

FARMVILLE PAD SITE

SPRING VALLEY ROAD & S. MAIN STREET RT. 15, FARMVILLE, VA 23901

FEATURES

- **±1.566 Acres pad site for Sale or Ground Lease.**
- Zoned Commercial.
- 70' feet of road frontage on highly traveled South Main Street (Hwy 15).
- Great location in a major retail corridor.
- 20% population increase in the last 20 years.
- County approved for ingress/egress along South Main.
- Pad site ready.
- Across the street from *Walmart* and new *Hilton Hotel*.
- *Longwood* student population over 5,000.

DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2016 Population	1,389	10,622	14,576
Avg. HH Income	\$57,879	\$50,022	\$51,719
Daytime Population	2,731	8,679	10,416

Traffic Count South Main Street: 21,000 VPD
 Prince Edward Highway: 8,700 VPD

* Detailed demographics upon request



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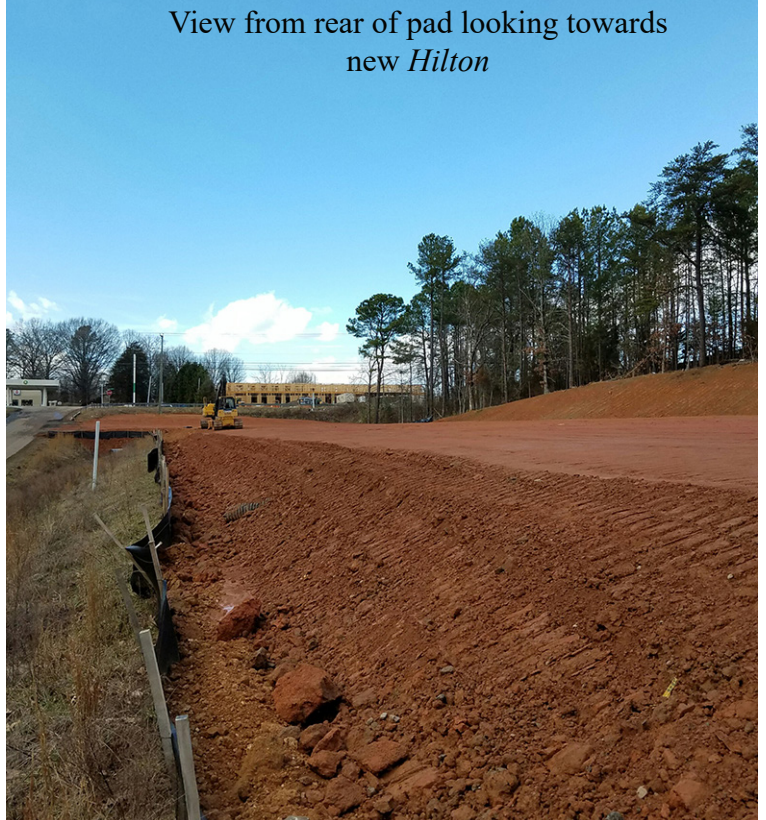


