

Barnett

Commercial Realty, Inc.

\$1,500,000

COMMERCIAL SPACE AVAILABLE

3 +/- Acre

**SIGNALIZED CORNER
LOT WITH 450 ft.
ROAD FRONTAGE**

Site Features

- Zoned Commercial
- Central to Regional Mall and Commonwealth Boulevard Commercial Hub
- Wal-Mart and Lowe's located only 0.5 mi away on U.S. 220 Business
- Main Traffic Artery from Fieldale, Stanleytown, and Bassett
- Level Grade

**1530 Virginia Ave, Route 220
Business/ Memorial Drive**



From Bus. U.S. 220 Facing North



Smith Rucker Rd, Behind Site



Intersection Includes Citgo/Kangaroo

Barnett Commercial Realty, Inc.

5 East Church Street

Martinsville, VA 24112

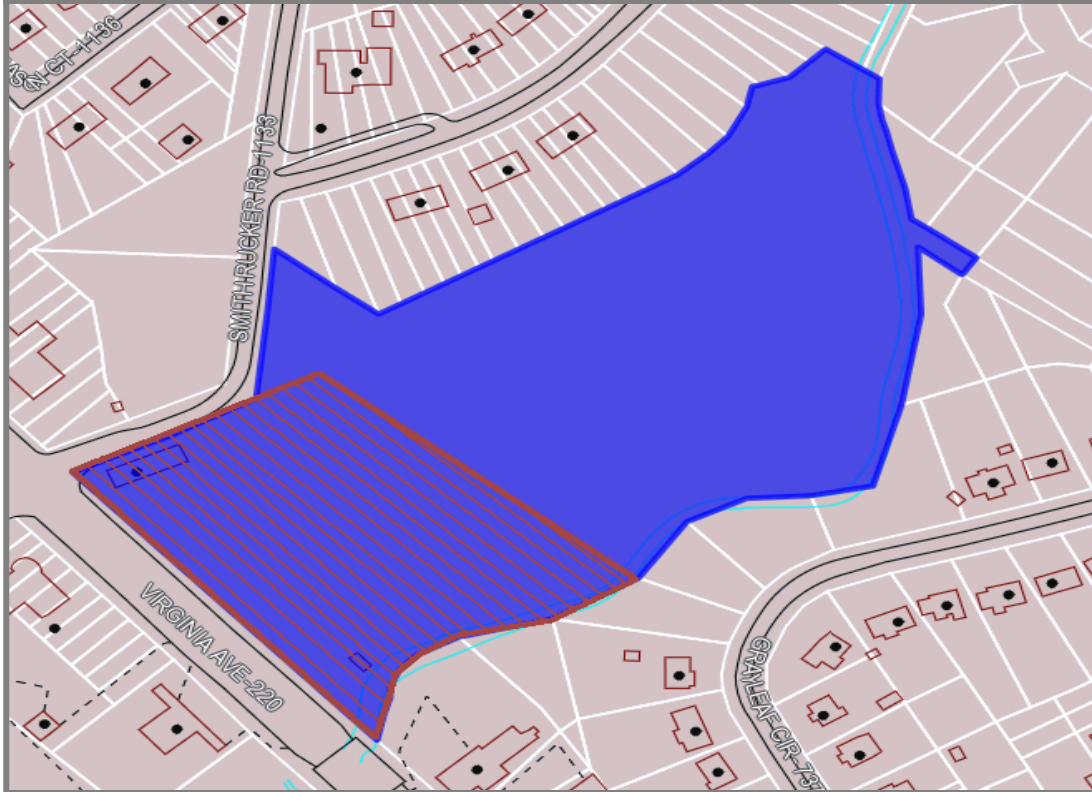
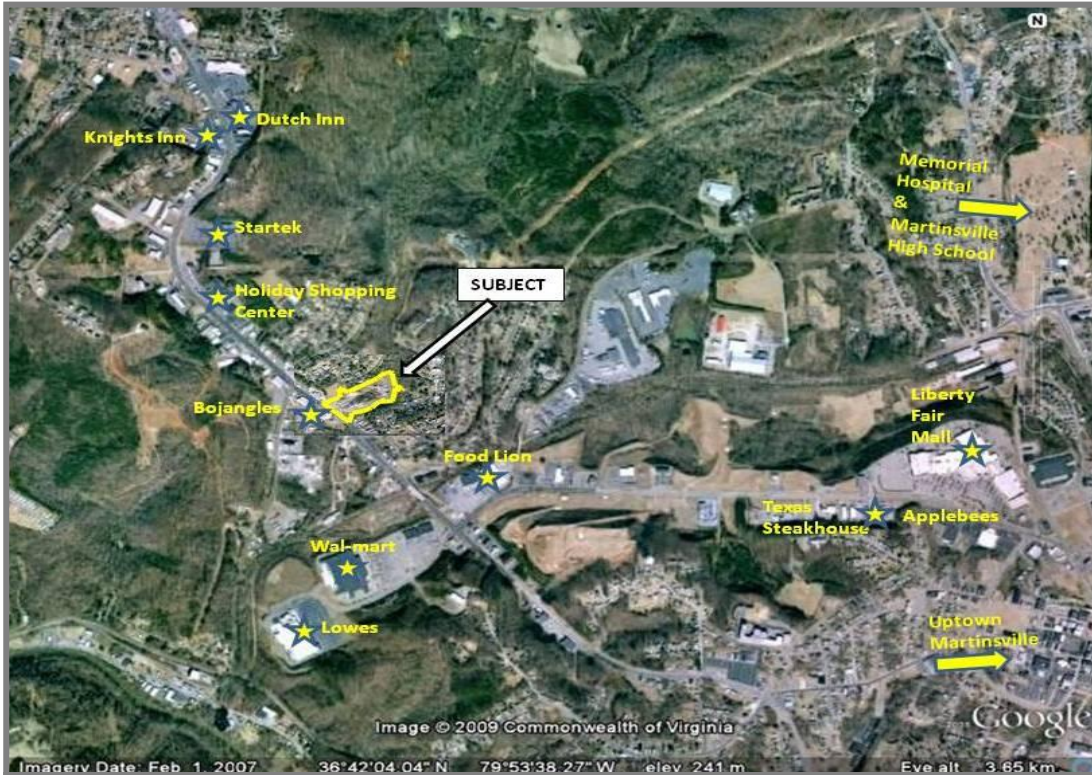
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www.barnettproperties.com

Bill R. Manning, Associate

Mobile: (276) 732-9094

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MARKET DEMOGRAPHICS

Avg. Daily Traffic Count	18,000
5 Minute Drive Pop.	7,282
15 Minute Drive Pop.	42,001
Henry County & Martinsville Population	70,732
Franklin County Pop.	51,477
Patrick County Pop.	18,844
Regional Market Pop.	141,053



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