

**EXTREMELY NEGOTIABLE
OWNER WILL CONSIDER ALL OFFERS!**



LAND FOR SALE / LEASE - IDEAL FOR DEVELOPMENT

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

PROPERTY OVERVIEW

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

LOCAL AREA



FOOD LION
Curves
belk
ROSES
MAXWAY

ABC **Auto Zone**
DOLLAR GENERAL

Walmart **CAFO**
SHOE DEPT. **HIBBETT SPORTS**

LOWE'S

Applebees
DOLLAR TREE

Advance Auto Parts

Wendy's

FAMILY DOLLAR

O'Reilly AUTO PARTS

Rite Aid

McDonald's
I'm lovin' it

Verizon
Verizon

Franklin Bowling Center

Loves

Loves
Travel Stops

SITE



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