

Prime Commercial Road Front Prop...

914 Blue Ridge Road, Bedford, VA 24523



Prime Commercial Road Front Property on US 460

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Property Details

PRICE REDUCED!!!

4.9+/- Acres of Level to Rolling Terrain

535+/- FT of Road Frontage

Located on the US 460 Town Limits and close to Downtown Bedford which lies between Roanoke and Lynchburg, Virginia

Currently contains an 8,577 SQ FT Cinderblock Building previously used as an Automobile Dealership

Public Water and Sewer

Zoned B-2

Traffic Count 19,000 AADT

Connected to the back of the property, 17.942 AC also available for sale.

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Price: \$400,000

View the full listing here: <http://www.crelisting.net/YYr8nzz3g/?StepID=107>

Price: \$400,000
Property Type: Land
Property Sub-type: Commercial/Other (land)
Property Use Type: Vacant/Owner-User

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Listing Lots

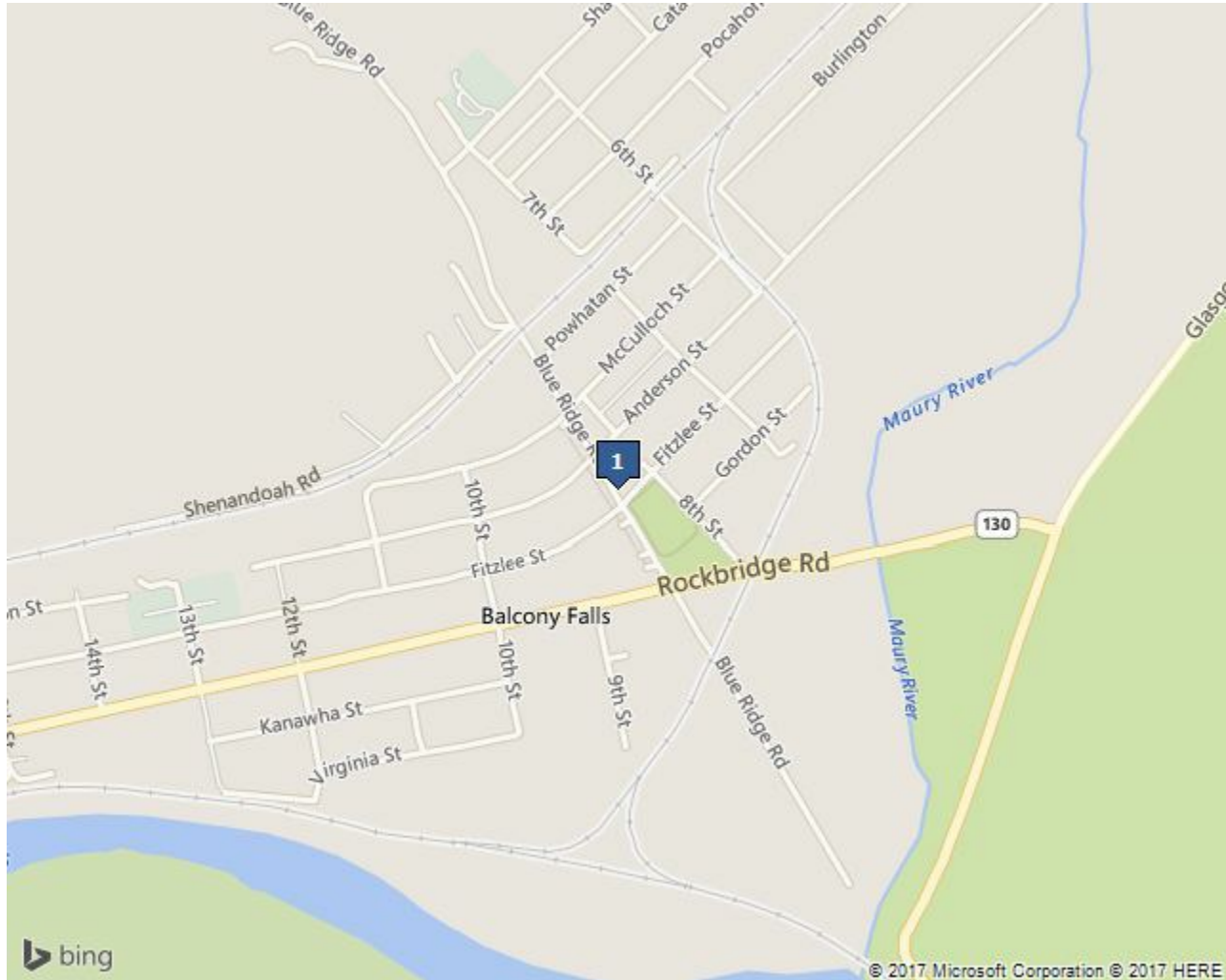
\$400,000

Lot Size: 4.90 AC
Price/AC: \$81,632.65
Lot Type: Commercial/Other (land)

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Location



Location Description

There are Crossovers on Four Lane US 460 just East and West of the site.

Directly across US 460 is a planned Mixed-Use Development presently undergoing site preparation. It is to include Single-Family Detached Residential, Single-Family Attached Residential/Townhouses, and Commercial Businesses fronting US 460.

Currently Across the road from the site and to the East of the planned Development, there is a "Super 8" Hotel, State Police Headquarters, and a Large U.S. Army Reserve Center across Four Lane US 460 as well as several other commercial properties.

