



FARMVILLE 3.43- ACRE LAND

1203 EAST THIRD STREET | FARMVILLE, VA 23901

FEATURES

- **±3.43-Acre Land for Sale or Ground Lease.**
- Zoned B-3.
- ±420 feet of direct frontage on highly traveled East Third Street (US Highway 460).
- Directly across from *The Shoppes at Sunchase*, *Sunchase Cinemas* and *Sunchase at Longwood Apartments* (College apartment living).
- Excellent location for restaurant, retail or motel.
- Close proximity to *Longwood University* (over 5,000 students).
- 20% population increase in the last 20 years.

DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2017 Population	2,494	10,334	13,019
Avg. HH Income	\$40,802	\$51,717	\$51,870
Daytime Population	1,282	8,210	9,613
Traffic Count	South Main Street: 10,000 VPD		

* Detailed demographics upon request



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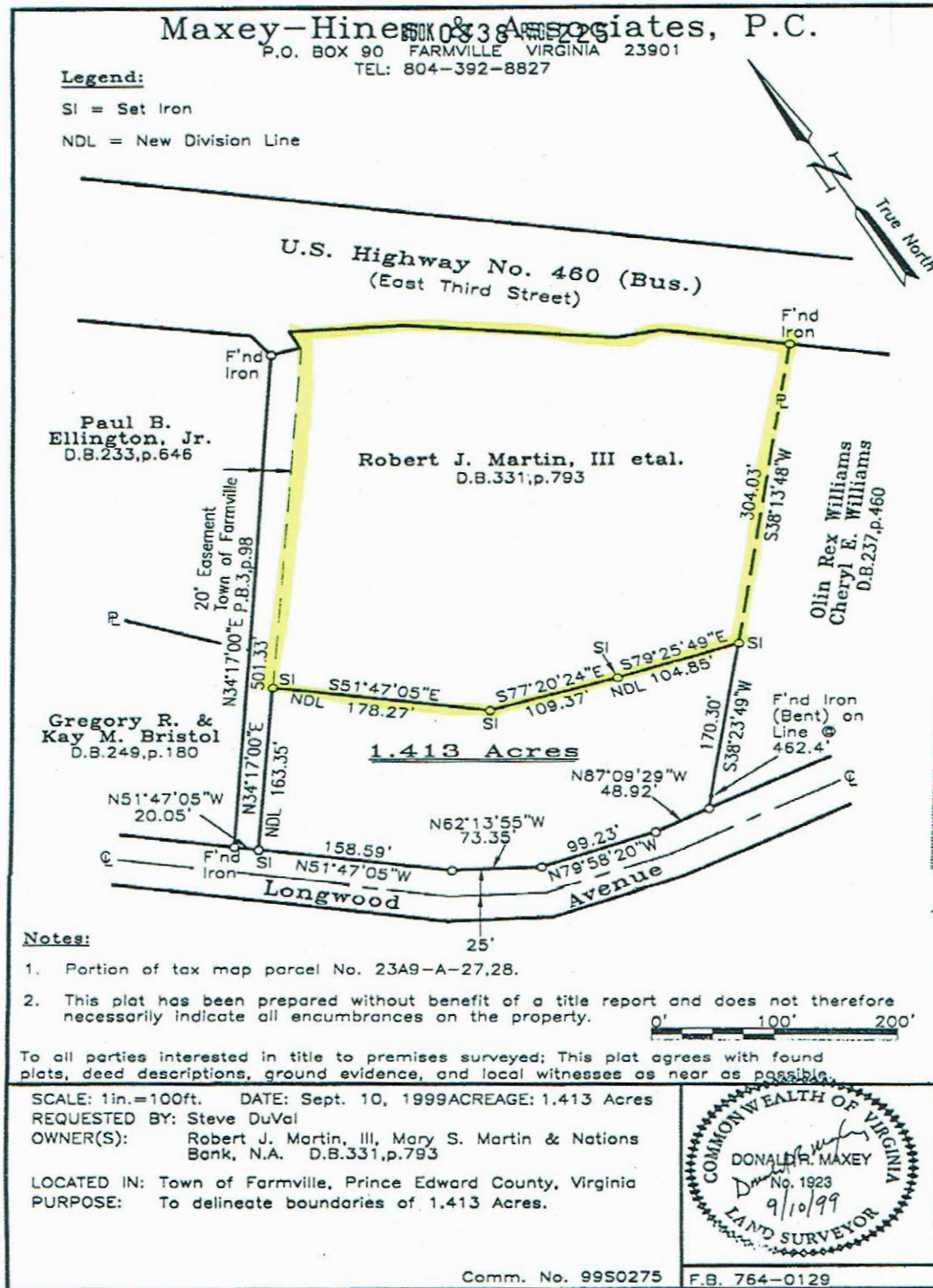
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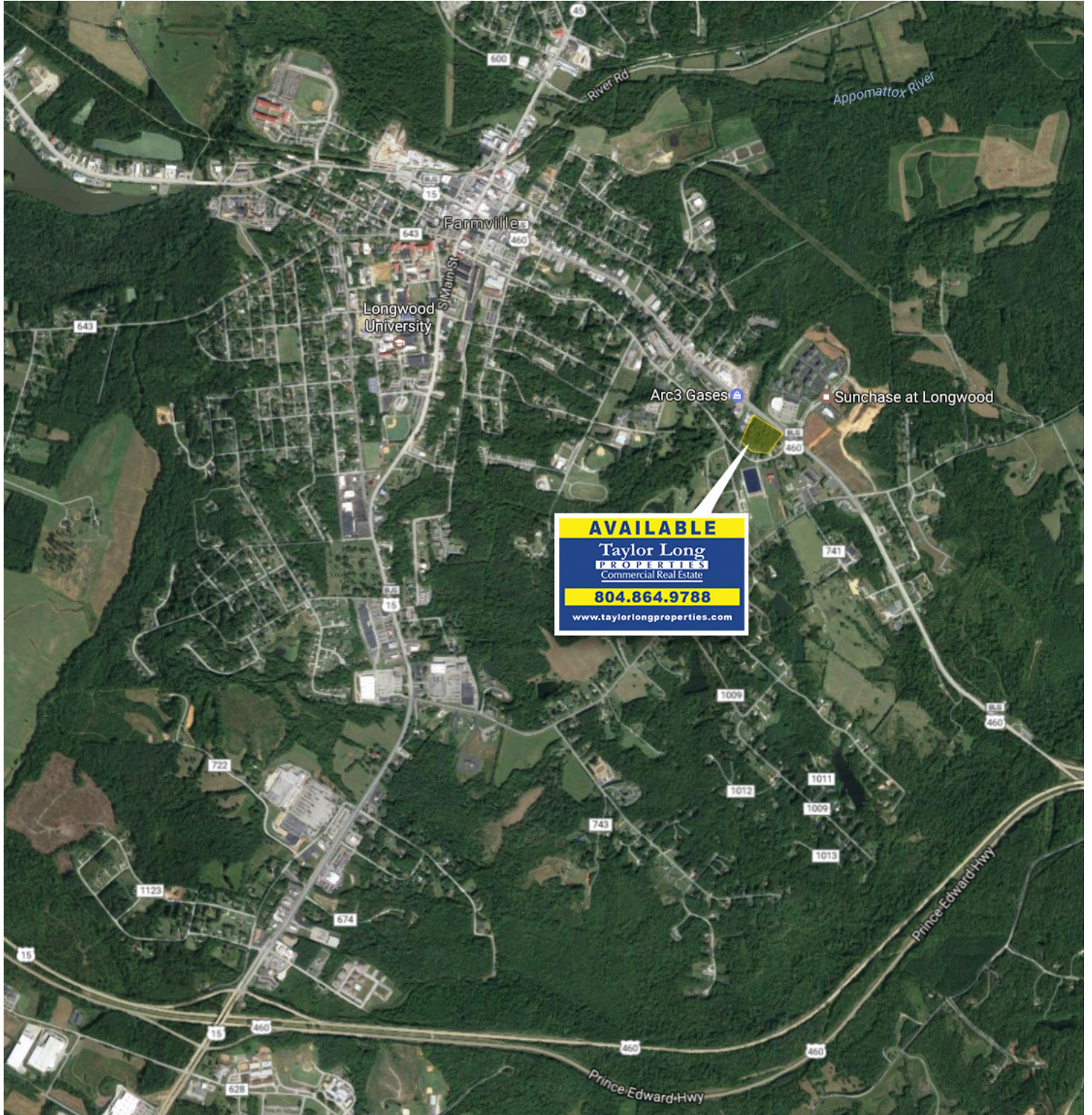
SURVEY PLAT



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AERIAL



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