



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for a Land / Retail investor, this 9,675 SF building, with C-1 zoning, stands as a versatile asset in the thriving Kilmarnock area. Boasting prime visibility with 12,000 VPD on N Main St, the property's strategic location offers significant exposure for a range of potential uses. Situated on a large 4.188-acre lot, the expansive land provides ample space for expansion or redevelopment, making it an ideal choice for those seeking a prime commercial investment in the growing Kilmarnock/Lancaster County area. This property is located in a dynamic and evolving market in the Northern Neck.

PROPERTY HIGHLIGHTS

- Land and Building for Sale
- 9,675 SF situated on 4.188 Acres
- Flexible C-1 zoning for multiple uses
- Located in Kilmarnock/Lancaster County
- 12,000 VPD on N Main St

LOCATION DESCRIPTION

Located in the heart of charming Kilmarnock, VA, the area surrounding the property at 469 N Main St offers an enticing blend of community charm and commercial opportunity. With its proximity to the beautiful Chesapeake Bay, the area draws a steady flow of visitors seeking a unique coastal experience.

OFFERING SUMMARY

Sale Price:	\$2,225,000
Lot Size:	4.188 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,562	3,379	7,375
Total Population	3,213	6,836	15,313
Average HH Income	\$116,846	\$120,247	\$111,961

For more information:

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Taylor Long Properties
10142 West Broad St
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PRIME OPPORTUNITY IN A GROWING AREA
LAND AND BUILDING FOR SALE
469 N MAIN ST | KILMARNOCK, VA 22482

