



LAND FOR SALE

RETAIL LAND ON ROUTE 58

28000 SOUTHAMPTON PARKWAY, COURTLAND, VA 23837



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price: \$409,000
Lot Size: 4.0 Acres

PROPERTY OVERVIEW

4 Acres for Sale that fronts Route 58, Less than 5 minutes from the city of Franklin. 380 Feet of road frontage, High traffic count of 20,000 VPD with excellent road visibility, zoned B-2 General Commercial-Retail, Can be easily divided, Eligible for Enterprise Zone Incentives

PROPERTY HIGHLIGHTS

- High traffic counts of 20,000 VPD with excellent road visibility
- Zoned B-2 General Commercial-Retail
- Can be easily subdivided
- Located between Dairy Queen and Griggs Lawn and Tractor
- Storage building on property in back available
- Eligible for Enterprise Zone Incentives
- 380 feet of road frontage

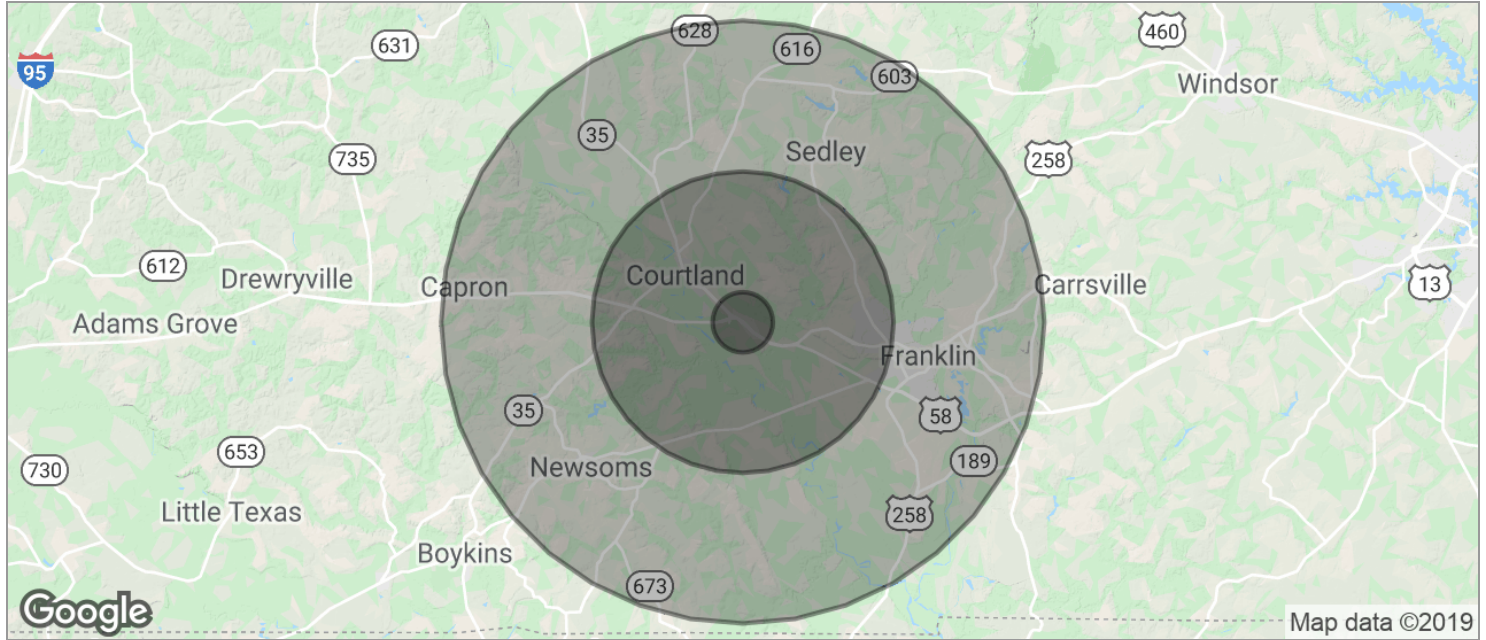
DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	76	1,665	9,080
Total Population:	209	4,447	23,077
Average HH Income:	\$64,158	\$61,457	\$52,969

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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	209	4,447	23,077
MEDIAN AGE	39.1	39.8	40.2
MEDIAN AGE (MALE)	37.4	37.5	37.2
MEDIAN AGE (FEMALE)	40.5	41.9	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	76	1,665	9,080
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$64,158	\$61,457	\$52,969
AVERAGE HOUSE VALUE	\$201,449	\$207,133	\$205,533

* Demographic data derived from 2010 US Census



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