

Danville Retail Development Site

391 Lemon Lane, Danville, VA 24541



Presented by
Barnett Commercial Realty, Inc.



Danville Retail Development Site

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Property Details

Highly Visible 10 AC site located at gateway entrance to Danville, Virginia, at the intersection of US Highway 58 and Westover Drive State Route 51

Public Water and Sewer

Traffic Count 26,000 AADT

Suitable for grocery store, specialty retail, drug store, medical office, ATM, and small shops

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Price: \$550,000

- Highly Visible
- Gateway Entrance to Danville

View the full listing here: <http://www.crelisting.net/Mxw9ZhJ7g/?StepID=107>

Price:	\$550,000
Property Type:	Land
Property Sub-type:	Retail (land)
Property Use Type:	Vacant/Owner-User
Features:	Water

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Listing Lot

\$550,000

Lot Size: 10 AC
Price/AC: \$55,000
Lot Type: Retail (land)

Highly Visible 10 AC site at gateway entrance to Danville, VA at the intersection of US Highway 58 and Westover Drive State Route 51

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Location



Location Description

Located at gateway entrance to Danville, Virginia, at the intersection of US Highway 58 and Westover Drive State Route 51

Adjacent to upscale residential area

30-minute drive time reaches 145,000 population

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Property Photos



391 Lemon Lane

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	n/a	2,339	7,415
2015 Female Population	n/a	2,465	8,101
% 2015 Male Population	0.00%	48.69%	47.79%
% 2015 Female Population	0.00%	51.31%	52.21%
2015 Total Population: Adult	n/a	3,895	12,273
2015 Total Daytime Population	n/a	3,303	18,826
2015 Total Employees	n/a	728	9,857
2015 Total Population: Median Age	n/a	47	44
2015 Total Population: Adult Median Age	n/a	55	53
2015 Total population: Under 5 years	n/a	254	885
2015 Total population: 5 to 9 years	n/a	264	928
2015 Total population: 10 to 14 years	n/a	282	962
2015 Total population: 15 to 19 years	n/a	203	815
2015 Total population: 20 to 24 years	n/a	241	881
2015 Total population: 25 to 29 years	n/a	272	854
2015 Total population: 30 to 34 years	n/a	225	791
2015 Total population: 35 to 39 years	n/a	228	750
2015 Total population: 40 to 44 years	n/a	295	999
2015 Total population: 45 to 49 years	n/a	333	1,084
2015 Total population: 50 to 54 years	n/a	311	1,105
2015 Total population: 55 to 59 years	n/a	444	1,258

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	n/a	335	1,091
2015 Total population: 65 to 69 years	n/a	393	1,062
2015 Total population: 70 to 74 years	n/a	262	773
2015 Total population: 75 to 79 years	n/a	190	535
2015 Total population: 80 to 84 years	n/a	129	371
2015 Total population: 85 years and over	n/a	143	372
% 2015 Total population: Under 5 years	0.00%	5.29%	5.70%
% 2015 Total population: 5 to 9 years	0.00%	5.50%	5.98%
% 2015 Total population: 10 to 14 years	0.00%	5.87%	6.20%
% 2015 Total population: 15 to 19 years	0.00%	4.23%	5.25%
% 2015 Total population: 20 to 24 years	0.00%	5.02%	5.68%
% 2015 Total population: 25 to 29 years	0.00%	5.66%	5.50%
% 2015 Total population: 30 to 34 years	0.00%	4.68%	5.10%
% 2015 Total population: 35 to 39 years	0.00%	4.75%	4.83%
% 2015 Total population: 40 to 44 years	0.00%	6.14%	6.44%
% 2015 Total population: 45 to 49 years	0.00%	6.93%	6.99%
% 2015 Total population: 50 to 54 years	0.00%	6.47%	7.12%
% 2015 Total population: 55 to 59 years	0.00%	9.24%	8.11%
% 2015 Total population: 60 to 64 years	0.00%	6.97%	7.03%
% 2015 Total population: 65 to 69 years	0.00%	8.18%	6.84%
% 2015 Total population: 70 to 74 years	0.00%	5.45%	4.98%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	0.00%	3.96%	3.45%
% 2015 Total population: 80 to 84 years	0.00%	2.69%	2.39%
% 2015 Total population: 85 years and over	0.00%	2.98%	2.40%
2015 White alone	n/a	4,140	11,505
2015 Black or African American alone	n/a	428	3,374
2015 American Indian and Alaska Native alone	n/a	7	29
2015 Asian alone	n/a	63	186
2015 Native Hawaiian and OPI alone	n/a	n/a	5
2015 Some Other Race alone	n/a	107	203
2015 Two or More Races alone	n/a	59	214
2015 Hispanic	n/a	184	379
2015 Not Hispanic	n/a	4,620	15,137
% 2015 White alone	0.00%	86.18%	74.15%
% 2015 Black or African American alone	0.00%	8.91%	21.75%
% 2015 American Indian and Alaska Native alone	0.00%	0.15%	0.19%
% 2015 Asian alone	0.00%	1.31%	1.20%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.03%
% 2015 Some Other Race alone	0.00%	2.23%	1.31%
% 2015 Two or More Races alone	0.00%	1.23%	1.38%
% 2015 Hispanic	0.00%	3.83%	2.44%
% 2015 Not Hispanic	0.00%	96.17%	97.56%

