

CONVENIENCE STORE FOR SALE
17701 John Tyler Highway
 Charles City County, VA



Property Features

- 2,702 SF convenience store with gas, lottery, propane, ATM and picnic tables
- Situated on 4.02 AC (3 AC undeveloped)
- Sale Price: \$375,000
- Zoned: B1
- Utilities: Electrical and internet to site. Operating well
- Traffic Count: 2,600 VPD
- Located along the newly opened Capital to Capital Bike Trail (there may be business incentives available through Charles City County)

Demographics

| | 1 Mile | 3 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 48 | 460 | 21,000 |
| No. of Households | 21 | 200 | 8,707 |
| Avg. HH Income | \$122,232 | \$118,566 | \$110,360 |

For more information, contact:

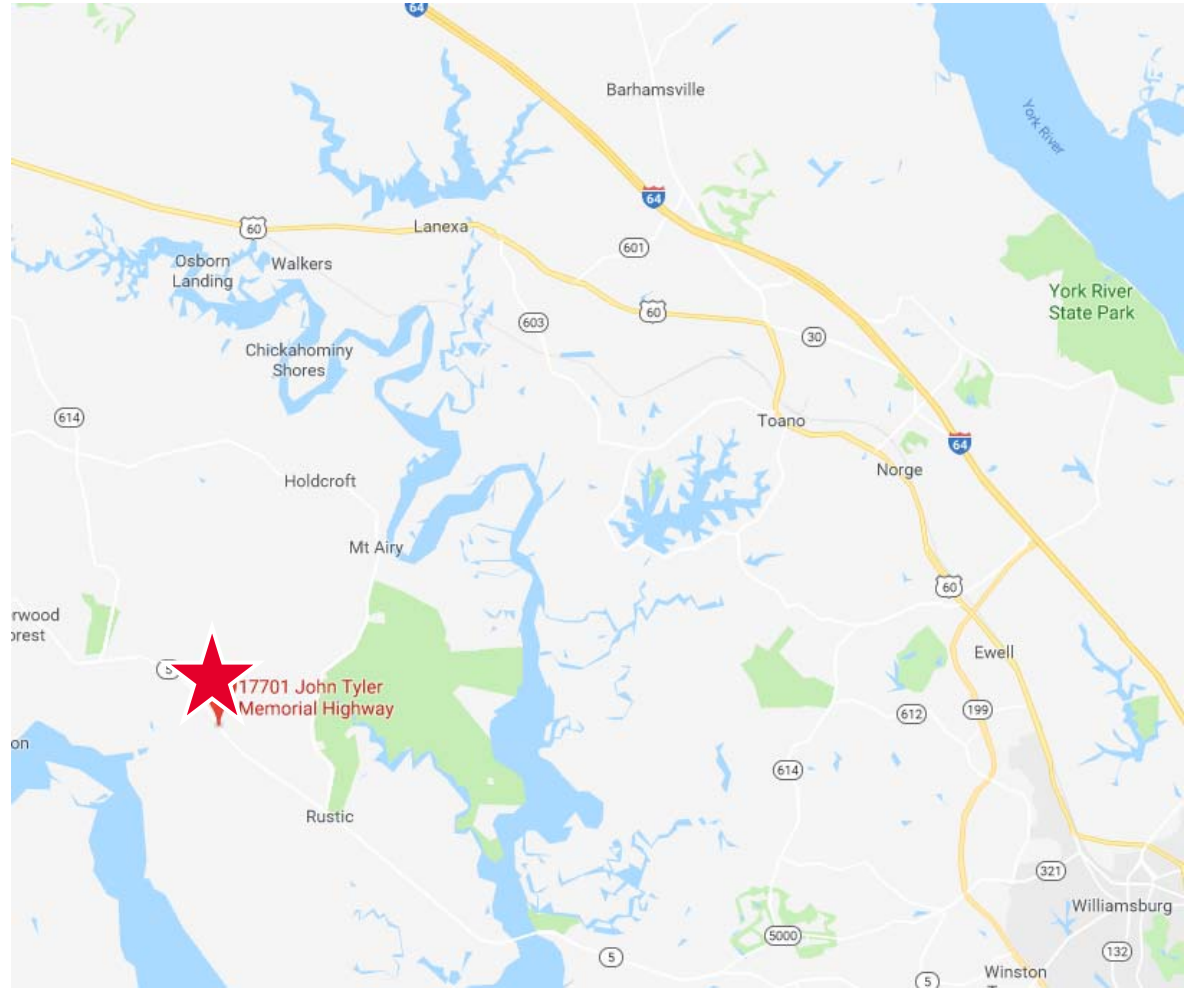
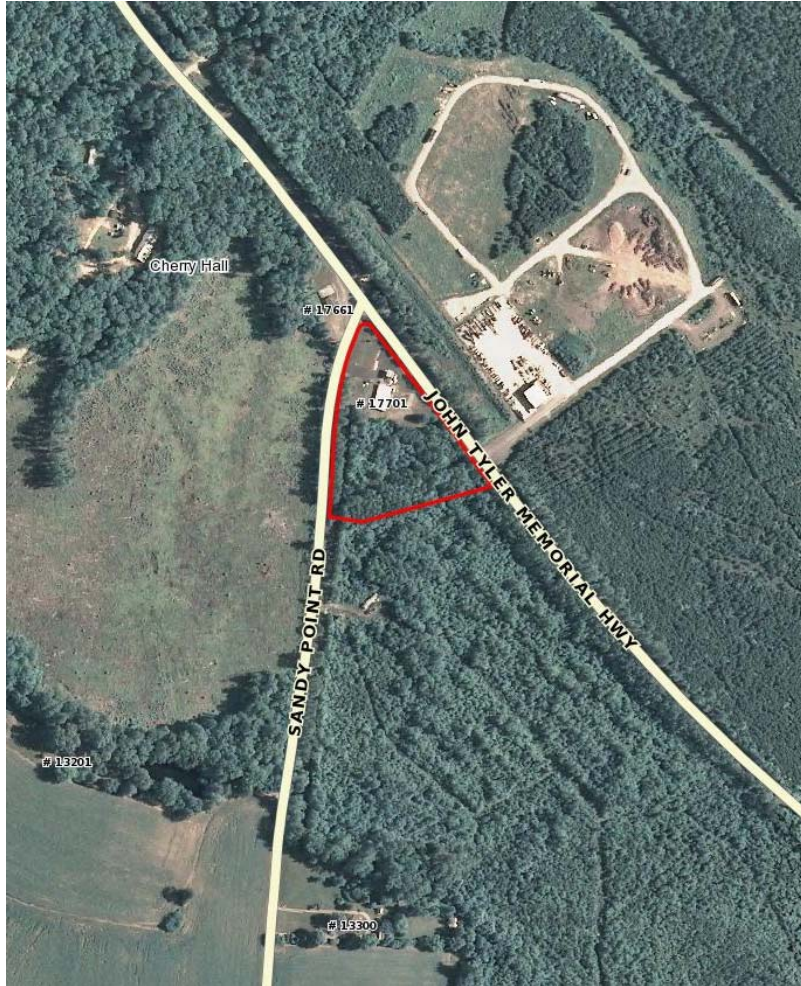
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