



RETAIL PARCELS FOR SALE

Sandy Court & Westover Drive
Danville, Virginia



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Danville, Virginia 24540

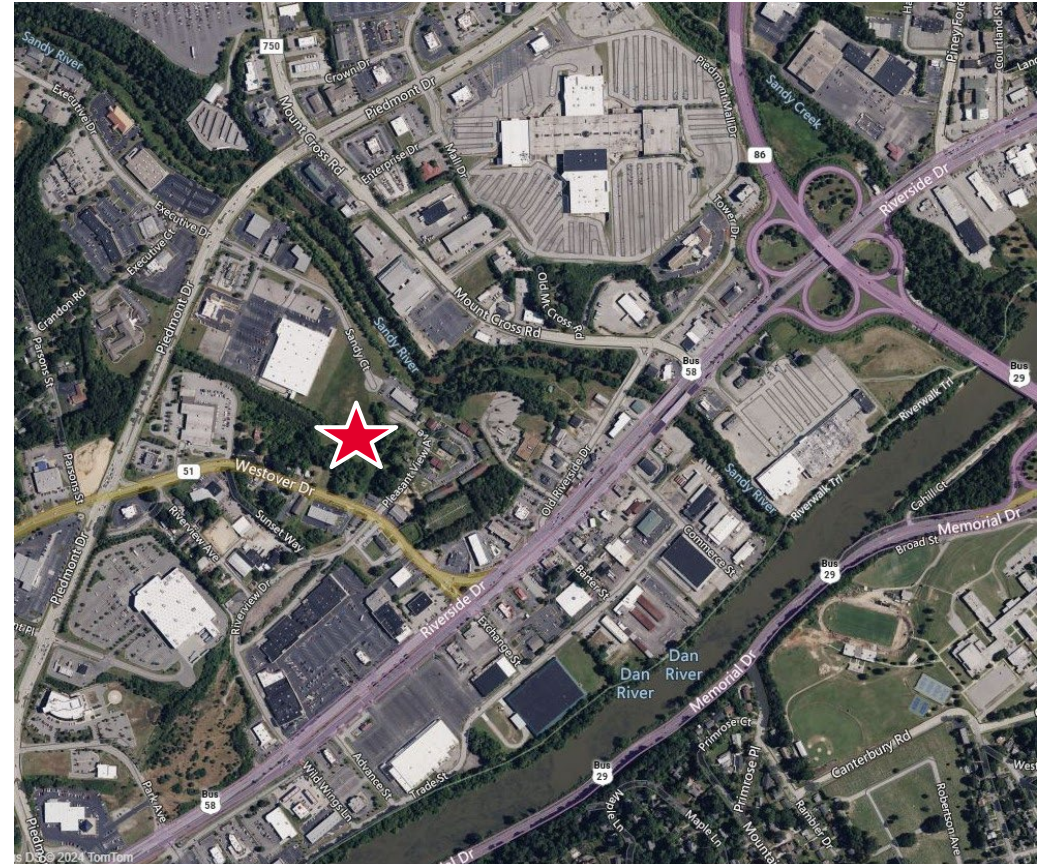


PROPERTY FEATURES

- 6.2 acres available in high visibility retail area
- Zoning PSC-Planned Shopping Center & HRC-Highway Retail Commercial
- Access to Sandy Court and Westover Drive
- Located near strong national tenants with one of the only visible large tracts in the corridor

Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	2,063	31,536	49,759
Daytime Population	7,172	37,901	55,658
Avg. HH Income	\$71,790	\$58,225	\$60,475
2023 Housing Units	923	14,242	22,154
Median Age	44.4	45.1	44.6