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PROPERTIES
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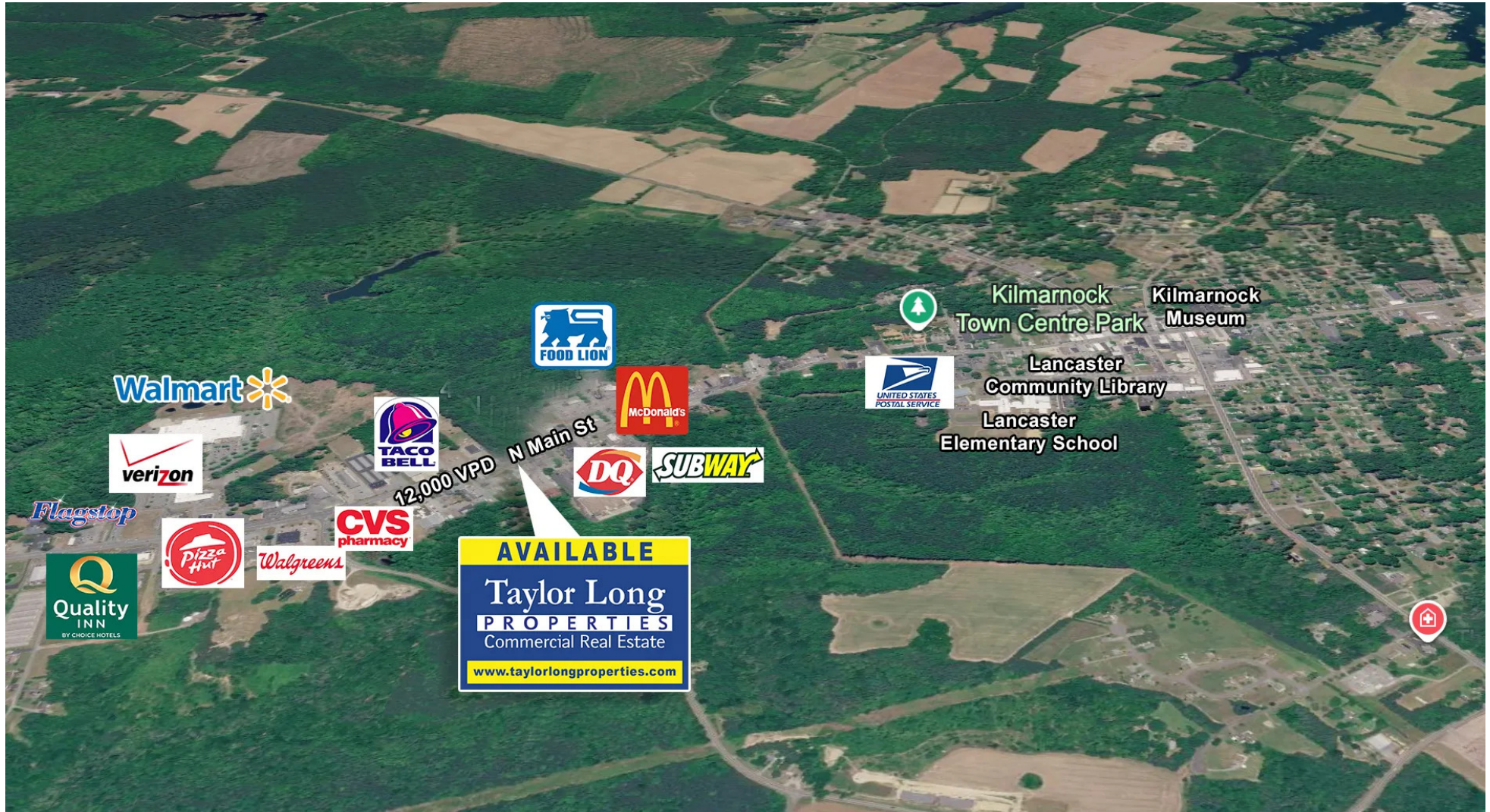
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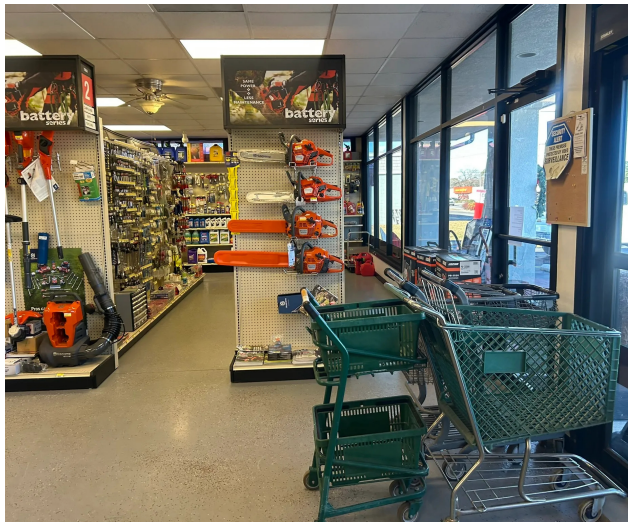
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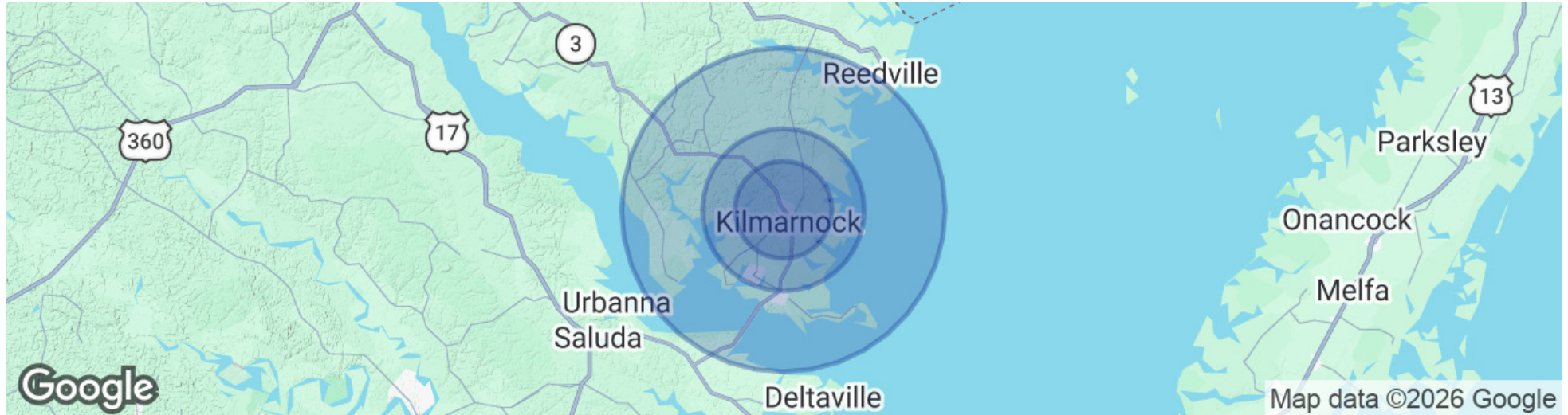
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,213	6,836	15,313
Average Age	55	56	54
Average Age (Male)	53	55	53
Average Age (Female)	56	58	55

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,562	3,379	7,375
# of Persons per HH	2.1	2	2.1
Average HH Income	\$116,846	\$120,247	\$111,961
Average House Value	\$421,648	\$455,987	\$446,104

2020 American Community Survey (ACS)

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