

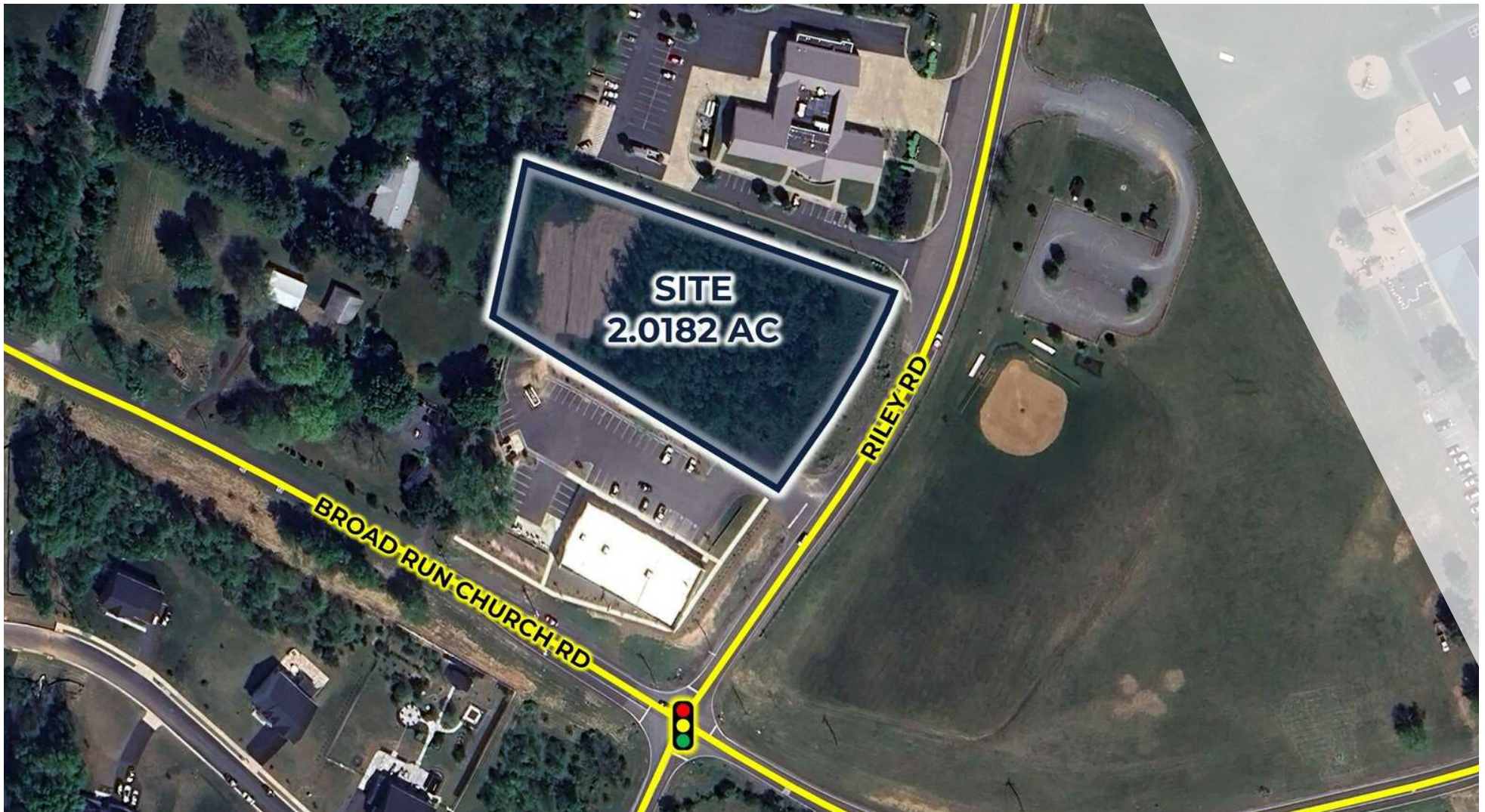
# FOR SALE

## DOLLAR GENERAL SURPLUS DEVELOPMENT LAND

Riley Rd & Broad Church Rd | Warrenton, VA 20187



**S.L. NUSBAUM**  
REALTY CO.



**NATHAN SHOR**

Senior Vice President | Partner

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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS

