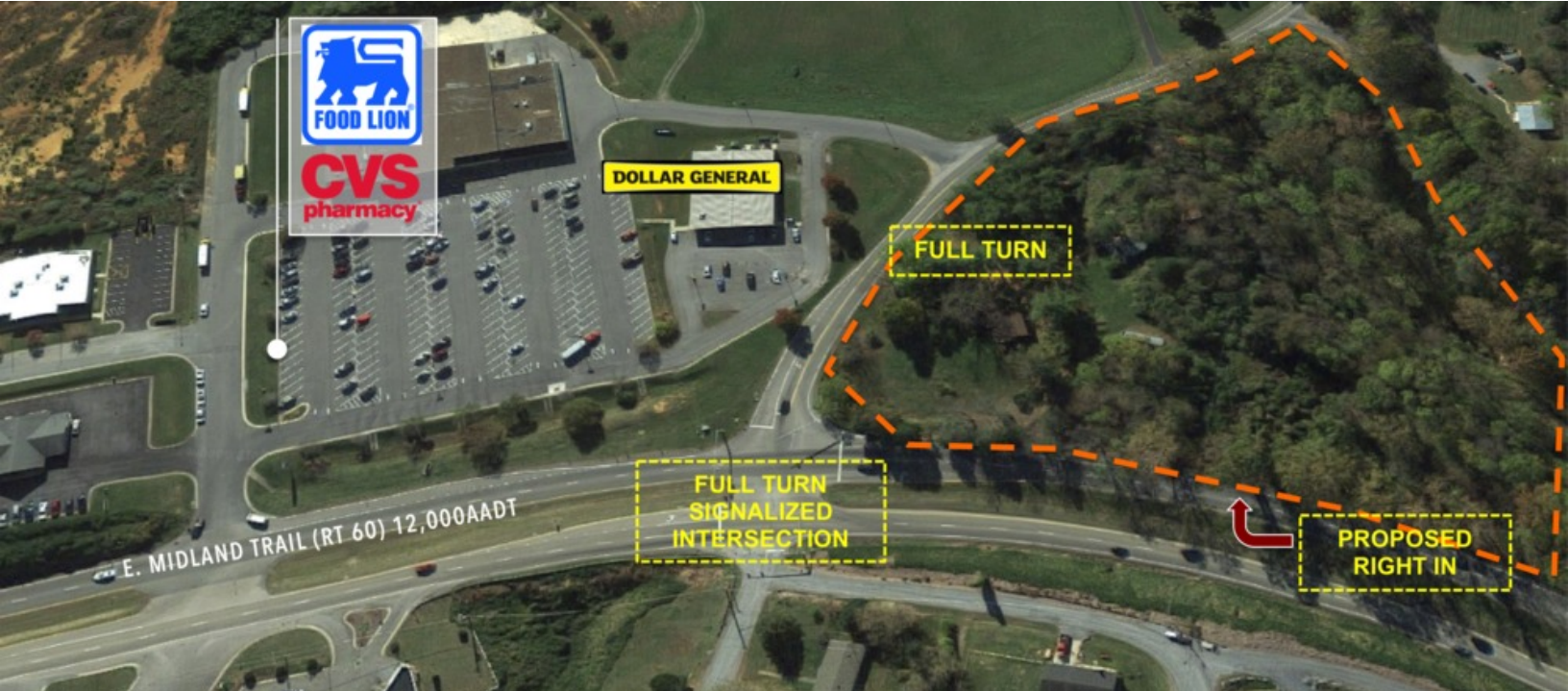


# RETAIL DEVELOPMENT LAND ON SIGNALIZED CORNER

20 FORGE ROAD | LEXINGTON VA 24450

## SMALL MARKET RETAIL OPPORTUNITY



### OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	5.2 Acres
Traffic Count	12,000ADT
Zoning	B1
5   10   15 Drive-Time Pop.	2k   14k   20k
1   3   5 Mile Population	700   7k   19k
Neighboring Tenants:	Food Lion, CVS, Dollar General,

### PROPERTY OVERVIEW

Five acre retail parcel positioned at signalized intersection. Neighboring a Food Lion/CVS anchored center, the parcel provides one of the most reliable sources of traffic in the market. Approved access via signal on Forge Road with potential right in from E. Midland Trail.

The City of Lexington has a population of approximately 7,000 residents and is home to Washington & Lee University and the Virginia Military Institute (4,000+ students). Neighboring, the City of Buena Vista boasts 6,500 residents and is home to Southern Virginia University with an enrollment in excess of 700.

### PROPERTY HIGHLIGHTS

- Positioned to provide excellent road frontage pads
- Less than two miles from Interstate 81
- Located next to one of the dominant grocers in the market
- Solid population and trade area for small market retailers

For More Information:

Tim Reamer  
540.271.7525  
tim.reamer@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

---

# RETAIL DEVELOPMENT ON SIGNALIZED CORNER

20 Forge Road, Lexington, VA 24450

---

## Location Maps



For More Information:

