

# FOR LEASE

## Gas Station/Convenience Store



3393 S. Richmond Hwy. - Spout Spring, VA 24593  
**2500 Sq. Ft. ± & 600 Sq. Ft. ±**

### Property Information

#### SF

2,500 ±  
600 ±

#### Rental Rate

\$2,500/Month NNN  
(Owner will consider leasing buildings separately)

#### Features

- Highly Visible Location Just Off of Route 460
- Full Service Deli w/ Equipment
- (2) 5,000 Gallon Fiberglass Gas Tanks
- Well/Septic (Access to City Water)
- Propane Heat/Wall Mounted AC
- 2nd Floor Office/Storage
- Wired for Roadside Sign
- 3 Restrooms

#### Zoning

R-1

### Property Features

**This property features an approximately 2,500 Sq. Ft. convenience store/gas station & a 600 Sq. Ft. outbuilding suitable for retail use. Features include: deli counter & equipment, fiberglass gas tanks, & ample parking. This property is located at a highly visible location on Route 460. Ideal for a gas station, convenience store, deli, or other retail use. An additional .4 acres is also available across Route 460.**

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**Coldwell Banker Commercial**  
**Read & Co., Realtors**  
**101 Annjo Court, Forest, VA 24551**  
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