Nearby is the 88 Acre National D-Day Memorial and the Peaks of Otter on the Blue Ridge Parkway lies behind the site. The 20,000 Acre Smith Mountain Lake is also nearby.

There are two general Utility Airports in the area and Regional Airports in nearby Lynchburg and Roanoke.

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Property Photos



Aerial



Front View

Prime Commercial Road Front Property on US 460

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Front View



Front View

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Property Photos



Rear View



Rear View

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Property Photos



Rear View



Aerial View

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Aerial View



Additional 17 AC available

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	553	553	2,538
2015 Female Population	589	589	2,635
% 2015 Male Population	48.42%	48.42%	49.06%
% 2015 Female Population	51.58%	51.58%	50.94%
2015 Total Population: Adult	905	905	4,261
2015 Total Daytime Population	2,883	2,883	6,026
2015 Total Employees	2,253	2,253	3,062
2015 Total Population: Median Age	40	40	48
2015 Total Population: Adult Median Age	50	50	55
2015 Total population: Under 5 years	67	67	208
2015 Total population: 5 to 9 years	65	65	254
2015 Total population: 10 to 14 years	64	64	285
2015 Total population: 15 to 19 years	68	68	266
2015 Total population: 20 to 24 years	53	53	222
2015 Total population: 25 to 29 years	93	93	278
2015 Total population: 30 to 34 years	84	84	258
2015 Total population: 35 to 39 years	71	71	270
2015 Total population: 40 to 44 years	65	65	300
2015 Total population: 45 to 49 years	68	68	368
2015 Total population: 50 to 54 years	64	64	412
2015 Total population: 55 to 59 years	85	85	408

