



**THALHIMER**

RETAIL FOR SALE  
74 Main Street  
Warsaw, Virginia

INCLUDES 24 PAVED PARKING SPACES



## Well-Located Downtown Commercial Property

For more information, contact:

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**Property Features**

- 5,740 SF commercial building on .65 acres
- High visibility, high traffic location on Main Street near intersection with Richmond Road (US 360)
- Ample paved, on-site parking
- Large storefront windows & open floor plan
- Full ingress/egress on to Main Street, Richmond Road (US 360) and Saint John Street
- Located within Opportunity Zone



Building Features		
<b>Building Area</b>	5,740 SF	
<b>Floors</b>	One (1)	
<b>Construction</b>	Brick exterior with concrete block; metal roof	
<b>Land Area</b>	.65 acres	
<b>Zoning</b>	C-1 (Town of Warsaw)	
<b>Parking</b>	24 spaces	(4.2 per 1,000 SF)
<b>Traffic Counts</b>	Main Street	16,000 VPD
	Richmond Road (US 360)	16,000 VPD



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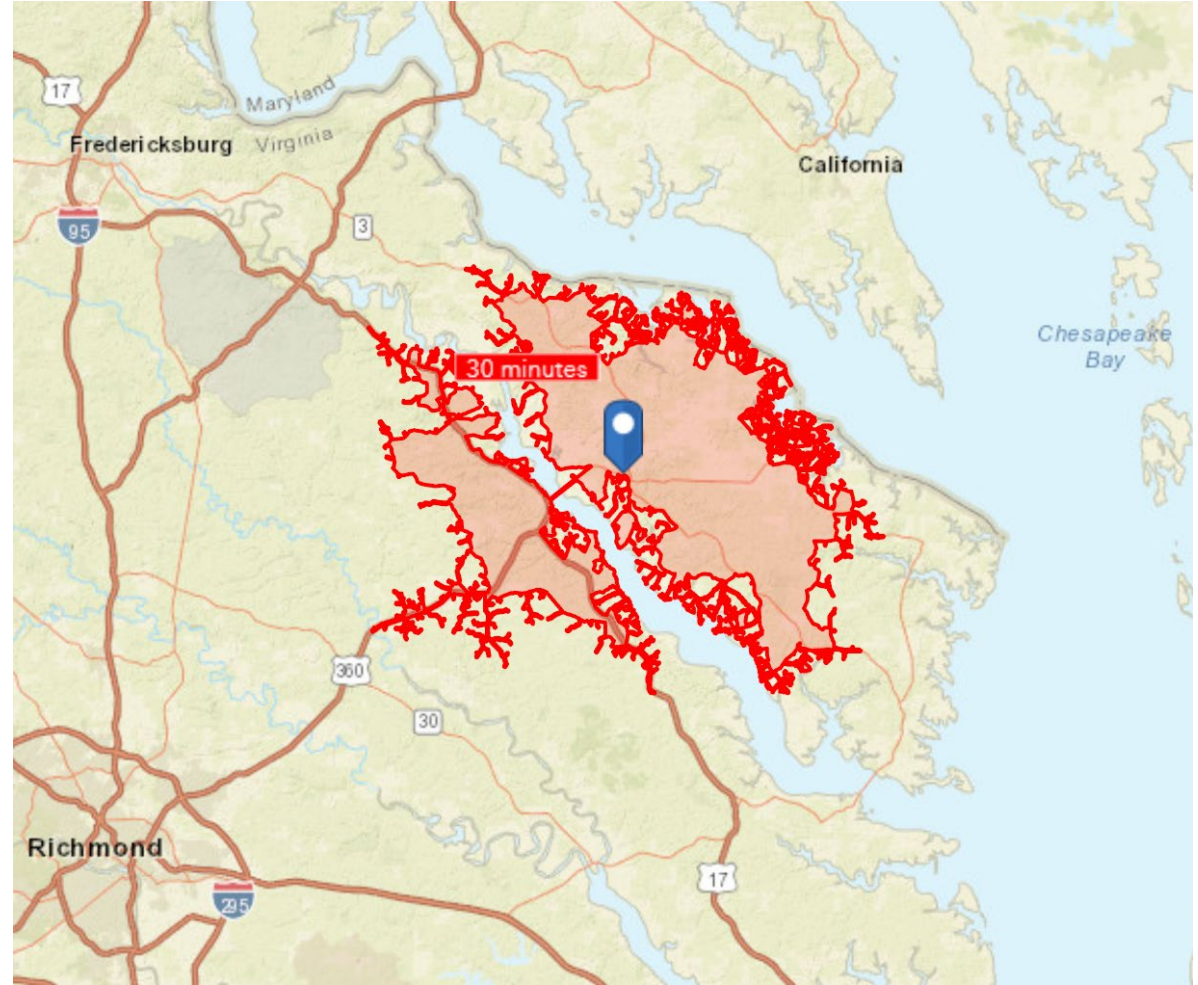
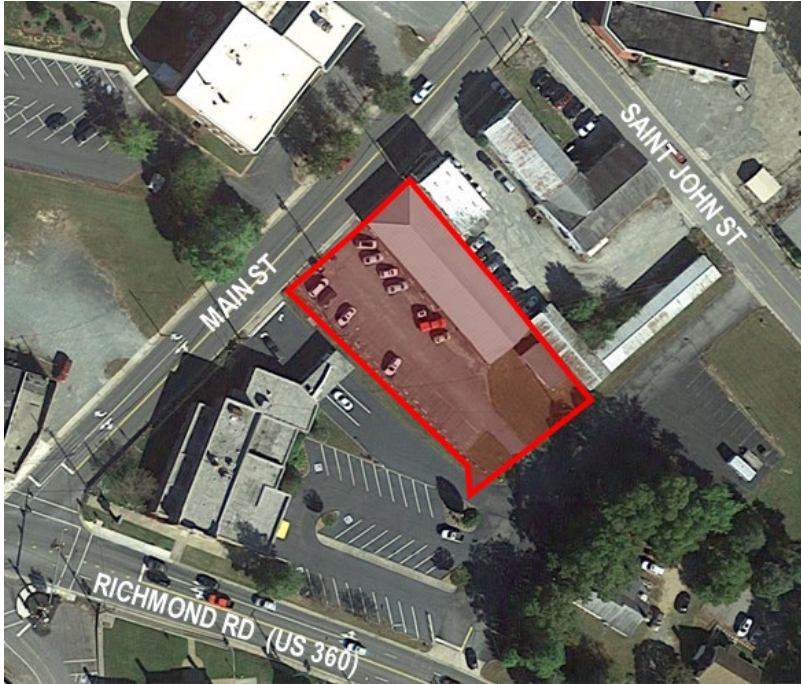
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**Demographics**

	5 Mile Radius	30 Minute Drive-Time
Population	5,374	28,476
Number of Households	1,643	11,129
Daytime Population	5,497	27,817
Average Household Income	\$55,690	\$60,784

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