PROPERTY PHOTOS

View from south main corner of Spring Valley



View from rear of pad looking towards new Hilton

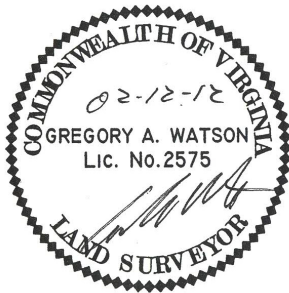
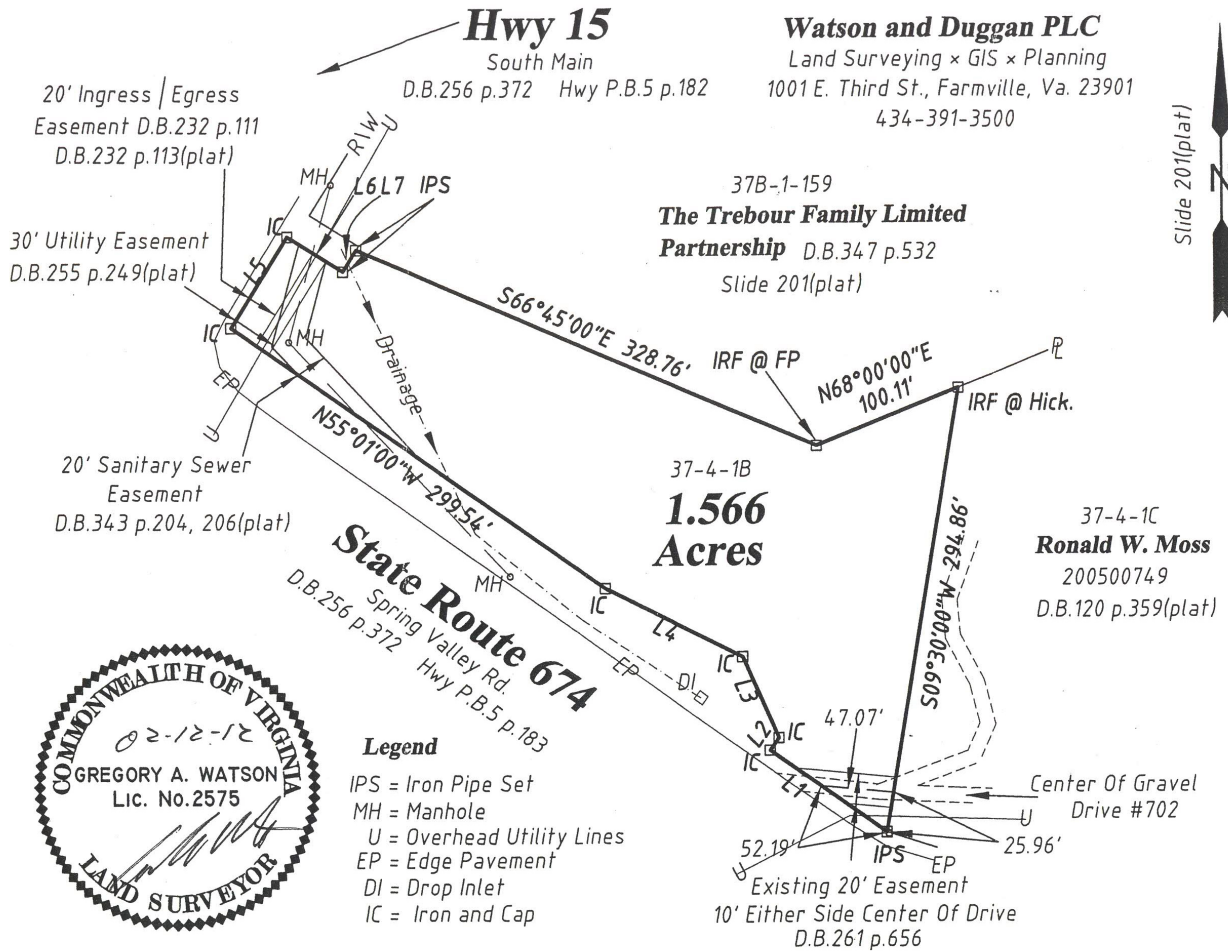


View from south main heart pad





BOUNDARY PLAT

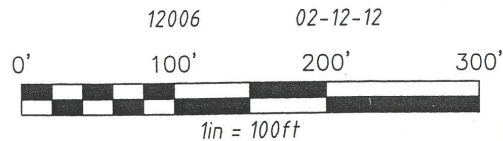


- Legend**
- IPS = Iron Pipe Set
 - MH = Manhole
 - U = Overhead Utility Lines
 - EP = Edge Pavement
 - DI = Drop Inlet
 - IC = Iron and Cap

Line Table

LINE	BEARING	DISTANCE
L1	N54°37'44"W	92.85'
L2	N35°22'16"E	10.04'
L3	N23°29'17"W	58.09'
L4	N63°11'19"W	101.11'
L5	N32°04'58"E	70.02'
L6	S57°55'02"E	43.05'
L7	N32°04'58"E	16.60'

201100628
 Town Of Farmville, Prince Edward County, Va.



Notes

1. This survey is subject to any easement of record and other pertinent facts which a title search might disclose.
2. This plat is based on a current field survey.
3. See current Zoning Ordinance for setbacks.

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