



**PAD SITE FOR SALE**

**MULTI-FAMILY UNITS**

**FORT HILL SHOPPING CENTER**

**MULTI-FAMILY UNITS**

**SITE**

**1.17 acres with 427' frontage along Long Meadows Drive**

For more information, contact:

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Coffee Crossing  
6000 Boonsboro Road, Suite A  
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## Property Features

- Located just off Fort Ave. & behind Fort Hill Shopping Center
- Zoned B-5 which allows for a variety of commercial uses
- Signalized intersection just up from the parcel on Long Meadows Dr./Fort Ave.
- Water & sewer available
- Centrally located & in close proximity to the Lynchburg Expressway interchange
- Sale Price \$195,000

## Demographics

	1 Mile	3 Miles	5 Miles
Population	5,971	44,874	92,170
No. of Households	2,460	14,856	32,299
Avg. HH Income	\$46,602	\$49,393	\$53,563
Daytime Population	3,354	33,303	63,523

## Join Tenants/Nearby Retailers



**FORT HILL BOWLING**

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