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	75	75	408
2015 Total population: 65 to 69 years	68	68	367
2015 Total population: 70 to 74 years	46	46	283
2015 Total population: 75 to 79 years	42	42	266
2015 Total population: 80 to 84 years	37	37	183
2015 Total population: 85 years and over	27	27	137
% 2015 Total population: Under 5 years	5.87%	5.87%	4.02%
% 2015 Total population: 5 to 9 years	5.69%	5.69%	4.91%
% 2015 Total population: 10 to 14 years	5.60%	5.60%	5.51%
% 2015 Total population: 15 to 19 years	5.95%	5.95%	5.14%
% 2015 Total population: 20 to 24 years	4.64%	4.64%	4.29%
% 2015 Total population: 25 to 29 years	8.14%	8.14%	5.37%
% 2015 Total population: 30 to 34 years	7.36%	7.36%	4.99%
% 2015 Total population: 35 to 39 years	6.22%	6.22%	5.22%
% 2015 Total population: 40 to 44 years	5.69%	5.69%	5.80%
% 2015 Total population: 45 to 49 years	5.95%	5.95%	7.11%
% 2015 Total population: 50 to 54 years	5.60%	5.60%	7.96%
% 2015 Total population: 55 to 59 years	7.44%	7.44%	7.89%
% 2015 Total population: 60 to 64 years	6.57%	6.57%	7.89%
% 2015 Total population: 65 to 69 years	5.95%	5.95%	7.09%
% 2015 Total population: 70 to 74 years	4.03%	4.03%	5.47%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.68%	3.68%	5.14%
% 2015 Total population: 80 to 84 years	3.24%	3.24%	3.54%
% 2015 Total population: 85 years and over	2.36%	2.36%	2.65%
2015 White alone	953	953	4,712
2015 Black or African American alone	134	134	287
2015 American Indian and Alaska Native alone	7	7	39
2015 Asian alone	4	4	18
2015 Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Some Other Race alone	21	21	43
2015 Two or More Races alone	23	23	74
2015 Hispanic	37	37	95
2015 Not Hispanic	1,105	1,105	5,078
% 2015 White alone	83.45%	83.45%	91.09%
% 2015 Black or African American alone	11.73%	11.73%	5.55%
% 2015 American Indian and Alaska Native alone	0.61%	0.61%	0.75%
% 2015 Asian alone	0.35%	0.35%	0.35%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	1.84%	1.84%	0.83%
% 2015 Two or More Races alone	2.01%	2.01%	1.43%
% 2015 Hispanic	3.24%	3.24%	1.84%
% 2015 Not Hispanic	96.76%	96.76%	98.16%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	858	858	4,599
2015 Not Hispanic: Black or African American alone	138	138	349
2015 Not Hispanic: American Indian and Alaska Native alone	4	4	28
2015 Not Hispanic: Asian alone	3	3	17
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Not Hispanic: Some Other Race alone	n/a	n/a	1
2015 Not Hispanic: Two or More Races	26	26	69
% 2015 Not Hispanic: White alone	82.90%	82.90%	90.19%
% 2015 Not Hispanic: Black or African American alone	13.33%	13.33%	6.84%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.39%	0.39%	0.55%
% 2015 Not Hispanic: Asian alone	0.29%	0.29%	0.33%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.00%	0.02%
% 2015 Not Hispanic: Two or More Races	2.51%	2.51%	1.35%
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	1,142	1,142	5,173
2015 Households	477	477	2,232
Population Change 2010-2015	3	3	4
Household Change 2010-2015	n/a	n/a	2
% Population Change 2010-2015	0.26%	0.26%	0.08%
% Household Change 2010-2015	0.00%	0.00%	0.09%
Population Change 2000-2015	107	107	74
Household Change 2000-2015	33	33	154
% Population Change 2000 to 2015	10.34%	10.34%	1.45%
% Household Change 2000 to 2015	7.43%	7.43%	7.41%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	493	493	2,309
2015 Occupied Housing Units	444	444	2,078
2015 Owner Occupied Housing Units	323	323	1,672
2015 Renter Occupied Housing Units	121	121	406
2015 Vacant Housings Units	49	49	231
% 2015 Occupied Housing Units	90.06%	90.06%	90.00%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	72.75%	72.75%	80.46%
% 2015 Renter occupied housing units	27.25%	27.25%	19.54%
% 2000 Vacant housing units	9.94%	9.94%	10.00%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$42,410	\$42,410	\$46,023
2015 Household Income: Average	\$51,006	\$51,006	\$56,701
2015 Per Capita Income	\$21,305	\$21,305	\$24,465
2015 Household income: Less than \$10,000	28	28	116
2015 Household income: \$10,000 to \$14,999	36	36	145
2015 Household income: \$15,000 to \$19,999	18	18	89
2015 Household income: \$20,000 to \$24,999	36	36	149
2015 Household income: \$25,000 to \$29,999	24	24	139
2015 Household income: \$30,000 to \$34,999	40	40	182
2015 Household income: \$35,000 to \$39,999	43	43	157
2015 Household income: \$40,000 to \$44,999	28	28	113
2015 Household income: \$45,000 to \$49,999	29	29	127
2015 Household income: \$50,000 to \$59,999	64	64	248
2015 Household income: \$60,000 to \$74,999	41	41	211
2015 Household income: \$75,000 to \$99,999	60	60	304
2015 Household income: \$100,000 to \$124,999	6	6	103
2015 Household income: \$125,000 to \$149,999	17	17	90
2015 Household income: \$150,000 to \$199,999	3	3	36

