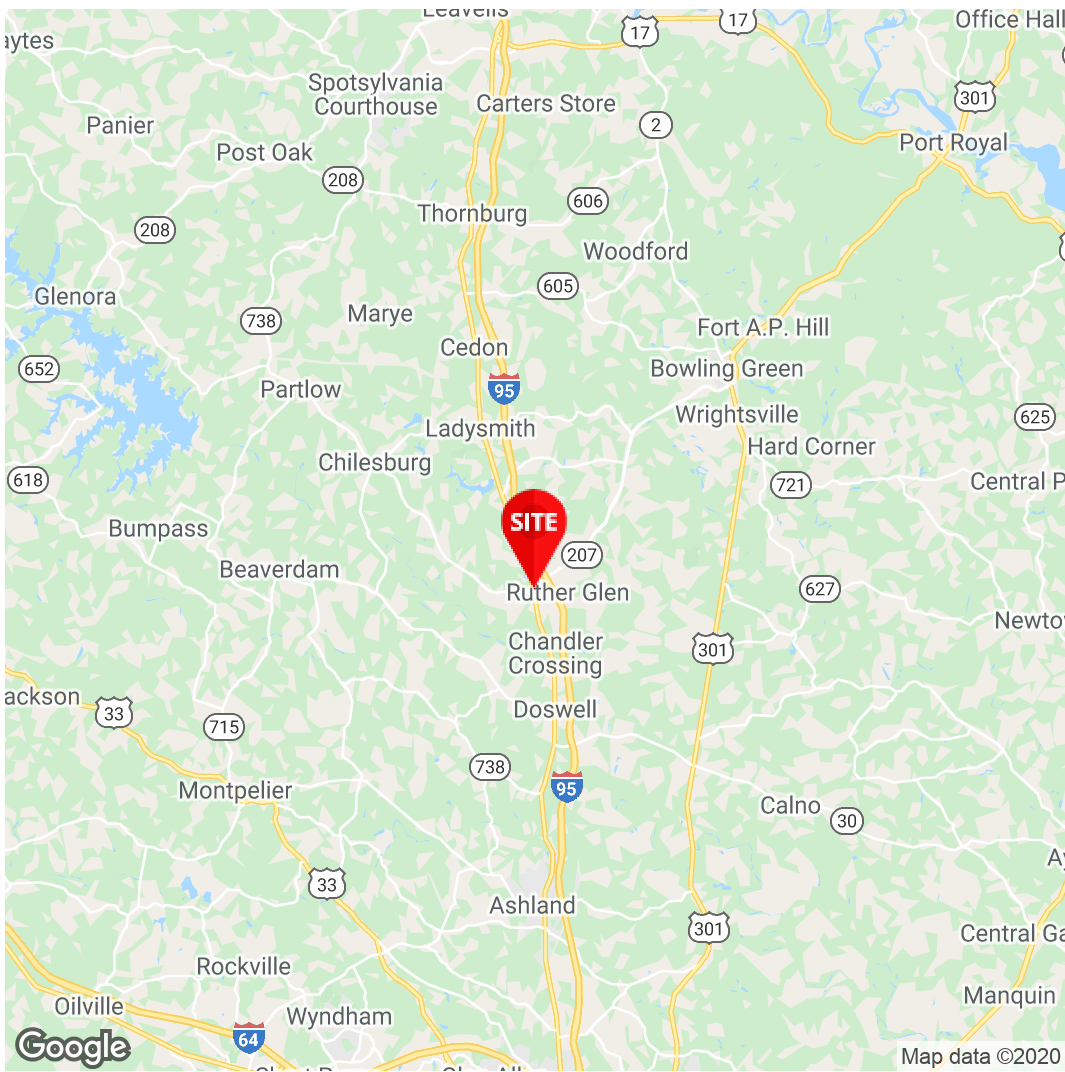
Site Plan



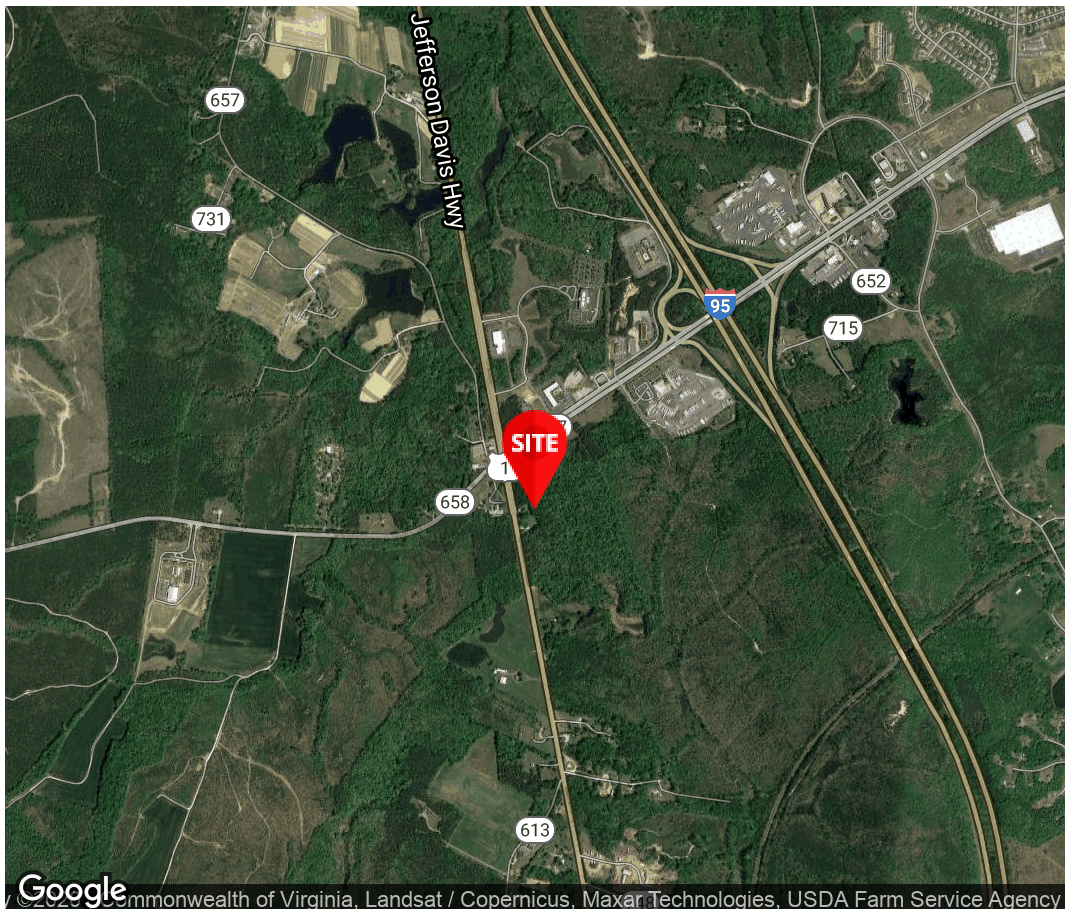
Service Station



Garage



Cheryle Toy
Vice President
804.977.2092
Ctoy@divaris.com



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