Join Nearby Retailers

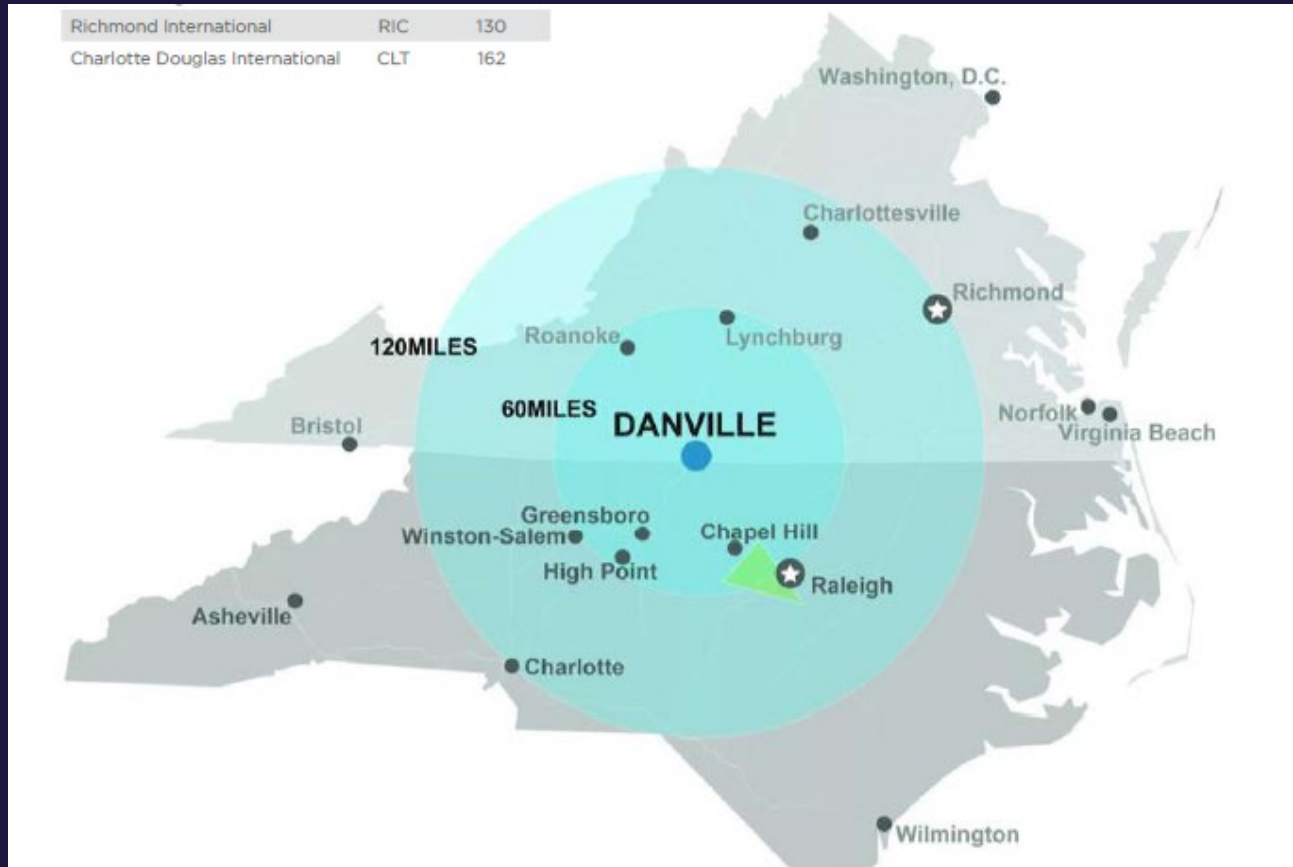


DYNAMIC REGIONAL CONNECTIVITY

The Danville Region is within a day’s drive to over 60% of the United States population and over two-thirds of the United States industrial base. Danville also offers direct connectivity to the interstate highway system and some of the region’s most important travel and shipping routes. Freight rail service is provided by Norfolk Southern as a direct route to the Mid-Atlantic gateway at The Port of Virginia in Hampton Roads. The region also offers convenient access to a number of local, regional, and international airports. All combined, this connectivity makes the region attractive to both industry and tourism alike.

AIRPORT NAME	CODE	DISTANCE (MILES)
Danville Regional	DAN	6
Blue Ridge Regional Airport	MTV	39
Piedmont Triad International	GSO	50
Raleigh Durham International	RDU	60
Lynchburg Regional	LYN	55
Roanoke Regional	ROA	65
Richmond International	RIC	130
Charlotte Douglas International	CLT	162

INTERSTATE CONNECTIVITY
I-581 Distance 24.4 miles
I-81 Distance 28.8 miles
I-40 Distance 31.9 miles
I-85 Distance 32.1 miles
I-73 Distance 36.6 miles
I-64 Distance 45.4 miles



SIGNIFICANT DEVELOPMENT IN DANVILLE

CAESARS PREMIER RESORT CASINO IN DANVILLE

\$750 million investment

December 12, 2024, Caesars Casino Grand Opening in Danville, VA. The casino includes 500+ four-star hotel rooms, multiple restaurants and bars, 40,000 square feet of conference spaces, a 2,500-seat entertainment venue, a spa, and a casino with 2,000 slot machines, 75 table games, 16-table poker room, and sportsbook lounge.

