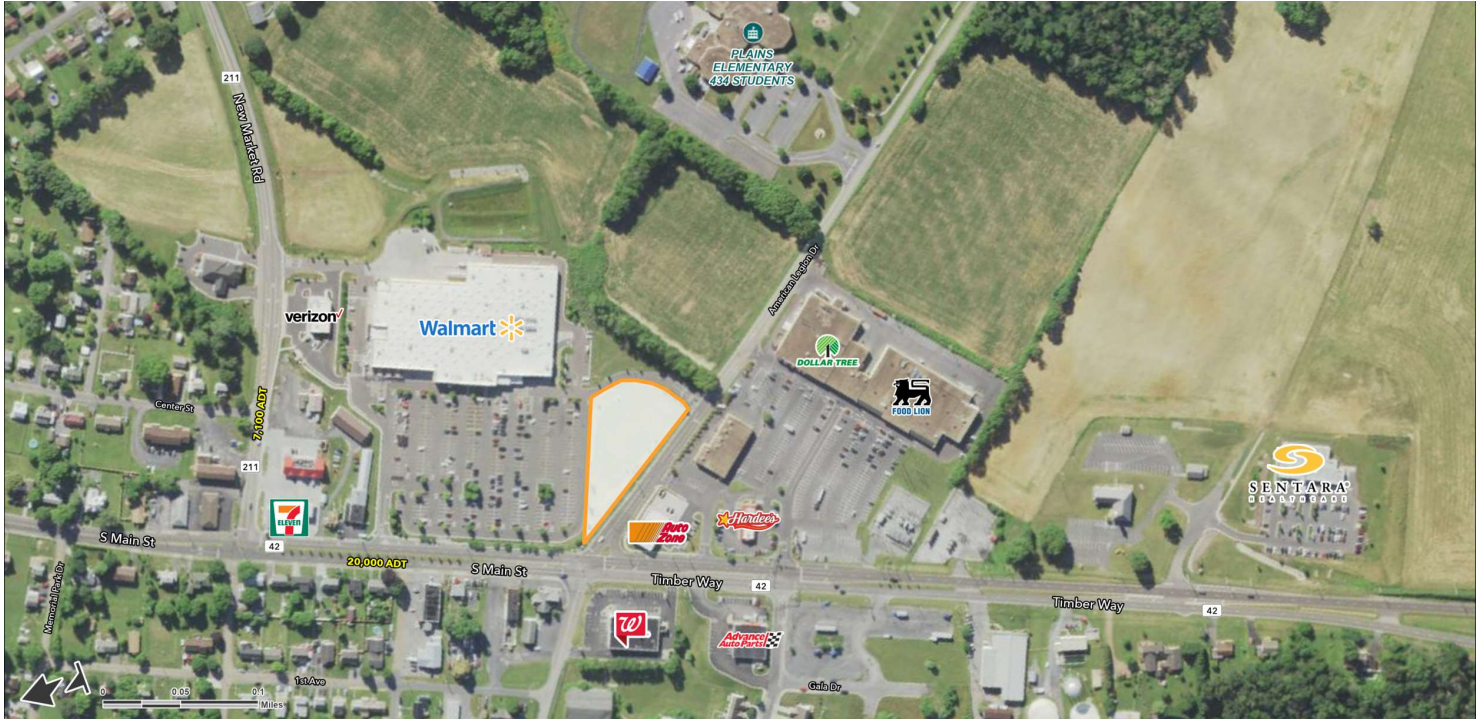


WALMART OUTPARCEL

375 S Main Street, Timberville, VA 22853



LOCATION OVERVIEW

Located just off I-81 in the heart of Timberville, Virginia.



PROPERTY HIGHLIGHTS

- Available 1.3 acres (useable 0.66 acres)
- Anchored by Walmart Supercenter
- Direct access off Main Street and American Legion Drive
- Great visibility with frontage on S. Main Street
- Opportunity for developers
- Call for details
- Traffic Counts: S Main Street: 20,000 AADT New Market Rd: 7,100 AADT

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	2,965	12,867	26,849
Households	1,135	5,051	10,589
Average HH Income (\$)	73,245	83,817	88,780

EXCLUSIVE AGENT(S)

DEBRA RAMEY • debra.ramey@tscg.com • 757.586.4102
DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100

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