Tim Reamer

540.271.7525

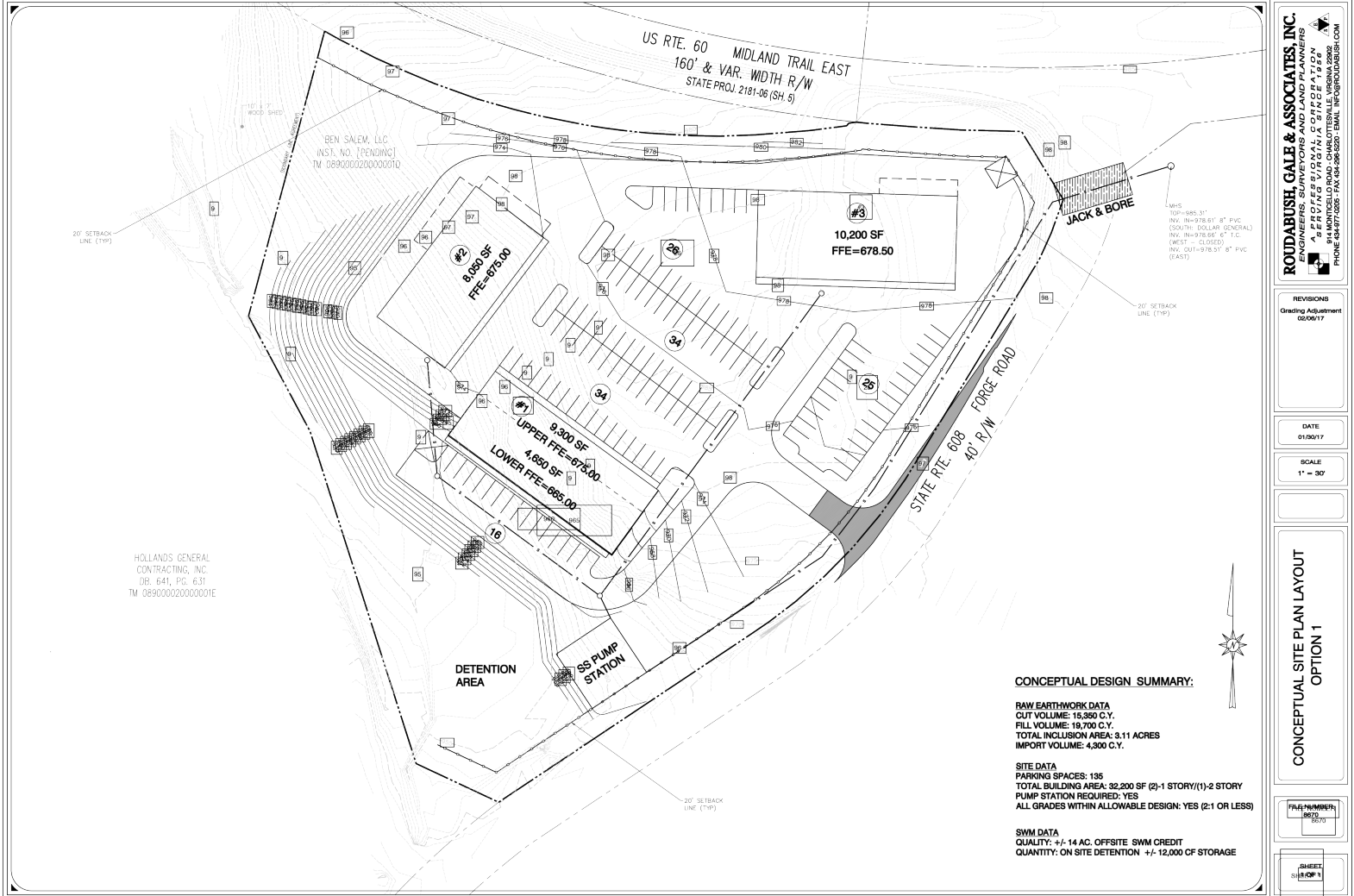
[tim.reamer@cottonwood.com](mailto:tim.reamer@cottonwood.com)

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

# RETAIL DEVELOPMENT ON SIGNALIZED CORNER

20 Forge Road, Lexington, VA 24450

## Site Plan



**ROUDABUSH, GALE & ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS AND LAND PLANNERS  
 1000 W. MONTICELLO ROAD, CHARLOTTESVILLE, VIRGINIA 22902  
 PHONE: 540-973-7200 FAX: 540-973-7201  
 WWW.ROUDABUSHGALE.COM

REVISIONS  
 Grading Adjustment  
 02/06/17

DATE  
 01/30/17

SCALE  
 1" = 30'

CONCEPTUAL SITE PLAN LAYOUT  
 OPTION 1

FILE NUMBER  
 16070

SHEET  
 3 OF 3

**CONCEPTUAL DESIGN SUMMARY:**

**RAW EARTHWORK DATA**  
 CUT VOLUME: 15,350 C.Y.  
 FILL VOLUME: 19,700 C.Y.  
 TOTAL INCLUSION AREA: 3.11 ACRES  
 IMPORT VOLUME: 4,300 C.Y.

**SITE DATA**  
 PARKING SPACES: 135  
 TOTAL BUILDING AREA: 32,200 SF (2)-1 STORY/(1)-2 STORY  
 PUMP STATION REQUIRED: YES  
 ALL GRADES WITHIN ALLOWABLE DESIGN: YES (2:1 OR LESS)

**SWM DATA**  
 QUALITY: +/- 14 AC. OFFSITE SWM CREDIT  
 QUANTITY: ON SITE DETENTION +/- 12,000 CF STORAGE

For More Information:

Tim Reamer  
 540.271.7525  
 tim.reamer@cottonwood.com

**COTTONWOOD**  
 COMMERCIAL  
 A COMMERCIAL REAL ESTATE BROKERAGE