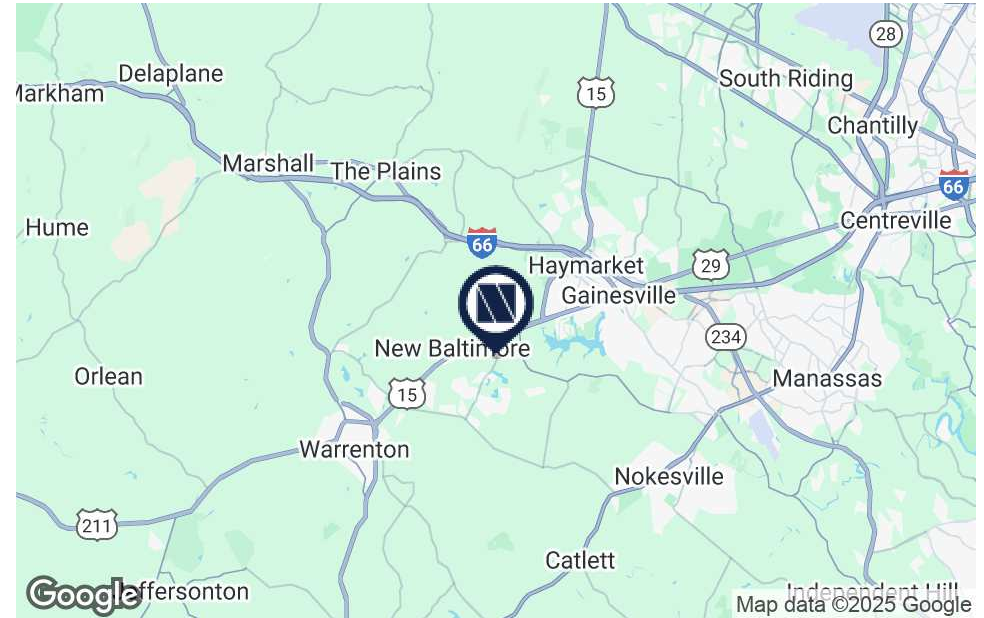
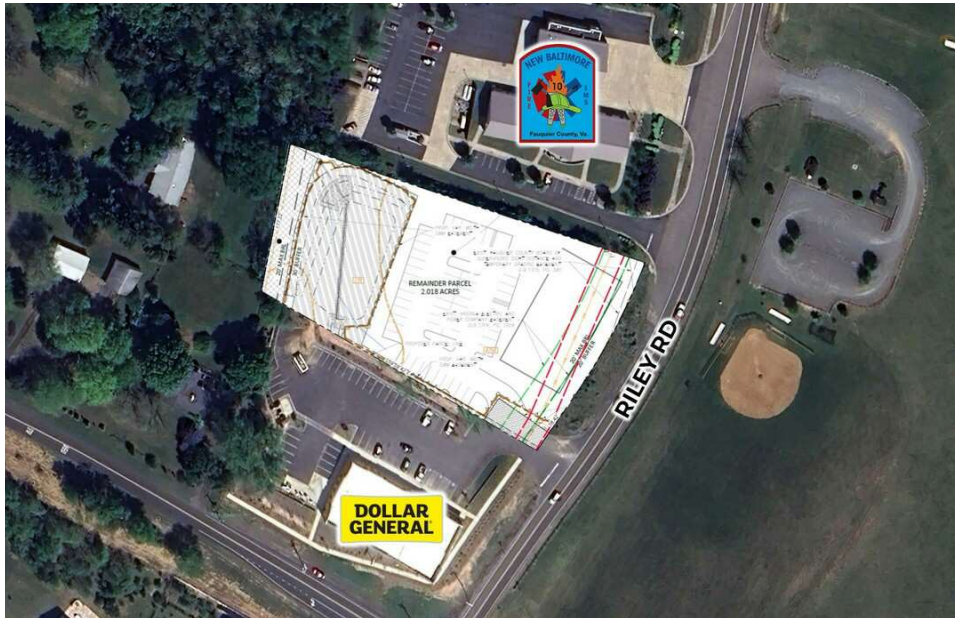
# PROPERTY SUMMARY

## DOLLAR GENERAL SURPLUS DEVELOPMENT LAND

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### OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	2.018 Acres
Price / Acre:	\$185,828
Zoning:	C-1

### DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Population	15,358	47,196	109,247
Total Households	5,118	14,917	36,096
Average HH Income	\$211,399	\$204,110	\$198,067

### PROPERTY OVERVIEW

#### Dollar General Surplus Development Land

### PROPERTY HIGHLIGHTS

- Adjacent to new Dollar General and New Baltimore Volunteer Fire & Rescue.
- Close proximity to the Town of Warrenton
- Shared ingress/egress with Dollar General
- Utilities to site



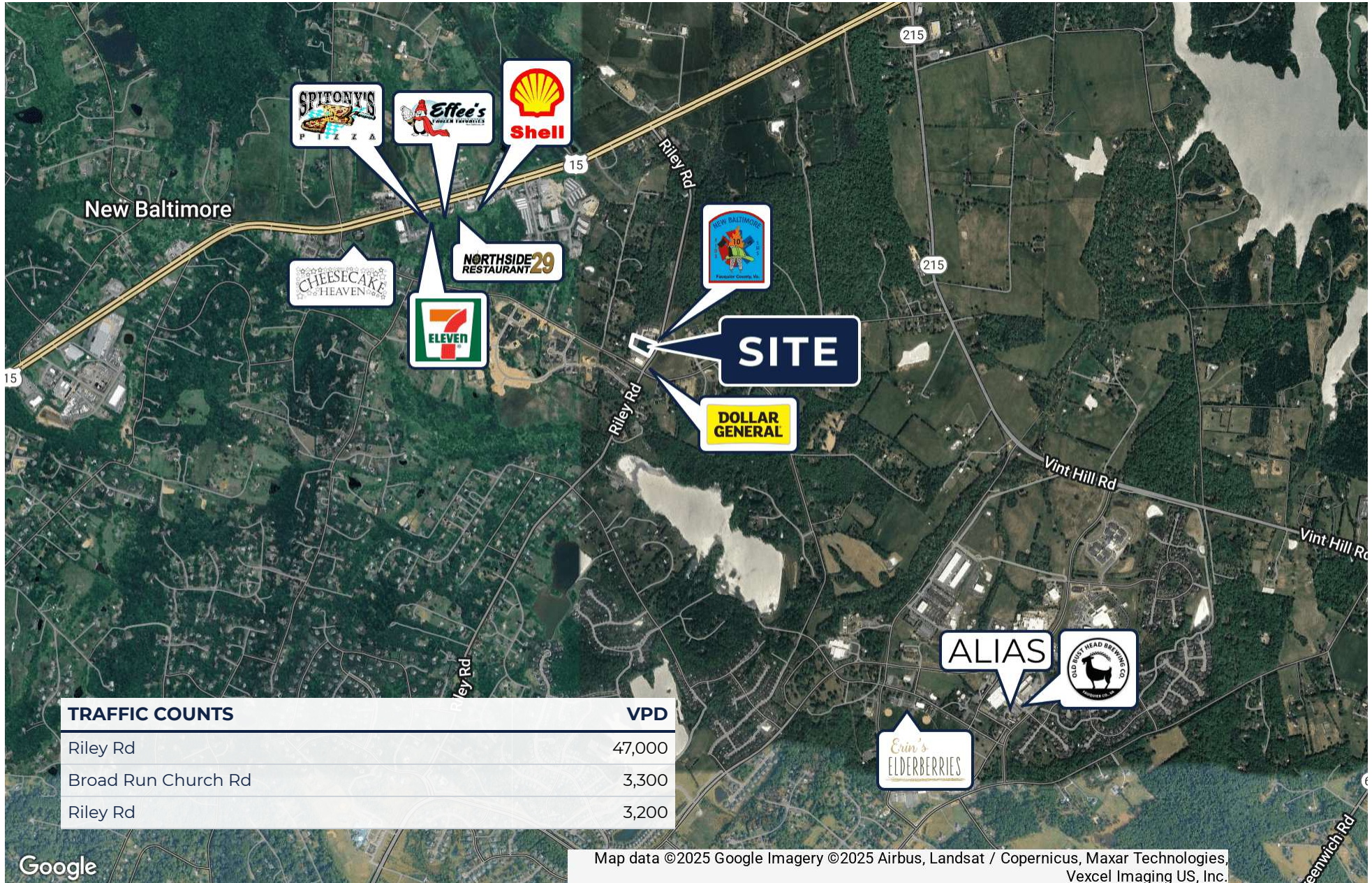
# TRADE AREA

## DOLLAR GENERAL SURPLUS DEVELOPMENT LAND

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Google

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# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

