

WAYNESBORO MARKETPLACE

1860 & 1980 Rosser Avenue, Waynesboro, VA 22980

ONE DEVELOPMENT SITE REMAINING

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE



Lot 6A
1.077 Acres
*Lot Lines Approximate



Lot 8
1.314 Acres
*Lot Lines Approximate

PROPERTY SPECIFICATIONS

Price:	Pad 6A-Under Contract Pad 8 - \$850,000
Lot Sizes:	Pad 6A - Under Contract Pad 8 - 1.314 Acres
Zoning:	Highway Business
Traffic:	30,000 VPD Rosser Avenue VDOT 2024
Interstate:	I-64 Exit 94
Access:	< 1,000 Ft 1 Full Turn Signalized 2 Right-In
Utilities:	On Site

WAYNESBORO MARKETPLACE

This Site Represents The Most Visible And Retail Ready Development Opportunity In The Market.

AT A GLANCE

- Development site on the most heavily traveled commercial corridor in the market area.
- Traffic counts on Rosser Avenue in excess of 30,000VPD and less than 1,000 feet from the Interstate 64, Exit 94, off-ramp.
- Heavy population growth from Charlottesville/Albemarle market.
- Surrounded by National Retailers like Walmart, Sheetz, Chipotle, Popeye's, Starbucks, and Home Depot in addition to Waynesboro Town Center (Target, Aldi, Chick-fil-A).
- Site located at a signalized intersection with three points of ingress/egress.

WAYNESBORO MARKETPLACE | 1 PAD SITE REMAINING

1860 & 1980 Rosser Avenue, Waynesboro, VA 22980

Additional Photos



For More Information:

Keith May

540.820.7008

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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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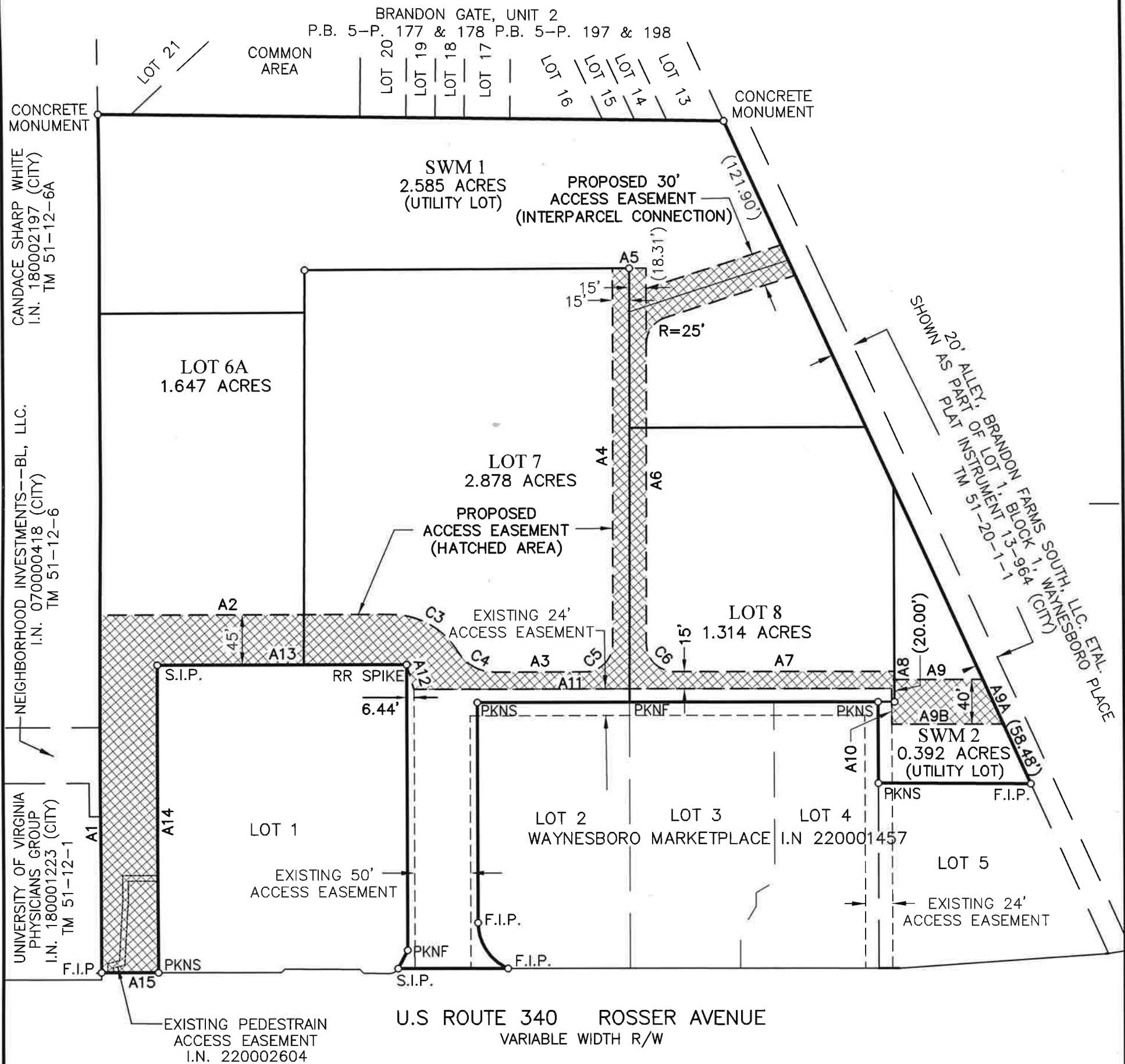
MARKET MAP





LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A1	S 33°18'28" E	321.40'	A9A	N 57°40'57" W	43.92'
A2	S 56°42'47" W	259.18'	A9B	N 56°42'47" E	98.95'
A3	S 56°42'47" W	80.62'	A10	S 33°17'13" E	32.00'
A4	S 33°00'47" E	337.05'	A11	N 56°42'47" E	426.23'
A5	S 56°59'13" W	30.00'	A12	S 49°21'42" E	23.27'
A6	N 33°00'47" W	336.67'	A13	N 56°42'47" E	221.65'
A7	S 56°42'47" W	195.75'	A14	N 33°17'13" W	276.40'
A8	N 33°18'42" W	7.36'	A15	N 56°42'47" E	50.94'
A9	N 56°42'47" E	78.30'			

CURVE	DELTA	RADIUS	ARC	TAN	CHORD BRG.	CHORD
C3	58°46'07"	69.39'	71.17'	39.07'	S 86°05'50" W	68.09'
C4	58°46'07"	38.61'	39.60'	21.74'	S 86°05'50" W	37.89'
C5	89°43'33"	25.00'	39.15'	24.88'	S 11°51'00" W	35.27'
C6	90°16'27"	25.00'	39.39'	25.12'	N 78°09'00" W	35.44'



CANDACE SHARP WHITE
I.N. 180002197 (CITY)
TM 51-12-6A

NEIGHBORHOOD INVESTMENTS--BL, LLC.
I.N. 070000418 (CITY)
TM 51-12-6

UNIVERSITY OF VIRGINIA
PHYSICIANS GROUP
I.N. 180001223 (CITY)
TM 51-12-1

SHOWN 20' ALLEY, BRANDON FARMS SOUTH, LLC, ETAL, PLACE
SHOWN AS PART OF LOT 1, BLOCK 1, WAYNESBORO PLACE
TM 51-20-1-1

ALL EXISTING EASEMENTS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF WAYNESBORO MARKETPLACE, RECORDED AT I.N. 220001457 AND DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WAYNESBORO MARKETPLACE, I.N. 220001730, UNLESS OTHERWISE NOTED.

FINAL PLAT OF
**WAYNESBORO MARKETPLACE,
SECTION 2**

CITY OF WAYNESBORO, VA
SCALE 1" = 100' NOVEMBER 27, 2023
REVISED: FEBRUARY 9, 2024

EGS & ASSOCIATES, INC.
15 TERRY ST., STAUNTON, VA
540-885-8944



ACCESS EASEMENTS



ABOUT THE METRO



Waynesboro has quickly become the preferred retail destination of Augusta County. 56,000 consumers are located within a 15 minute drive-time and the site boasts a 65,000 daytime population within the same.

Augusta County, with a population of 74,881, is the second-largest county in Virginia and the largest in the Shenandoah Valley. Along with the cities of Staunton and Waynesboro, the Staunton-Augusta-Waynesboro Metropolitan Statistical Area (MSA) population is 121,218.

The MSA is home to Mary Baldwin University (including the Murphy Deming College of Health Sciences) and Blue Ridge Community College adding a total of 8,932 students.

Moreover, the market's population continues to grow as it capitalizes on relocation from Charlottesville and Albemarle County in search of a lower cost of living.

DEMOGRAPHIC PROFILE

ESTIMATED POPULATION

1 Mile	2,954
3 Mile	22,278
5 Mile	39,489

DAYTIME POPULATION

1 Mile	4,308
3 Mile	24,153
5 Mile	45,555

HOUSEHOLD INCOME

1 Mile	\$75,926
3 Mile	\$64,234
5 Mile	\$65,928

05 Minutes 10 Minutes 15 Minutes

ESTIMATED POPULATION

05 Minutes	7,865
10 Minutes	28,619
15 Minutes	56,146

DAYTIME POPULATION

05 Minutes	8,711
10 Minutes	36,470
15 Minutes	65,772

HOUSEHOLD INCOME

05 Minutes	\$68,814
10 Minutes	\$64,098
15 Minutes	\$67,791

