



LAND FOR SALE

# 1.85 ACRE LOT IN FRANKLIN

1400 ARMORY DRIVE, FRANKLIN, VA 23851



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Lot Size:</b>	1.85 Acres
<b>Traffic Count (Armory Drive):</b>	14,000 VPD
<b>Traffic Count (Route 58):</b>	20,000 VPD

### PROPERTY HIGHLIGHTS

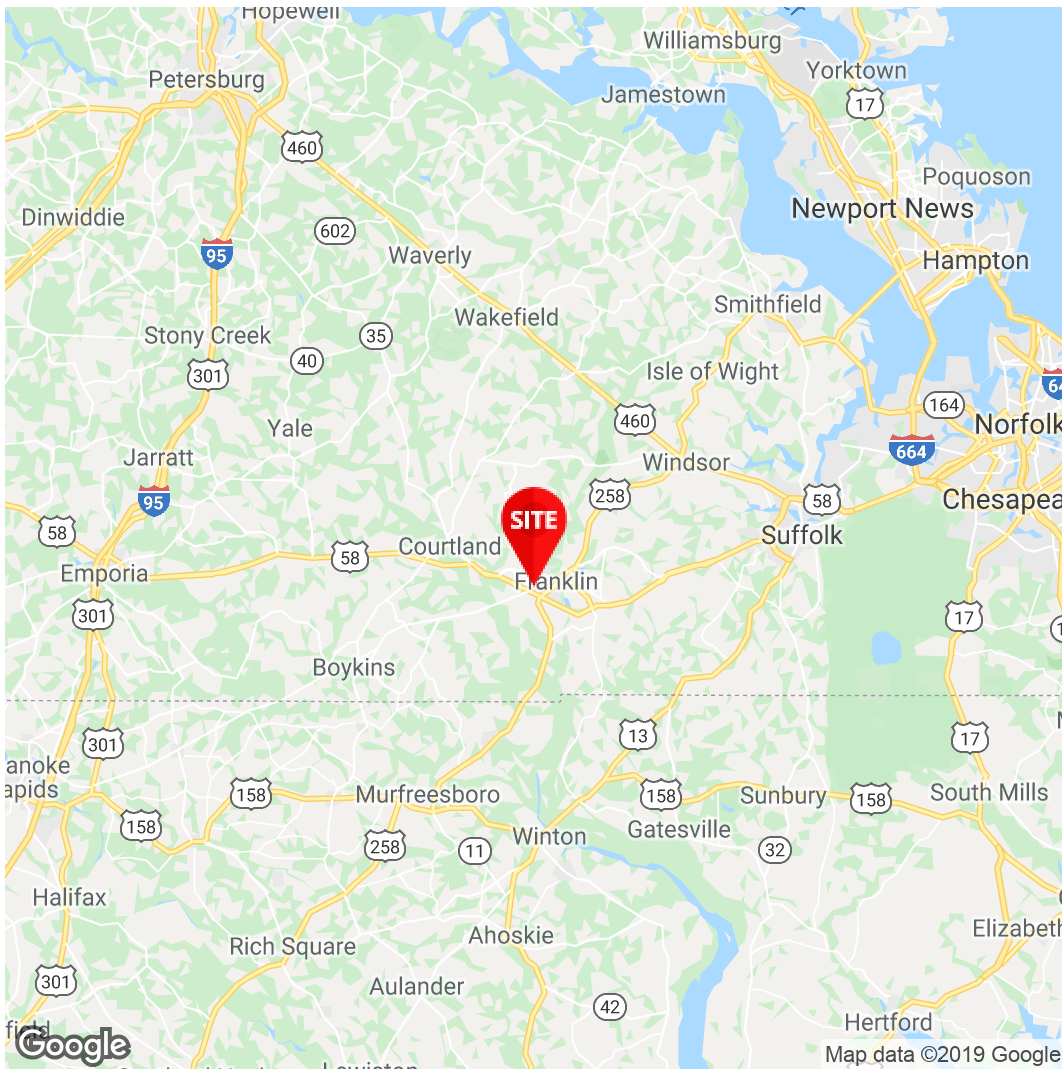
- Located in the prime retail section of Franklin with high visibility
- Featuring 163 feet of prime road frontage on Armory Drive, Franklin's most traveled road
- Prime location between Dairy Queen and Applebee's, other major retails include a Walmart SuperCenter, Food Lion, Lowe's, Farm Fresh Fast Food (Burger King, McDonald's, Huddle House, Wendy's), Auto Zone, Gas Stations, and Hotels
- Easy access to 58 bypass, and less than 1/2 a mile from the Route 58 exit
- Zoned B-3 Commercial
- Eligible for Enterprise Zone Incentives

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LOCAL AREA





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