

**FOR SALE  
OR LEASE**



**Former Ryan's Steak House | 103 Community Way | Staunton | VA  
11,030SF | 154 Parking Stalls | 30,000+ AADT | Signalized Corner**

AVAILABLE AT:  
**\$1,200,000**  
OR \$10/SF NNN

- **Positioned at the Best Intersection on the Best Road in Staunton**  
With traffic counts exceeding 30,000AADT, the signalized corner site provides easy access from a dedicated turn lane; a connector road to Wal-Mart & Lowes; and an in place crossover.
- **Surrounded by Traffic Generators Like Wal-Mart, Lowes, Martins**  
The property is at the heart of the highest concentration of national retailers in the area attracting a healthy inflow from neighboring communities for shopping, employment, and entertainment.
- **One of the Top Market Areas in the Shenandoah Valley**  
A population exceeding 119,000 in the micropolitan statistical area is supplemented by heavy employee inflow and tourism traffic estimated to exceed 800,000 annually.
- **The Finest Restaurant Location in the Staunton Market Area.**  
With a state-of-the-art high capacity kitchen (FF&E included) and large dining area seating 396.

Broker and Ownership make no representations or warranties as to the accuracy or validity of the information provided. All prospects must conduct their own due diligence to ensure the property is suitable for their use.

## Quick Glance

Gross Leasable Area	11,030SF
Acreage	2.25 Acres
Parking Stalls	154
Year of Construction	2003
Traffic Counts	22,000-34,000AADT
Frontage	259'
Visibility	East Bound -1000' West Bound-950'
Population	
1   3   5 Miles	1,668   22,705   38,130
5   10   15 Minutes	4,741   31,978   69,274
Population Growth %	7.4% (2000-2010)
Median Age	41.6