



# FOREST ROAD

16538 FOREST ROAD | FOREST, VA 24551

## FEATURES

- **Development Opportunity.**
- **Business Relocating.**
- ±3.03 Acres of Land, three parcels available for sale.
- Approximately 500 Ft of road frontage on Forest Road (Rt. 221).
- Zoned: Business Commercial/Industrial

## DEMOGRAPHICS\*

\* Detailed demographics upon request

	1 mile	2 miles	5 miles
2017 Est. Population	1,065	6,714	52,535
Avg HH Income	\$87,782	\$90,348	\$74,127
Daytime Employment	2,357	3,643	24,864
<b>Traffic Count:</b>	25,000 VPD on Forest Rd		
	18,000 VPD on Forest Rd & Grant Rd		



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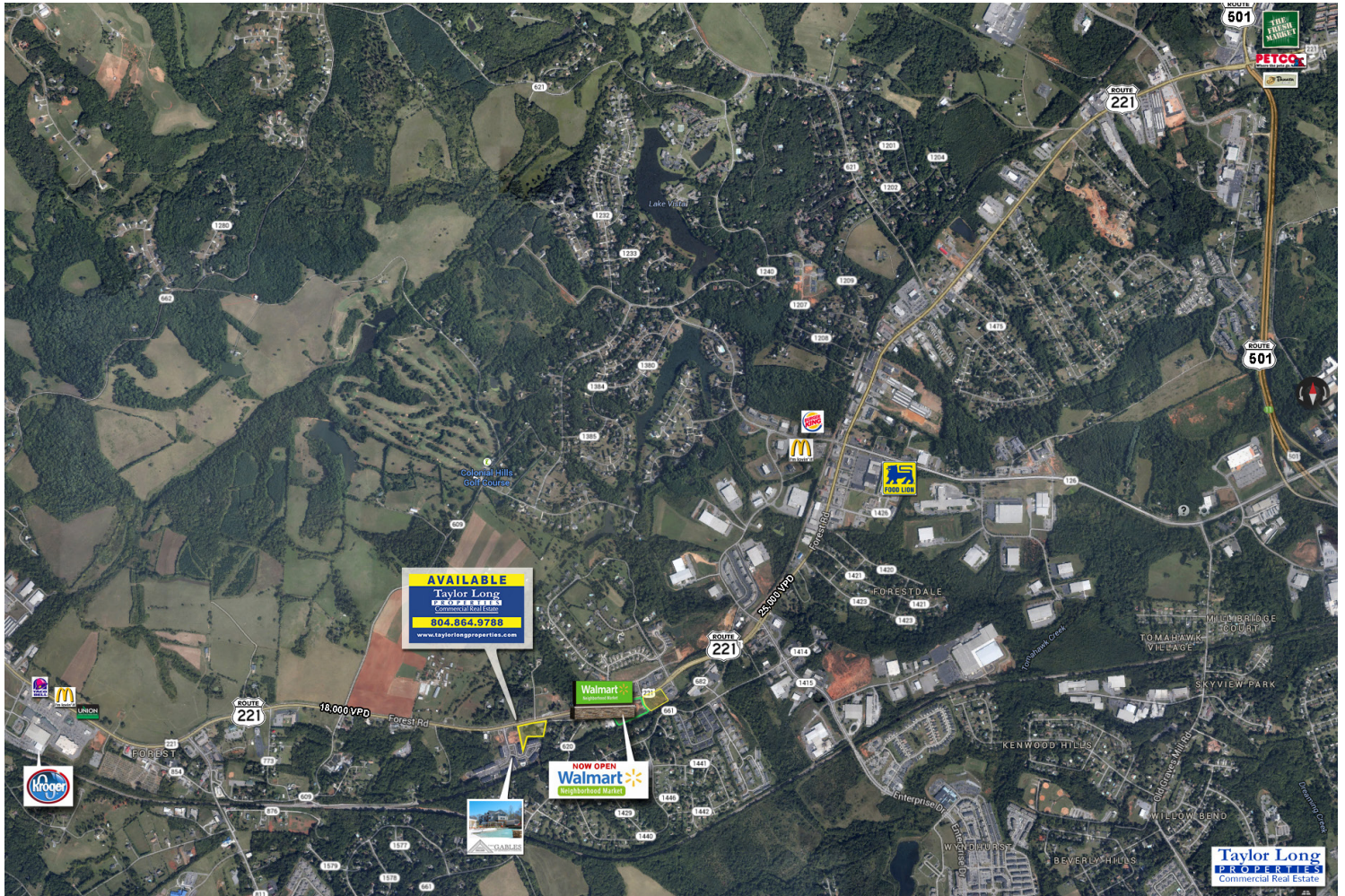
CoStar  
**POWERBROKER**  
 2016 Top Firm Award