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	n/a	4,537	12,958
2015 Not Hispanic: Black or African American alone	n/a	390	3,028
2015 Not Hispanic: American Indian and Alaska Native alone	n/a	7	18
2015 Not Hispanic: Asian alone	n/a	31	93
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Not Hispanic: Some Other Race alone	n/a	2	7
2015 Not Hispanic: Two or More Races	n/a	12	87
% 2015 Not Hispanic: White alone	0.00%	88.82%	78.94%
% 2015 Not Hispanic: Black or African American alone	0.00%	7.64%	18.45%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.14%	0.11%
% 2015 Not Hispanic: Asian alone	0.00%	0.61%	0.57%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.04%	0.04%
% 2015 Not Hispanic: Two or More Races	0.00%	0.23%	0.53%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	n/a	4,804	15,516
2015 Households	n/a	2,164	6,874
Population Change 2010-2015	n/a	-66	-254
Household Change 2010-2015	n/a	16	20
% Population Change 2010-2015	0.00%	-1.36%	-1.61%
% Household Change 2010-2015	0.00%	0.74%	0.29%
Population Change 2000-2015	n/a	-304	-900
Household Change 2000-2015	n/a	7	-83
% Population Change 2000 to 2015	0.00%	-5.95%	-5.48%
% Household Change 2000 to 2015	0.00%	0.32%	-1.19%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	n/a	2,339	7,543
2015 Occupied Housing Units	n/a	2,157	6,957
2015 Owner Occupied Housing Units	n/a	1,733	5,108
2015 Renter Occupied Housing Units	n/a	424	1,849
2015 Vacant Housings Units	n/a	182	586
% 2015 Occupied Housing Units	0.00%	92.22%	92.23%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	0.00%	80.34%	73.42%
% 2015 Renter occupied housing units	0.00%	19.66%	26.58%
% 2000 Vacant housing units	0.00%	7.78%	7.77%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	n/a	\$42,928	\$41,678
2015 Household Income: Average	n/a	\$57,581	\$55,615
2015 Per Capita Income	n/a	\$25,938	\$24,639
2015 Household income: Less than \$10,000	n/a	141	520
2015 Household income: \$10,000 to \$14,999	n/a	170	553
2015 Household income: \$15,000 to \$19,999	n/a	135	477
2015 Household income: \$20,000 to \$24,999	n/a	173	500
2015 Household income: \$25,000 to \$29,999	n/a	151	505
2015 Household income: \$30,000 to \$34,999	n/a	126	424
2015 Household income: \$35,000 to \$39,999	n/a	104	321
2015 Household income: \$40,000 to \$44,999	n/a	140	408
2015 Household income: \$45,000 to \$49,999	n/a	132	350
2015 Household income: \$50,000 to \$59,999	n/a	206	634
2015 Household income: \$60,000 to \$74,999	n/a	237	727
2015 Household income: \$75,000 to \$99,999	n/a	183	621
2015 Household income: \$100,000 to \$124,999	n/a	97	339
2015 Household income: \$125,000 to \$149,999	n/a	66	214
2015 Household income: \$150,000 to \$199,999	n/a	47	141

