



FREESTANDING RETAIL

63 MARKET STREET | PALMYRA, VIRGINIA 22963

FOR
SALE

**INVESTMENT
OPPORTUNITY!**

TENANT IN PLACE
UNTIL 12/31/2031



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 100% leased to Hometown Grill, an established family-friendly diner serving breakfast, lunch, and dinner. LXD 12/31/2031
- Positioned near Route 15, a major north-south artery, the property serves as a high visibility gateway for regional traffic
- Located near the Lake Monticello community, providing a consistent nearby customer base
- Ample parking designed to accommodate high-volume retail or professional use
- Positioned in a high-activity trade area adjacent to national brands like Food Lion, Tractor Supply Co, and Dollar General



BUILDING SIZE:

3,936 SF ±

LOT SIZE:

.52 ACRES ±

TRAFFIC:

6,200 ADT (RT. 600)

YEAR BUILT:

2009

ZONING:

R-3 (RESIDENTIAL)

SALE PRICE:

\$1,200,000



GOOGLE STREET VIEW



LOCAL TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

5 MILES

10 MILES

15 MILES

RESIDENTIAL POPULATION



16,715

37,543

131,421

DAYTIME POPULATION



12,615

29,450

150,458

AVERAGE HOUSEHOLD INCOME



\$127,958

\$134,502

\$124,220

NUMBER OF HOUSEHOLDS



6,684

14,573

52,616

MEDIAN AGE



45.4

45.7

36.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 5 MILE RADIUS

esri MORE INFO

37%

ROOM TO ROAM

MEDIAN

AGE: 46.2

HH INCOME: \$99,689



Married couples, often without children, form most households, with more than half aged 55 and older. Self-employment is notable. They like to cook, bake, read, walk their dogs, and maintain their properties.

27%

CLASSIC COMFORT

MEDIAN

AGE: 40.2

HH INCOME: \$88,893



Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

15%

BURBS AND BEYOND

MEDIAN

AGE: 51.1

HH INCOME: \$119,769



Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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