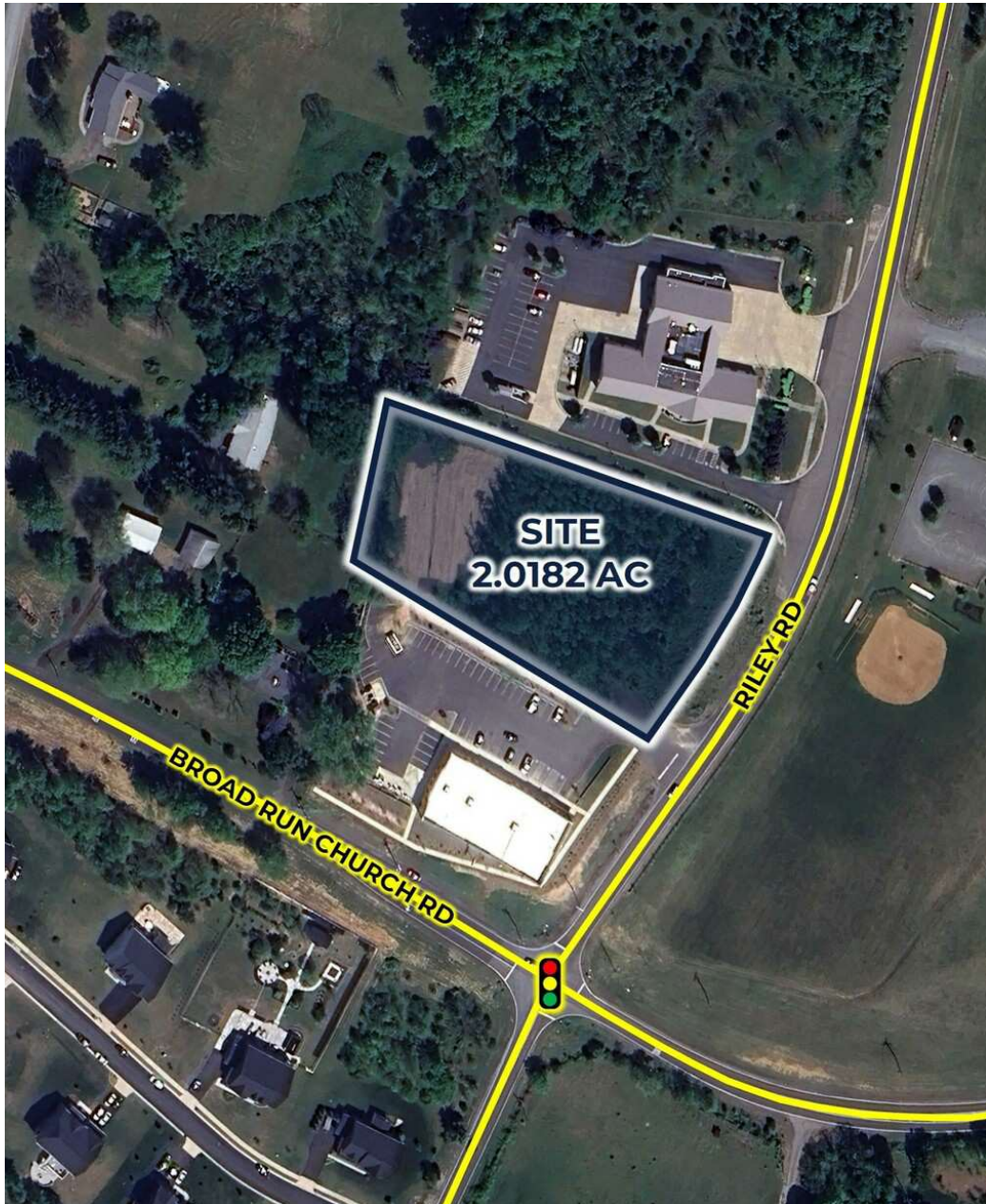
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PROUD PARTNER

**XTEAM**

RETAIL ADVISORS

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