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	4	4	23
% 2015 Household income: Less than \$10,000	5.87%	5.87%	5.20%
% 2015 Household income: \$10,000 to \$14,999	7.55%	7.55%	6.50%
% 2015 Household income: \$15,000 to \$19,999	3.77%	3.77%	3.99%
% 2015 Household income: \$20,000 to \$24,999	7.55%	7.55%	6.68%
% 2015 Household income: \$25,000 to \$29,999	5.03%	5.03%	6.23%
% 2015 Household income: \$30,000 to \$34,999	8.39%	8.39%	8.15%
% 2015 Household income: \$35,000 to \$39,999	9.01%	9.01%	7.03%
% 2015 Household income: \$40,000 to \$44,999	5.87%	5.87%	5.06%
% 2015 Household income: \$45,000 to \$49,999	6.08%	6.08%	5.69%
% 2015 Household income: \$50,000 to \$59,999	13.42%	13.42%	11.11%
% 2015 Household income: \$60,000 to \$74,999	8.60%	8.60%	9.45%
% 2015 Household income: \$75,000 to \$99,999	12.58%	12.58%	13.62%
% 2015 Household income: \$100,000 to \$124,999	1.26%	1.26%	4.61%
% 2015 Household income: \$125,000 to \$149,999	3.56%	3.56%	4.03%
% 2015 Household income: \$150,000 to \$199,999	0.63%	0.63%	1.61%
% 2015 Household income: \$200,000 or more	0.84%	0.84%	1.03%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$120,766	\$120,766	\$568,489
2015 Jewelry stores	\$43,228	\$43,228	\$207,449
2015 Mens clothing stores	\$143,019	\$143,019	\$683,639
2015 Shoe stores	\$143,799	\$143,799	\$686,861

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$249,783	\$249,783	\$1,197,900
2015 Automobile dealers	\$1,955,059	\$1,955,059	\$9,416,715
2015 Automotive parts and accessories stores	\$389,794	\$389,794	\$1,872,621
2015 Other motor vehicle dealers	\$58,662	\$58,662	\$281,463
2015 Tire dealers	\$174,298	\$174,298	\$836,128
2015 Hardware stores	\$8,034	\$8,034	\$39,302
2015 Home centers	\$82,806	\$82,806	\$403,996
2015 Nursery and garden centers	\$100,592	\$100,592	\$491,496
2015 Outdoor power equipment stores	\$46,858	\$46,858	\$226,152
2015 Paint andwallpaper stores	\$9,435	\$9,435	\$46,104
2015 Appliance, television, and other electronics stores	\$263,917	\$263,917	\$1,275,165
2015 Camera andphotographic supplies stores	\$19,137	\$19,137	\$93,611
2015 Computer andsoftware stores	\$729,145	\$729,145	\$3,478,477
2015 Beer, wine, and liquor stores	\$123,489	\$123,489	\$592,251
2015 Convenience stores	\$541,217	\$541,217	\$2,571,629
2015 Restaurant Expenditures	\$512,149	\$512,149	\$2,464,135
2015 Supermarkets and other grocery (except convenience) stores	\$2,057,551	\$2,057,551	\$9,808,475
2015 Furniture stores	\$183,252	\$183,252	\$878,609
2015 Home furnishings stores	\$662,465	\$662,465	\$3,191,759
2015 General merchandise stores	\$3,406,360	\$3,406,360	\$16,416,163
2015 Gasoline stations with convenience stores	\$1,747,387	\$1,747,387	\$8,329,253

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$1,270,095	\$1,270,095	\$6,059,856
2015 Department stores (excl leased depts)	\$3,363,132	\$3,363,132	\$16,208,714
2015 General merchandise stores	\$3,406,360	\$3,406,360	\$16,416,163
2015 Other health and personal care stores	\$132,484	\$132,484	\$639,596
2015 Pharmacies and drug stores	\$548,248	\$548,248	\$2,635,325
2015 Pet and pet supplies stores	\$148,964	\$148,964	\$715,186
2015 Book, periodical, and music stores	\$22,263	\$22,263	\$107,846
2015 Hobby, toy, and game stores	\$62,925	\$62,925	\$299,958
2015 Musical instrument and supplies stores	\$6,005	\$6,005	\$29,006
2015 Sewing, needlework, and piece goods stores	\$12,048	\$12,048	\$58,580
2015 Sporting goods stores	\$57,034	\$57,034	\$277,935