**RETAIL** BROKERS NETWORK

**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate



# AERIALS



16583 Forest Rd

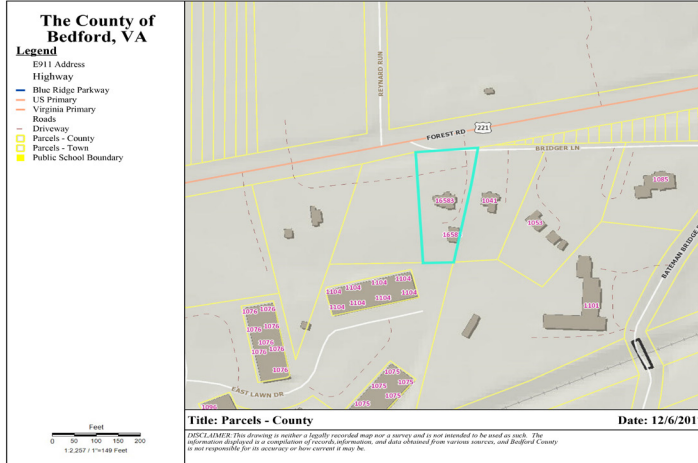
Last Modified 01/08/18

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# LAYOUT

## PARCEL I

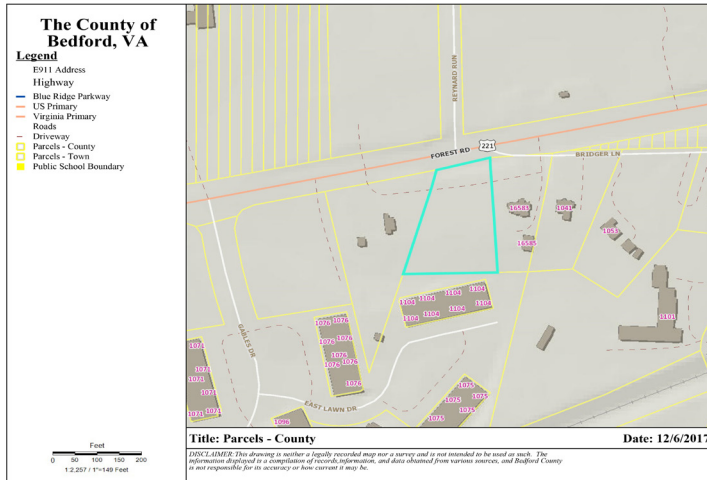


## The County of Bedford, VA

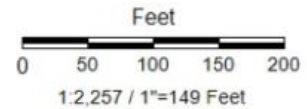
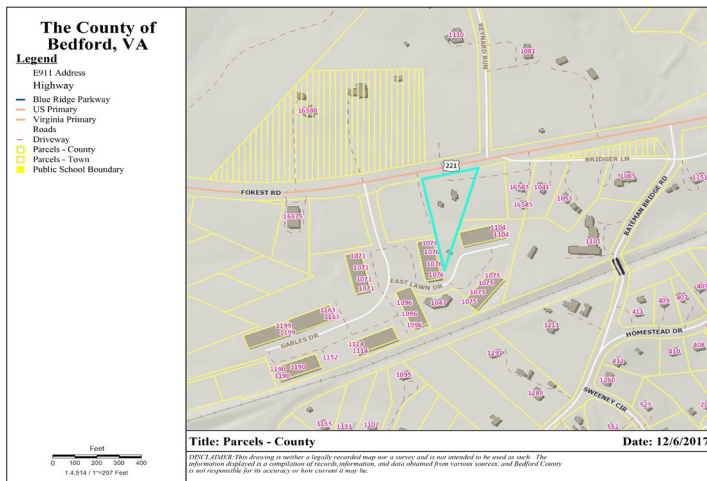
### Legend

