



1101 BURNBRIDGE ROAD

1101 BURNBRIDGE ROAD | FOREST, VA 24551

FEATURES

- **Development Opportunity.**
- 4 parcels available, totaling 11.06 Acres.
- Zoned: Business Commercial
- Conveniently located off Rte 221, high traffic area.
- Close proximity to major highways.

DEMOGRAPHICS*

*Detailed demographics upon request

	1 mile	2 miles	5 miles
2017 Est. Population	1,065	6,714	52,535
Avg HH Income	\$87,782	\$90,348	\$74,127
Daytime Employment	2,357	3,643	24,864

Traffic Count: 25,000 VPD on Forest Rd
 18,000 VPD on Forest Rd & Grant Rd



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PROPERTIES
 Commercial Real Estate



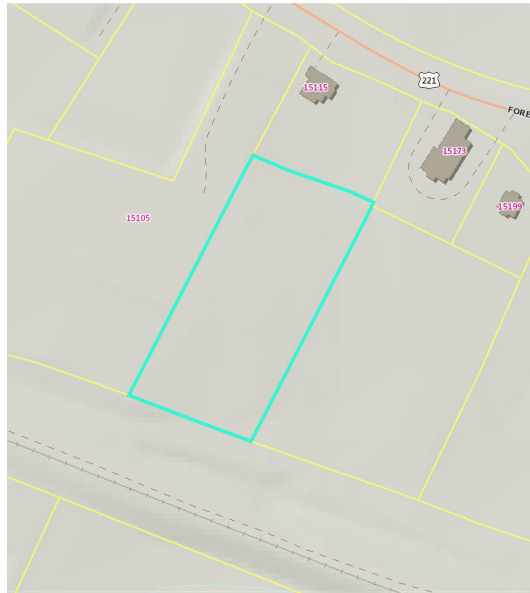
AERIALS



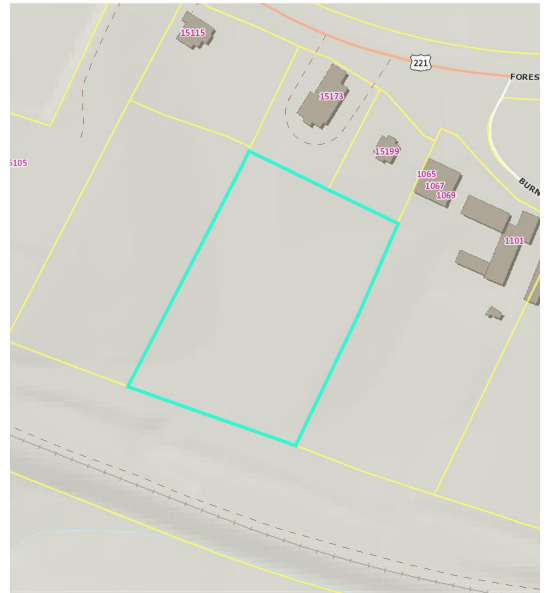


LAYOUT

PARCEL I



PARCEL II

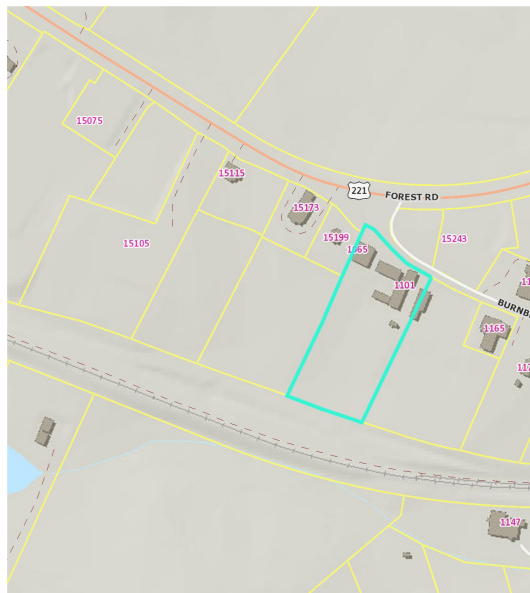


The County of Bedford, VA

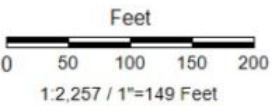
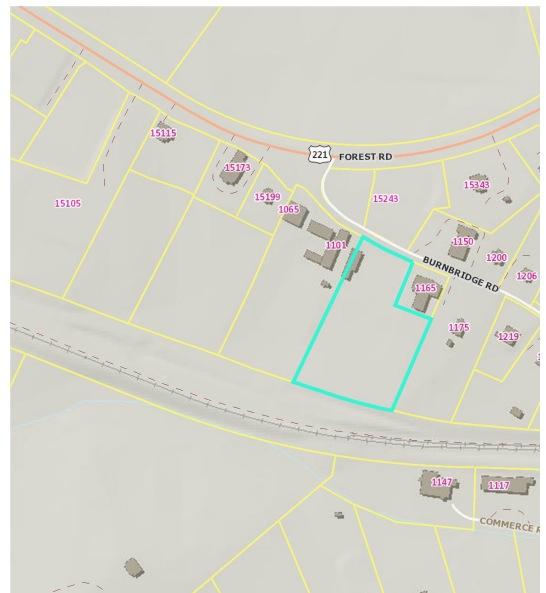
Legend

- E911 Address
- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Driveway
- Parcels - County
- Parcels - Town
- Public School Boundary

PARCEL III



PARCEL IV





PHOTOS



1101 Burnbridge Rd

Last Modified 12/20/17

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