
FORMER SHENANDOAH BURGER KING LOCATION

601 4th Street, Shenandoah, VA 22849

Executive Summary



OFFERING SUMMARY

Available SF:	1,192 SF
Lease Rate:	Base \$3,500 Month or 7.5% Gross Sales (Yr 1) 8% Gross Sales (Yr 2+) NNN Fee TBD
Lot Size:	1.02 Acres
Zoning:	C1
Utilities:	Public Water/Sewer 3 Phase
Signage:	Pole Sign Facade
MLS#:	650298



PROPERTY OVERVIEW

Huge potential! Incredible QSR retail opportunity with a drive-thru lane, formerly a Burger King, adjoining an Exxon Gas station and convenience store. Over 1+ acre conveniently located on Fourth St (Rt. 340) in the heart of Shenandoah. This wonderful property is ideal for a variety of restaurant or commercial uses. Large sign with great visibility from Rt. 340. The use of furniture, furnishings, and most equipment included with lease. Don't miss out on this versatile and promising commercial space!

For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Exterior Photos



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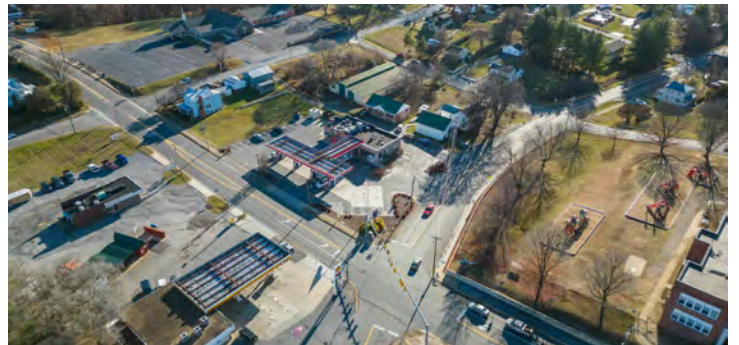
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Aerial Photos



