

40± ACRES OF SUB-DIVIDABLE LAND

US 58 AT VA 258, FRANKLIN, VA 23851



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PROPERTY OVERVIEW





OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 40.0± Acres

Zoning: Mixed Use

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Excellent development opportunity with three sub-dividable land parcels. Located near the intersection of U.S. Route 58 and VA 258/South Street and contiguous to Franklin's Pretlow Industrial Park. Next to Loves Travel Stop and Country Store, with nearby retailers Lowe's, KFC, new Armory Station Shopping Center with Wendy's and Farm Fresh.

PROPERTY HIGHLIGHTS

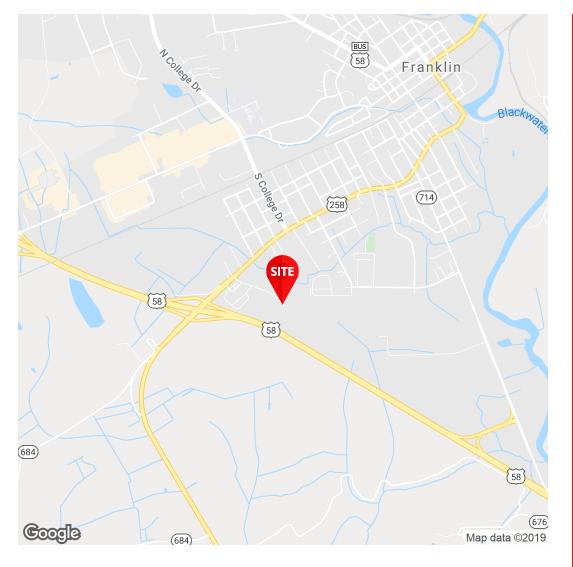
- Zoned B-3
- Land lease opportunities with parcels containing road frontage available
- Signage visible to Route 58 and South Street, up to 27,000 VPD

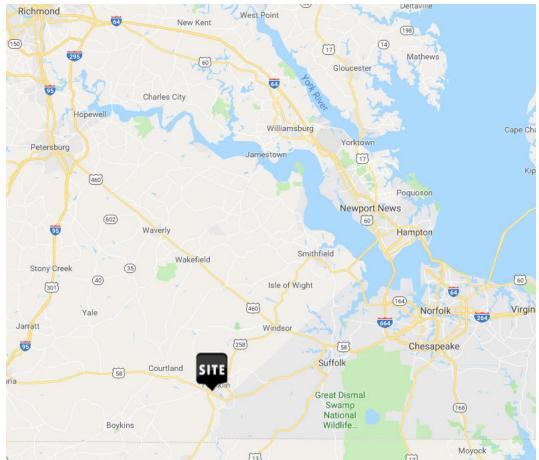
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,227	4,452	5,887
Total Population:	2,907	10,914	14,721
Average HH Income:	\$29,051	\$46,868	\$51,031

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