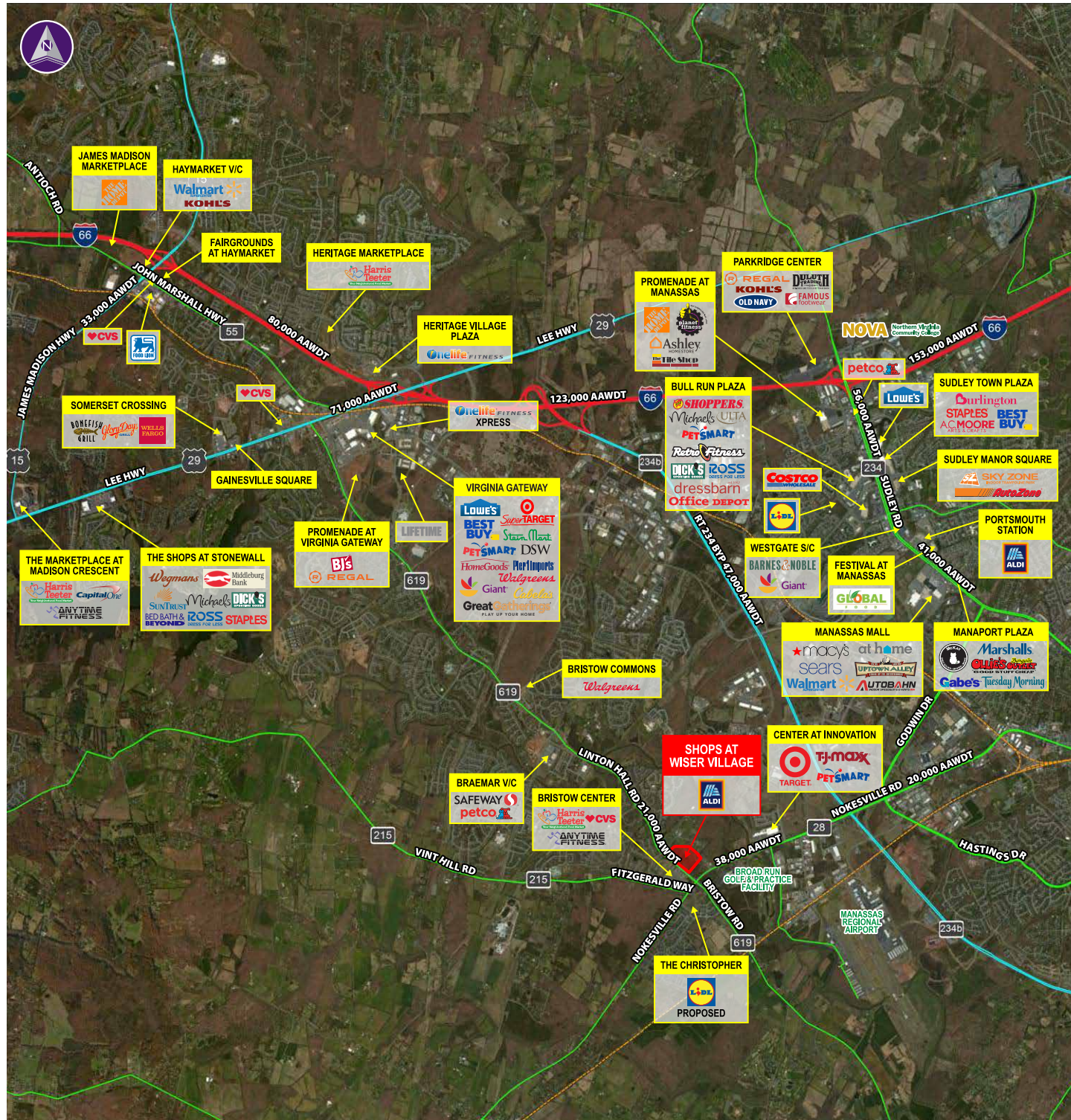


# SHOPS AT WISER VILLAGE ■ BRISTOW, VA



# Shops at Wisser Village

LINTON HALL ROAD & NOKESVILLE ROAD | BRISTOW, VA 20136

**Pad Sites Available Delivering Fall 2019**



### Property Highlights

- Pad site opportunities in new development
- Excellent visibility on Linton Hall Road (21,000 AAWDT) and VA Route 28 (38,000 AAWDT)
- Directly across from 200,000 SF Harris Teeter anchored shopping center
- 10,447 households within 3 miles with \$151,776 average household income.

### Site Plan Key

- SIGNED
- UNDER NEGOTIATION
- AVAILABLE



### Demographics (2018 Estimated)

	1 Mile	3 Mile	5 Mile
Population	7,433	36,610	131,094
Average HH Income	\$165,502	\$151,776	\$115,293
Number of Households	2,062	10,447	40,821

### Please Contact

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SHOPS AT WISER VILLAGE ■ BRISTOW, VA

PARCEL	LAND SIZE	BUILDING SIZE
1	2.25 ac	22,245 sf
2	0.90 ac	2,173 sf
3	0.90 ac	2,077 sf
4	1.00 ac	2,816 sf
5	1.20 ac	TBD
6	1.20 ac	2,958 sf + gas canopy
7	1.00 ac	TBD

**Site Plan Key**

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