



# SCOTTSVILLE SHOPPING CENTER OUTPARCEL

**Scottsville Shopping Center,  
Scottsville, VA 24590**

## Property Features:



### Excellent Location

Outparcel at a great performing Food Lion. Featuring great visibility and easy access from Irish Rd & James River Rd.



### Area Tenancy

Food Lion, Virginia ABC, Rite Aid, Subway, Tiger Fuel & more!



**ASKING  
PRICE**

**Call Broker**

**Approximately 0.65 AC  
outparcel at  
Scottsville Shopping  
Center.**

**RETAIL LAND  
OPPORTUNITY**



Contact Us  
**757-898-7890**

Visit Our Website  
**www.retailadvisors.us**





**SCOTTSVILLE SHOPPING CENTER,  
SCOTTSVILLE VA 24590**

This 0.65 AC Food Lion outparcel is positioned at the corner of Irish Rd & James River Rd.



**Demographic Summary**

	<u>3 mile</u>	<u>5 miles</u>	<u>7 miles</u>
2024 Estimated Population:	1,804	3,956	7,646
2024 Est. Median HH Income:	\$72,361	\$77,632	\$80,389
2024 Est. Total Employees:	485	689	963

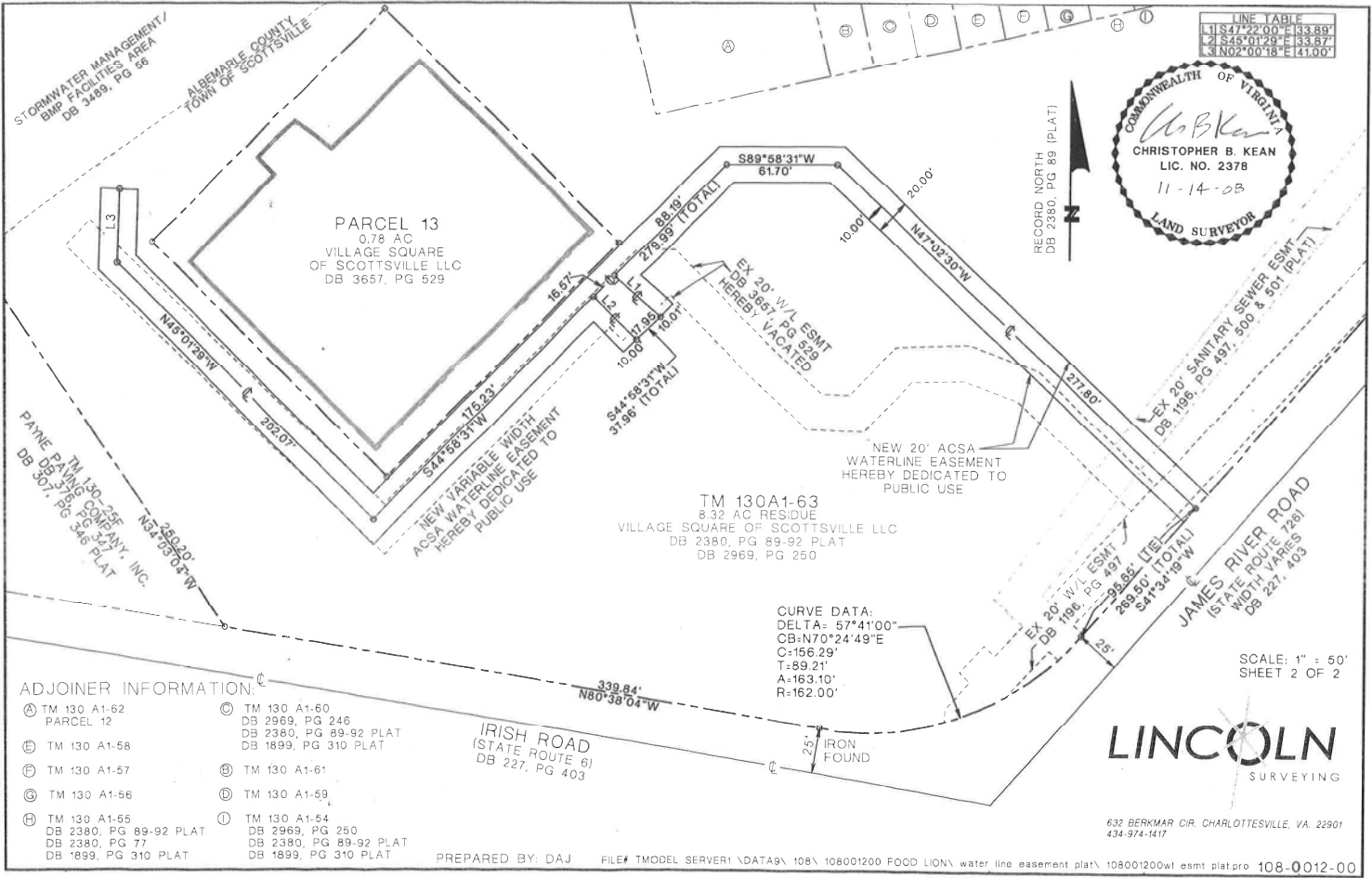
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**Scottsville Shopping Center**  
Scottsville, VA  
February 2025





# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

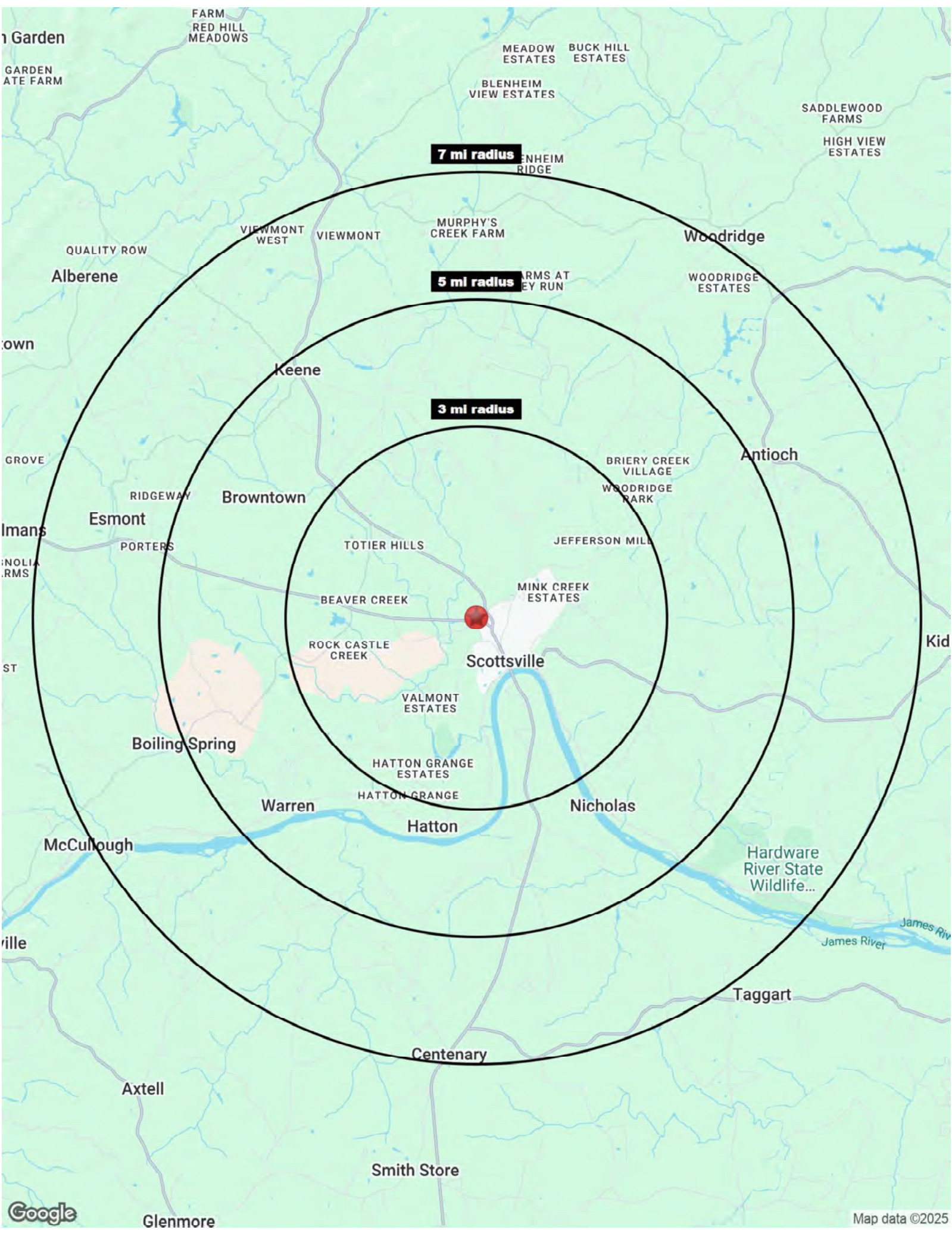


Retail Advisors, Inc.  
 Lat/Lon: 37.8085/-78.5039

<b>198 Scottsville Center</b> <b>Scottsville, VA 24590</b>	<b>3 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>	<b>7 mi</b> <b>radius</b>
<b>Population</b>			
2024 Estimated Population	1,804	3,956	7,646
2029 Projected Population	1,836	4,050	7,871
2020 Census Population	1,792	3,950	7,473
2010 Census Population	1,818	3,961	7,426
Projected Annual Growth 2024 to 2029	0.4%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	-	-	0.2%
2024 Median Age	43.9	43.5	43.1
<b>Households</b>			
2024 Estimated Households	797	1,656	3,149
2029 Projected Households	821	1,716	3,258
2020 Census Households	757	1,611	2,972
2010 Census Households	770	1,609	2,935
Projected Annual Growth 2024 to 2029	0.6%	0.7%	0.7%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	82.7%	81.3%	78.5%
2024 Estimated Black or African American	10.8%	12.8%	15.4%
2024 Estimated Asian or Pacific Islander	0.7%	0.5%	0.5%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2024 Estimated Other Races	5.6%	5.3%	5.4%
2024 Estimated Hispanic	4.4%	4.0%	3.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$93,399	\$98,843	\$105,481
2024 Estimated Median Household Income	\$72,361	\$77,632	\$80,389
2024 Estimated Per Capita Income	\$41,287	\$41,367	\$43,440
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.9%	4.1%
2024 Estimated Some High School (Grade Level 9 to 11)	7.2%	7.4%	7.0%
2024 Estimated High School Graduate	23.1%	25.6%	27.9%
2024 Estimated Some College	21.4%	21.7%	21.1%
2024 Estimated Associates Degree Only	7.4%	6.9%	6.8%
2024 Estimated Bachelors Degree Only	20.6%	18.8%	18.1%
2024 Estimated Graduate Degree	17.0%	15.6%	14.9%
<b>Business</b>			
2024 Estimated Total Businesses	101	156	230
2024 Estimated Total Employees	485	689	963
2024 Estimated Employee Population per Business	4.8	4.4	4.2
2024 Estimated Residential Population per Business	17.8	25.4	33.2

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7 mi radius

5 mi radius

3 mi radius

Scottsville