# 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.

Ricky Read, CCIM
Cell: 434-841-3659
Main: 434-455-2285 ext. 101
ricky@realestatelynchburg.com

**Luke Dykeman** Cell: 434-944-3920

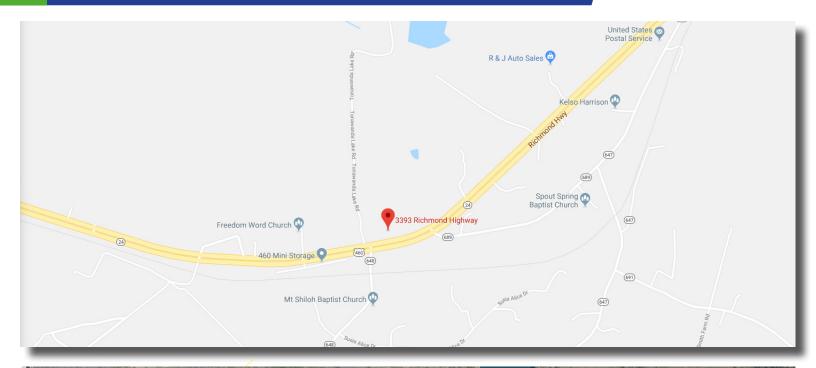
Main: 434-455-2285 ext. 107

lukedykeman@realestatelynchburg.com

### WWW.CBCREAD.COM

# **FOR LEASE**Gas Station/Convenience Store







**Ricky Read, CCIM Cell: 434-841-3659** 

Main: 434-455-2285 ext. 101 ricky@realestatelynchburg.com

Luke Dykeman Cell: 434-944-3920

Main: 434-455-2285 ext. 107

lukedykeman@realestatelynchburg.com

## WWW.CBCREAD.COM