

BLOCKBUSTER HEIGHTS - SHOPPING CENTER

2,500 SF END-CAP W/ POTENTIAL DRIVE-THRU

4842 & 4844 S. Amherst
Hwy Madison Heights, VA



*proposed improvements, subject to change

PROPERTY OVERVIEW

Great location at a signalized corner on S. Amherst Hwy (Bus. 29) in Madison Heights, VA. Shopping Center is under new ownership with improvements underway. Retail size available: 2,500 SF End-Cap w/ Drive-Thru

- 33,000 Vehicles Per Day

Surrounding Businesses include:

Starbucks, Chipotle, Dunkin Donuts, Cookout, Hardees, Arby's, KFC, Biscuitville, Waffle House, CVS, Jiffy Lube, Little Caesars, T-Mobile and Dollar General

- 1/4 mile from the site, a 172 Acre Mixed Use Development is underway with plans for up to:

- 500 Apartment Units
- 250 Townhomes
- 250 Patio homes
- 100 Single Family homes



CBCREAD.COM

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**COLDWELL BANKER
COMMERCIAL**
READ & CO.



20' SCREENING
SETBACK
(SEE NOTE 2)

WALL HT: ±6'

32.1'

FENCE

WALL HT: ±6'

TIE TO EXISTING
RETAINING WALL AT ±3'

WALL HT: ±5'

14'

WALL HT: 0'

74.4'

R20'

RETAIL
AVAILABLE
± 2,800 SF

PARCEL A

PAWN SHOP
EX. RETAIL
± 4,000 SF

LOADING ZONE

14'

6

5

4

78.4'

WALL HT: 0'

WALL HT: ±2'

WALL HT: ±7'

R20'

1.14'

RESTAURANT W/ DRIVE-THRU
AVAILABLE
± 2,500 SF

PICK UP
WINDOW

STOP
SIGN

PATIO

PARCEL B

3

2

1

14'

WALL HT: 0'

'NO RIGHT TURN' SIGN

WALL HT: ±8'

GUARDRAIL
& FENCE

WALL HT: ±6'

MAYS ST
SC-681E
VAR WIDTH RW
25 MPH

S AMHERST HWY
ROUTE 29
PRINCIPAL ARTERIAL
VAR WIDTH RW: 35 MPH