- E911 Address
- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Driveway
- Parcels - County
- Parcels - Town
- Public School Boundary

## PARCEL II

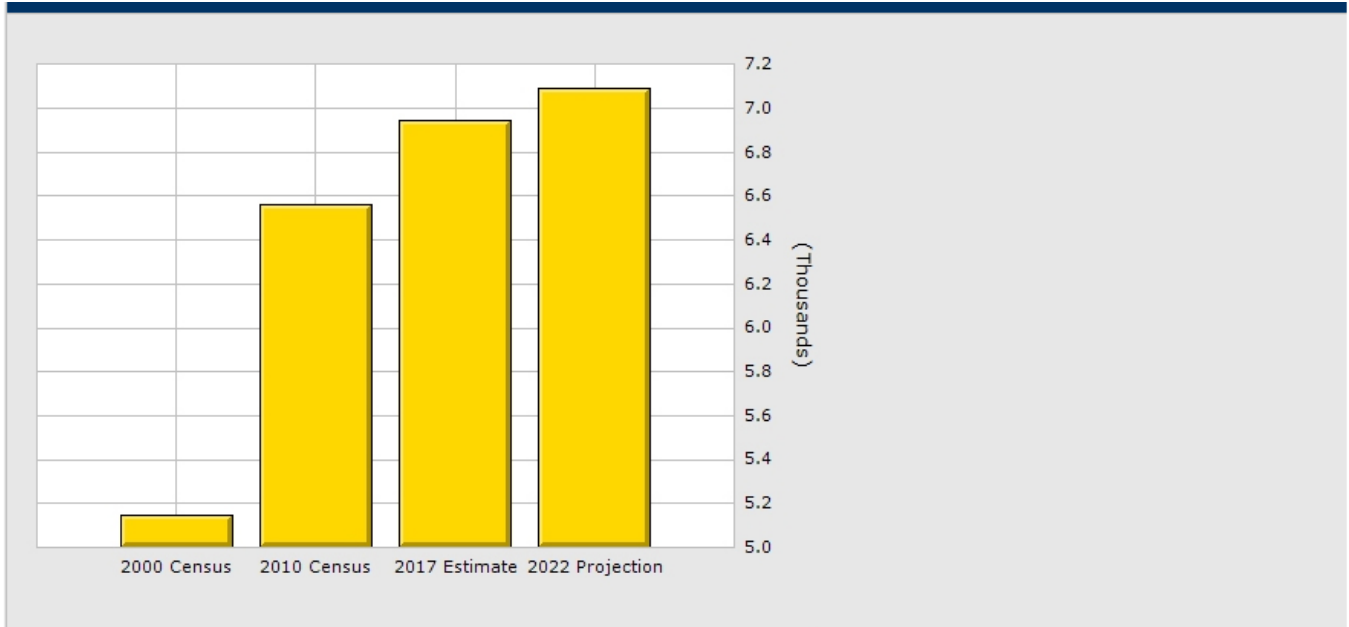


## PARCEL III





# DEMOGRAPHICS SUMMARY



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	6,946	36,533	70,723
2022 Population:	7,090	37,630	72,922
Pop Growth 2017-2022:	2.07%	3.00%	3.11%
Average Age:	38.10	37.80	36.90
Households			
2017 Total Households:	3,054	14,899	27,169
HH Growth 2017-2022:	2.10%	3.14%	3.35%
Median Household Inc:	\$46,339	\$53,160	\$52,688
Avg Household Size:	2.30	2.30	2.40
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$155,686	\$166,312	\$170,890
Median Year Built:	1982	1985	1983