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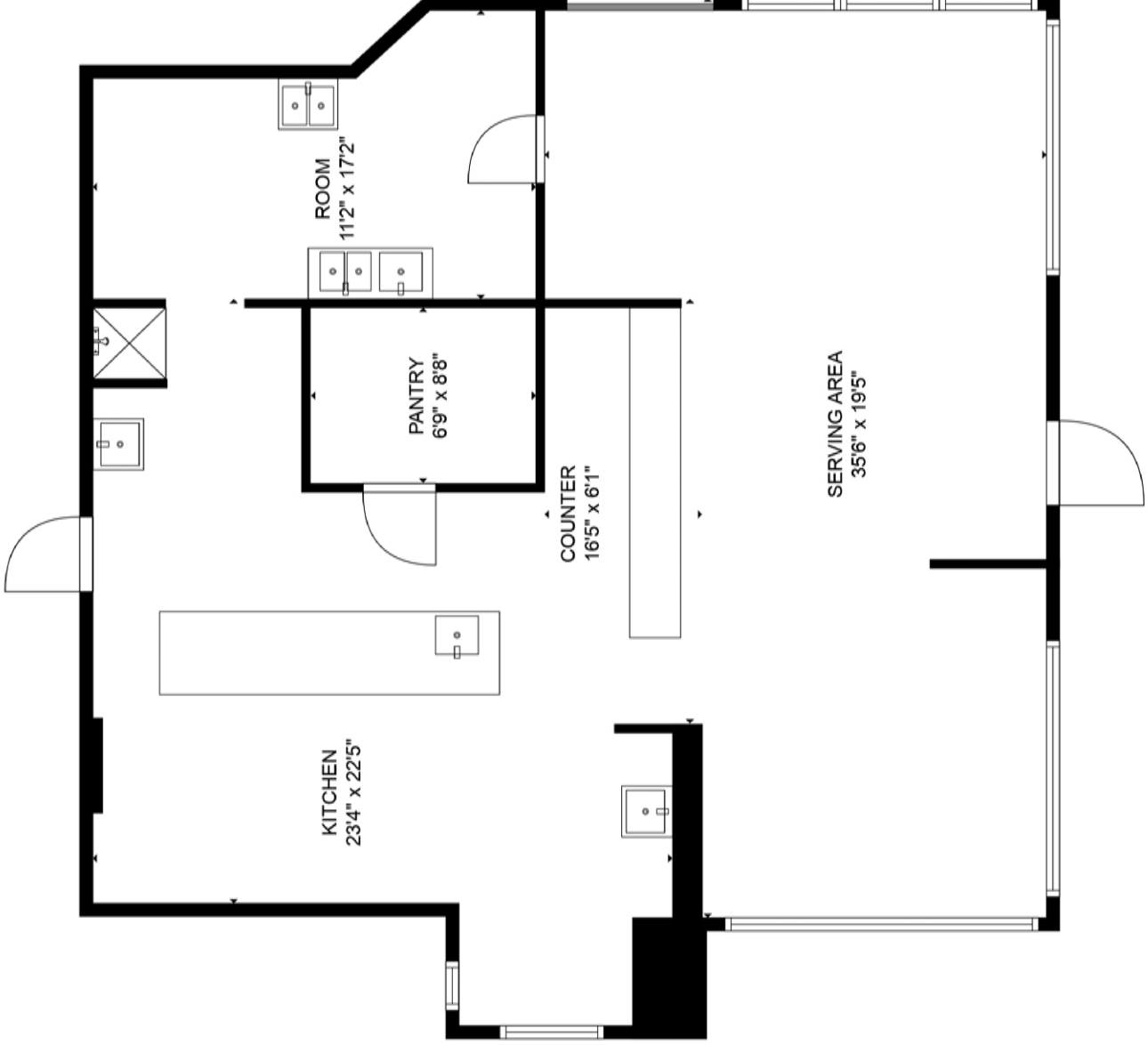
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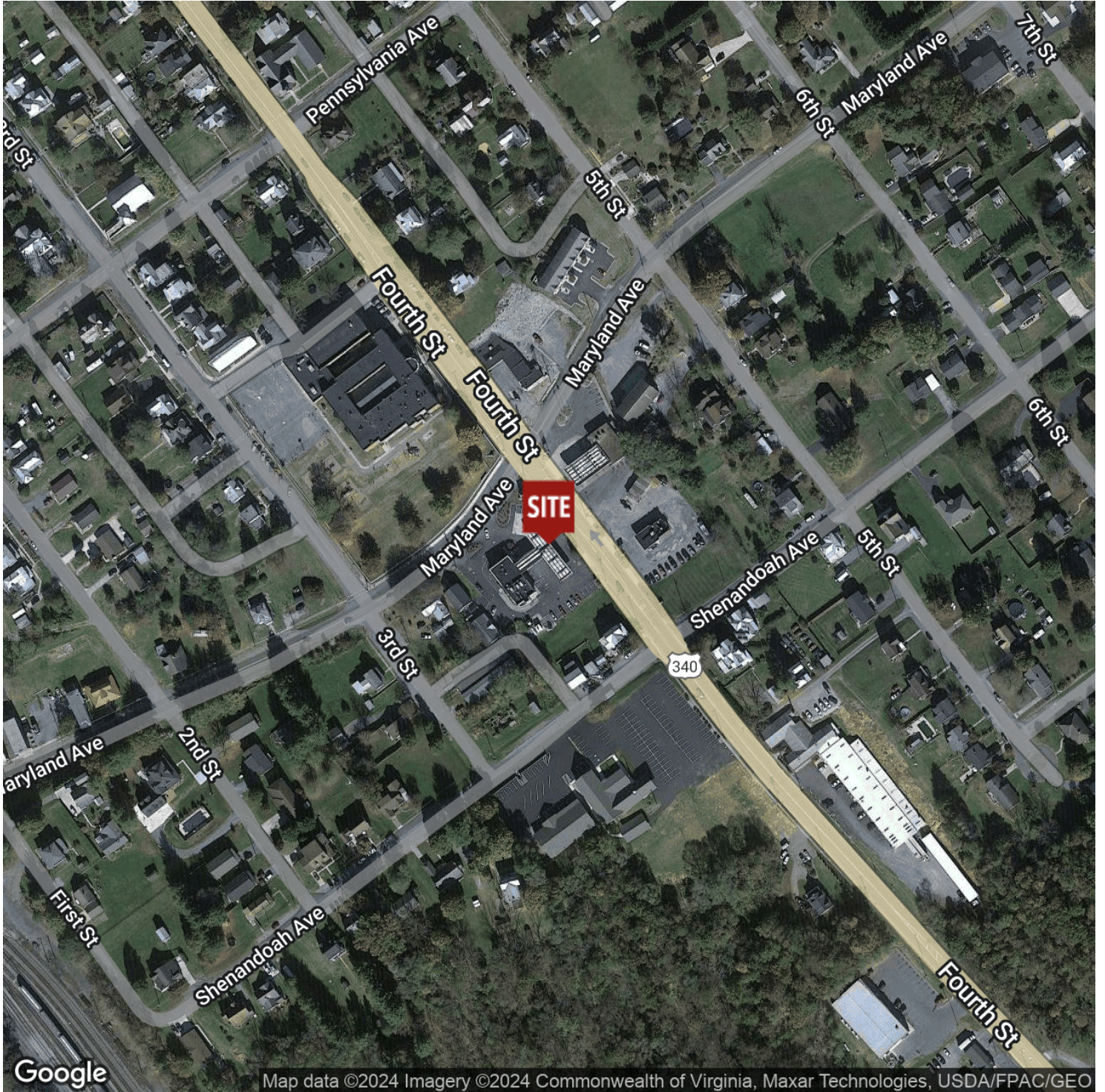
TOTAL: 1192 sq. ft
FLOOR 1: 1192 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Location Map



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