

FOR LEASE

FULLY CONDITIONED OFFICE/WAREHOUSE

31 Conestoga Way, Unit C | Zion Crossroads/Exit 136, Troy, VA 22974



S.L. NUSBAUM
REALTY CO.



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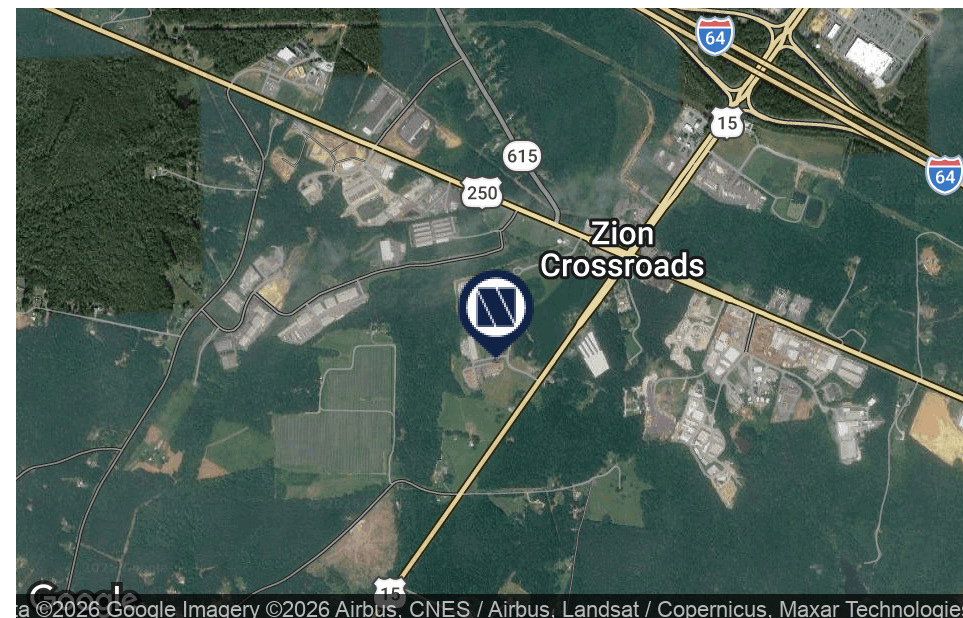
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	9,000 SF
Available SF:	3,000 SF

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
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Total Population	6,625	10,482	23,791
Total Households	2,257	3,731	9,069
Average HH Income	\$135,093	\$131,265	\$133,663

PROPERTY OVERVIEW

3,000 SF Office/Warehouse Space with Drive-In Door

PROPERTY HIGHLIGHTS

- Fully Conditioned, Small Office, Ample Parking
- Quick access to I-64
- Well positioned between Charlottesville and Richmond
- New Amazon Distribution Facility nearby
- Available Immediately

AREA INDUSTRY

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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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