

# FOR SALE

RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



S.L. NUSBAUM  
REALTY CO.



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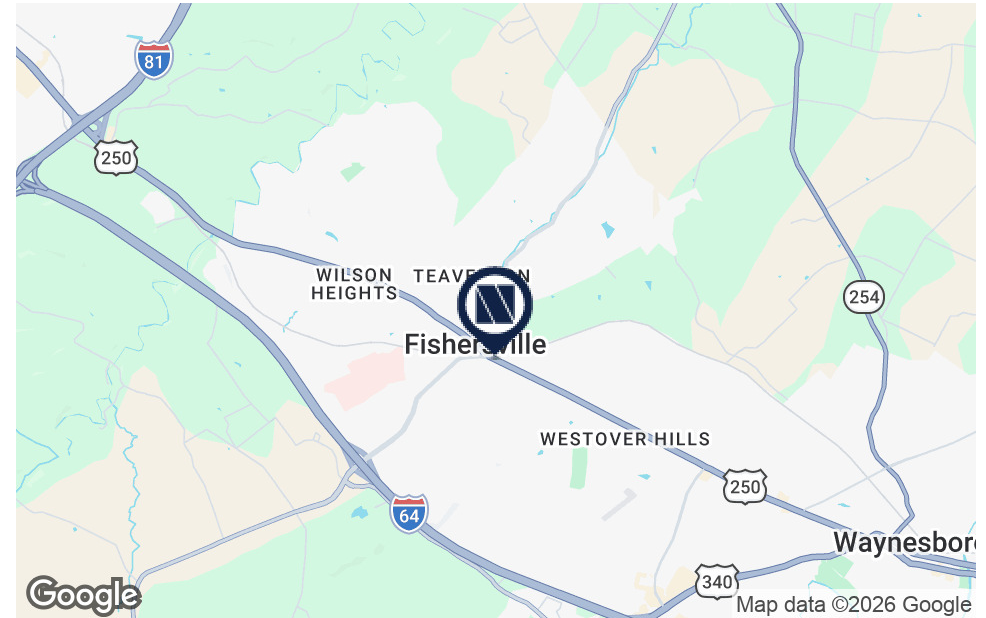
# PROPERTY SUMMARY

## RETAIL PADS IN FISHERVILLE

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### OFFERING SUMMARY

Sale Price:	Contact Agents
Lot Size:	5 Acres
Available AC:	<b>OP 1:</b> 1.27 AC <b>OP 2:</b> 0.5 - 3.73 AC (Divisible)
Zoning:	GB

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
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Total Population	15,107	37,791	63,729
Daytime Population	21,019	43,947	74,418
Total Households	6,132	15,635	26,376
Average HH Income	\$96,347	\$85,332	\$83,739

### PROPERTY OVERVIEW

#### New Retail Pads Available at the Entrance to a Large Residential Development

### PROPERTY HIGHLIGHTS

- ±1 mile from Augusta Health General Hospital (255 Beds)
- 400'+ of frontage on Jefferson Hwy (16,000 VPD) with access to Tinkling Spring Rd (17,000 VPD)
- ±5 miles to Waynesboro; ±7.5 miles to Staunton; ±30 miles to Charlottesville
- Pad is stubbed with utilities with off-site stormwater management

# NEARBY RETAILERS

## RETAIL PADS IN FISHERVILLE

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# LOCATION MAP

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# CONTACT INFORMATION

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