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	n/a	56	140
% 2015 Household income: Less than \$10,000	0.00%	6.52%	7.56%
% 2015 Household income: \$10,000 to \$14,999	0.00%	7.86%	8.04%
% 2015 Household income: \$15,000 to \$19,999	0.00%	6.24%	6.94%
% 2015 Household income: \$20,000 to \$24,999	0.00%	7.99%	7.27%
% 2015 Household income: \$25,000 to \$29,999	0.00%	6.98%	7.35%
% 2015 Household income: \$30,000 to \$34,999	0.00%	5.82%	6.17%
% 2015 Household income: \$35,000 to \$39,999	0.00%	4.81%	4.67%
% 2015 Household income: \$40,000 to \$44,999	0.00%	6.47%	5.94%
% 2015 Household income: \$45,000 to \$49,999	0.00%	6.10%	5.09%
% 2015 Household income: \$50,000 to \$59,999	0.00%	9.52%	9.22%
% 2015 Household income: \$60,000 to \$74,999	0.00%	10.95%	10.58%
% 2015 Household income: \$75,000 to \$99,999	0.00%	8.46%	9.03%
% 2015 Household income: \$100,000 to \$124,999	0.00%	4.48%	4.93%
% 2015 Household income: \$125,000 to \$149,999	0.00%	3.05%	3.11%
% 2015 Household income: \$150,000 to \$199,999	0.00%	2.17%	2.05%
% 2015 Household income: \$200,000 or more	0.00%	2.59%	2.04%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	n/a	\$547,808	\$1,745,710
2015 Jewelry stores	n/a	\$205,907	\$648,050
2015 Mens clothing stores	n/a	\$659,973	\$2,088,047
2015 Shoe stores	n/a	\$664,022	\$2,104,435

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	n/a	\$1,164,292	\$3,654,664
2015 Automobile dealers	n/a	\$9,116,181	\$28,576,516
2015 Automotive parts and accessories stores	n/a	\$1,804,562	\$5,662,175
2015 Other motor vehicle dealers	n/a	\$269,478	\$847,048
2015 Tire dealers	n/a	\$806,156	\$2,529,086
2015 Hardware stores	n/a	\$37,824	\$117,266
2015 Home centers	n/a	\$388,616	\$1,202,974
2015 Nursery and garden centers	n/a	\$483,091	\$1,483,616
2015 Outdoor power equipment stores	n/a	\$214,622	\$665,237
2015 Paint andwallpaper stores	n/a	\$43,897	\$137,150
2015 Appliance, television, and other electronics stores	n/a	\$1,237,156	\$3,867,840
2015 Camera andphotographic supplies stores	n/a	\$91,431	\$287,635
2015 Computer andsoftware stores	n/a	\$3,357,652	\$10,593,646
2015 Beer, wine, and liquor stores	n/a	\$575,043	\$1,807,938
2015 Convenience stores	n/a	\$2,489,503	\$7,897,732
2015 Restaurant Expenditures	n/a	\$2,389,481	\$7,500,675
2015 Supermarkets and other grocery (except convenience) stores	n/a	\$9,484,361	\$29,916,598
2015 Furniture stores	n/a	\$856,132	\$2,682,748
2015 Home furnishings stores	n/a	\$3,087,021	\$9,659,375
2015 General merchandise stores	n/a	\$15,967,645	\$49,911,044
2015 Gasoline stations with convenience stores	n/a	\$8,024,256	\$25,335,488

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	n/a	\$5,826,833	\$18,366,460
2015 Department stores (excl leased depts)	n/a	\$15,761,738	\$49,262,994
2015 General merchandise stores	n/a	\$15,967,645	\$49,911,044
2015 Other health and personal care stores	n/a	\$622,347	\$1,949,009
2015 Pharmacies and drug stores	n/a	\$2,551,747	\$7,979,575
2015 Pet and pet supplies stores	n/a	\$686,049	\$2,152,716
2015 Book, periodical, and music stores	n/a	\$105,401	\$328,561
2015 Hobby, toy, and game stores	n/a	\$285,992	\$904,874
2015 Musical instrument and supplies stores	n/a	\$28,435	\$89,704
2015 Sewing, needlework, and piece goods stores	n/a	\$56,182	\$176,175
2015 Sporting goods stores	n/a	\$273,114	\$858,354