

RETAIL FOR SALE | CONFIDENTIAL 809 England Street

Ashland, Virginia 23005



+/- 6,250 SF Restaurant - PRICE REDUCTION TO \$1,250,000

For more information, contact:

PETE WALDBAUER

Vice President 804 697 3564 pete.waldbauer@thalhimer.com

CATHARINE SPANGLER Senior Vice President

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Property Features

- **CONFIDENTIAL OPERATING RESTAURANT** •
- ± 6,250 SF restaurant just off Interstate 95 ٠
- Potential for drive-thru window .
- ±100 parking spaces .
- Serving Interstate 95 117,000 VPD
- 26,000 VPD England Street
- 16,000 VPD Route 1 •
- Randolph Macon College 1,500 students •
- Existing in-place leasehold income through June 2019 •

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,581	10,760	20,767
Avg. HH Income	\$63,538	\$78,880	\$96,153
Daytime Population	7,358	15,612	27,565
Est. Households	2,019	4,059	7,817

Join Nearby Retailers







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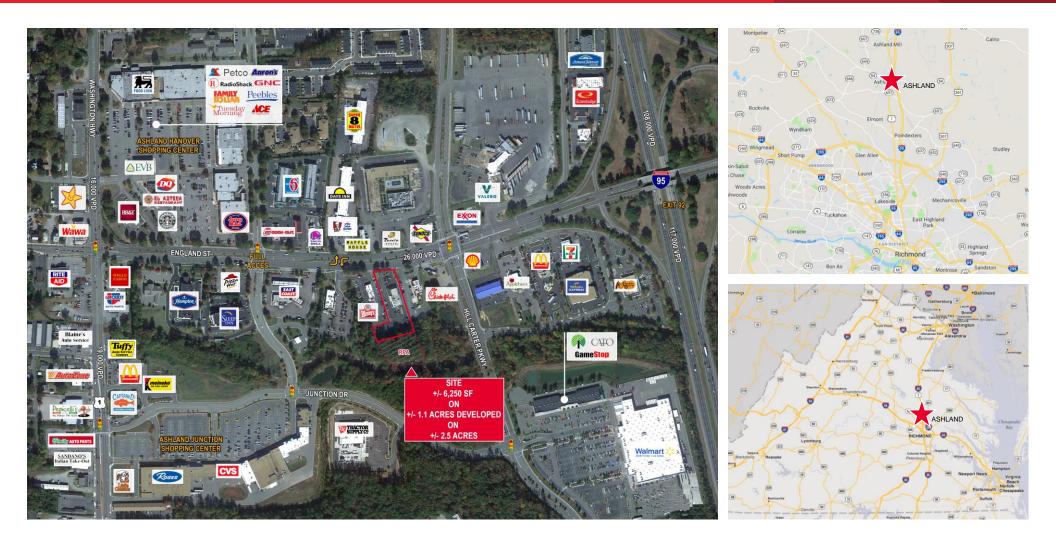
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