Caesars is creating over 1,300 permanent jobs and will generate over \$38 million in increased annual revenue for the municipality that can be invested in local priorities, including education, public safety, and community and other infrastructure development.

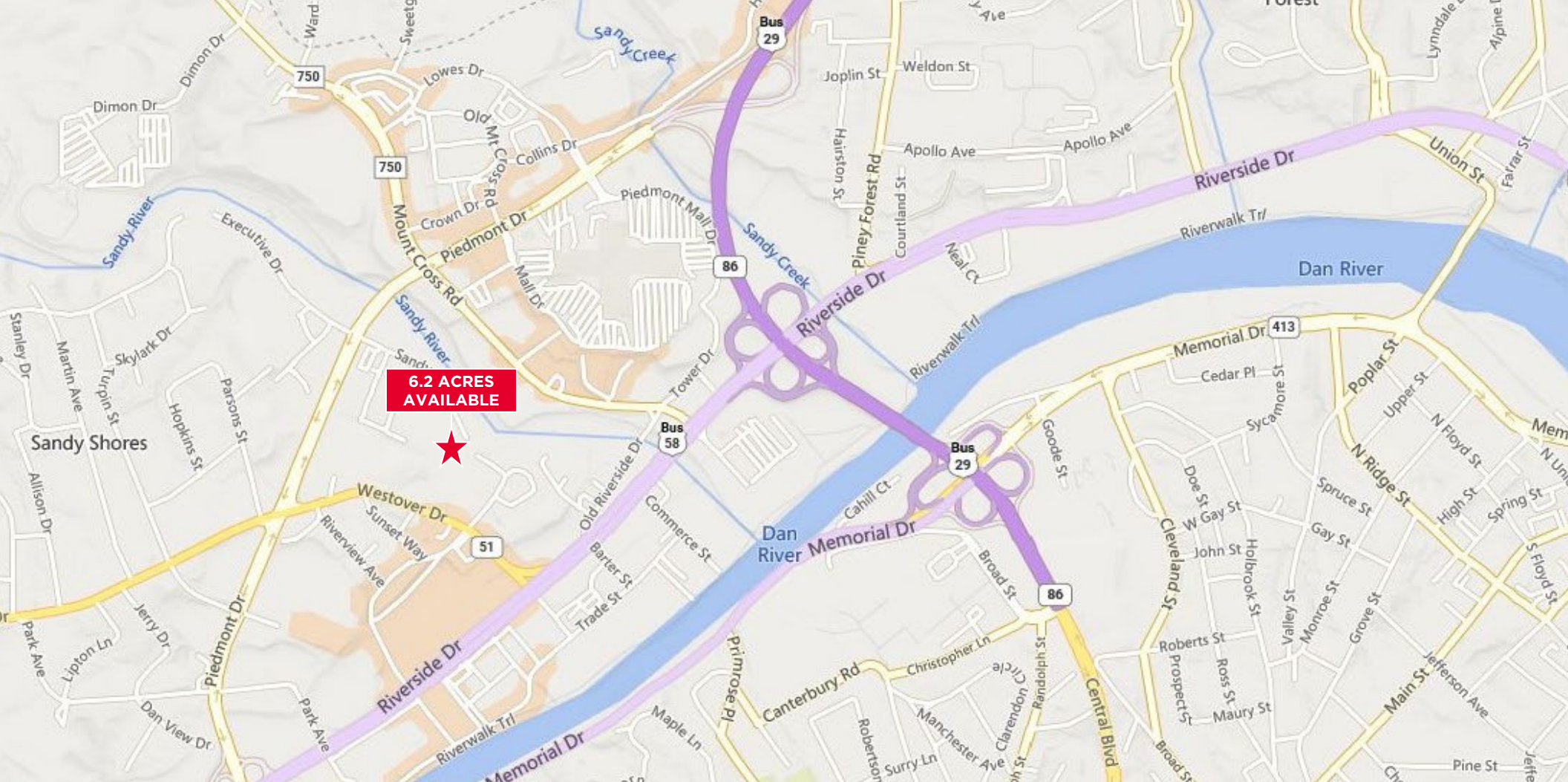


MICROPOROUS

November 2024 Pittsylvania County announced mega industrial site to be developed by lithium-ion battery manufacturer,

Microporous, The Tennessee-based company is expected to invest \$1.3 billion in the region and create more than 2,000 jobs.





6.2 ACRES AVAILABLE



FOR MORE INFORMATION, CONTACT:

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