



Property Features

- 1,089 SF available inline
- Shadow anchored by Lowe's
- Located 5 miles from Virginia Tech and 11 miles from Radford University
- Located .7 miles from US Route 460 and 4 miles from Interstate 81
- Signalized access
- Pylon signage available
- \$19.50/NNN

Demographics

| | 1 Mile | 2 Miles | 3 Miles |
|--------------------|----------|----------|----------|
| Population | 3,827 | 10,220 | 20,699 |
| No. of Households | 1,554 | 4,238 | 9,361 |
| Avg. HH Income | \$78,028 | \$73,390 | \$66,844 |
| Daytime Population | 7,249 | 13,033 | 27,144 |

Traffic Counts

| | |
|-------------------------------|------------|
| Peppers Ferry Road | 14,000 VPD |
| 460 & Peppers Ferry | 27,000 VPD |
| N Franklin St & Peppers Ferry | 18,000 VPD |

For more information, contact:

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