



# COMMERCIAL LAND

1203 EAST THIRD STREET | FARMVILLE, VA 23901

### FEATURES

- **±3.43 Acres of Commercial Land for Sale.**
- Zoned B-2.
- ±420 feet of direct frontage on highly traveled East Third Street (US Highway 460).
- Directly across from *The Shoppes at Sunchase*, *Sunchase Cinemas* and *Sunchase at Longwood Apartments* (College apartment living).
- Excellent location for restaurant, retail or motel.
- 1 mile from 280 Acre *Heartland Innovative Technology Park*.
- Close proximity to *Longwood University* (over 5,000 students).
- 20% population increase in the last 20 years.

<b>SPACE TYPE</b>	For Sale		
<b>AVAILABLE SPACE</b>	±3.43 Acres		
<b>ASKING PRICE</b>	\$315,000		
<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2022 Population</b>	2,426	10,179	12,932
<b>Avg HH Income</b>	\$59,533	\$64,572	\$66,241
<b>Daytime Employment</b>	1,512	8,213	8,720
<b>Traffic Count</b>	10,000 VPD South Main Street 9,000 VPD E Third Street		

\* Detailed demographics upon request



**AVAILABLE**  
Taylor Long  
PROPERTIES  
Commercial Real Estate  
**804.864.9788**  
www.taylorlongproperties.com

**Ellen Long:** 804.864.9788 ext. 101 (o) | 804.539.7793 (m)  
ellenlong@taylorlongproperties.com

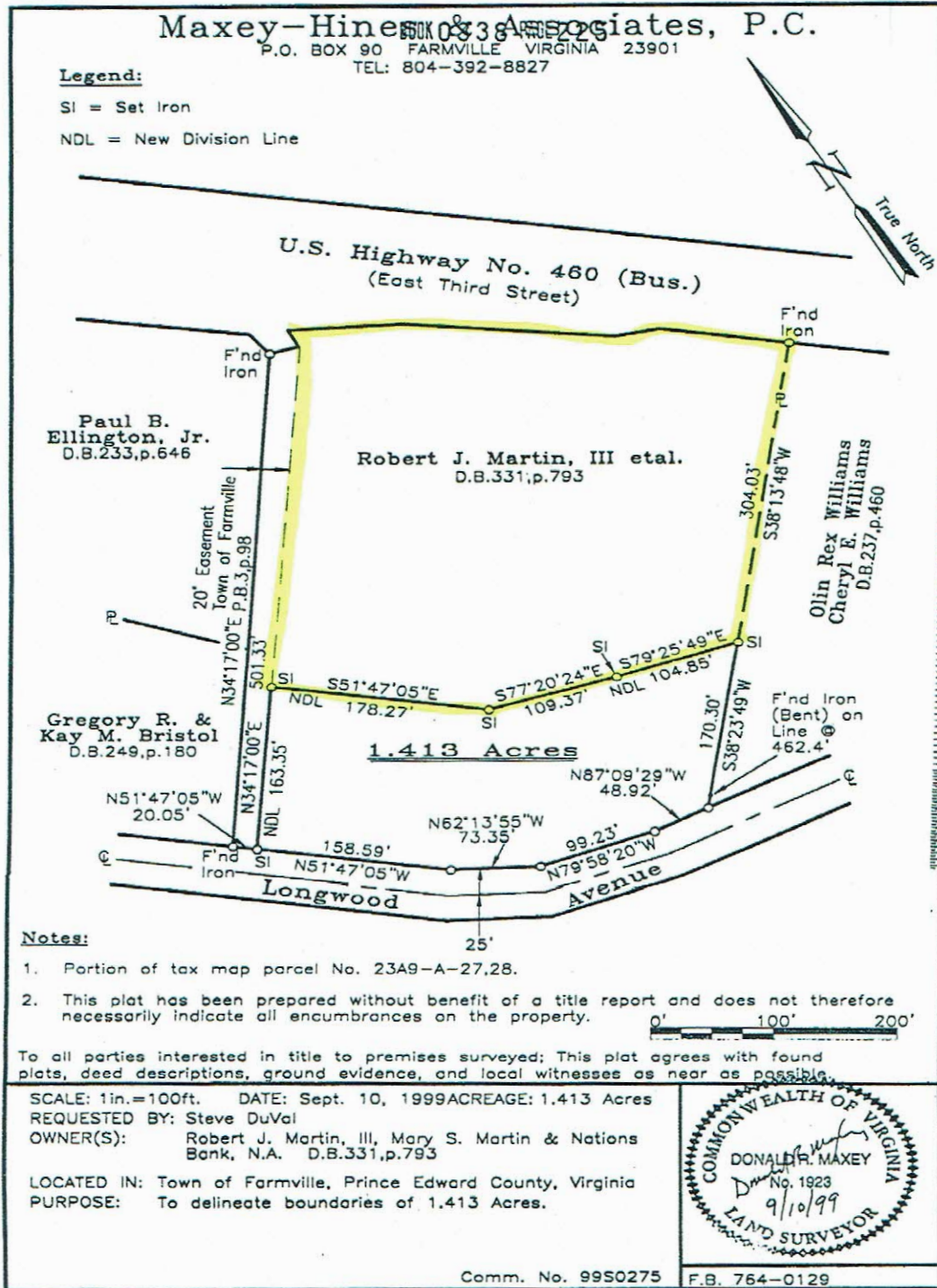
**Robert Marshall:** 804.864.9788 ext. 102 (o) | 804.437.4323 (m)  
robertmarshall@taylorlongproperties.com



**Taylor Long**  
PROPERTIES  
Commercial Real Estate



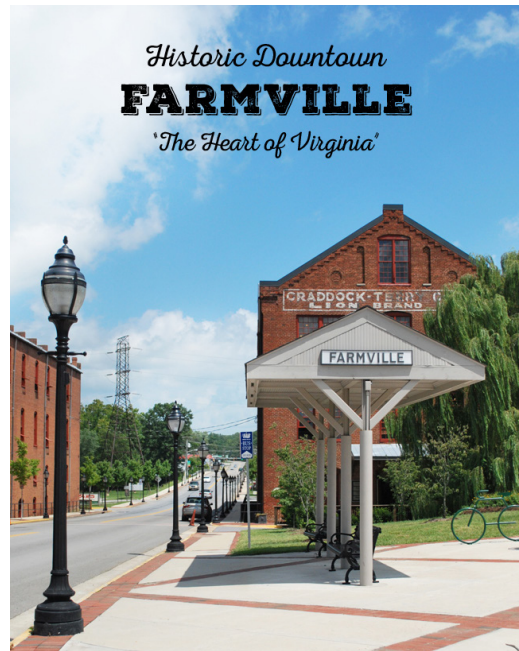
# SURVEY PLAT



Information contained herein was provided by sources believed to be reliable, Taylor Long Properties makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



# PARCEL / MAP





# AERIAL

