

15 ACRES ON I-81 EXIT 162

15057 LEE HWY BUCHANAN, VA 24066



OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 15.0 Acres

Price / SF: \$2.30

PROPERTY OVERVIEW

Bryan Musselwhite, CCIM, and Stephen Pendergrass are pleased to present this 15-acre parcel is located directly off exit 162 of I-81 in Botetourt County. The front of this parcel is flat and gently slopes in the rear, offering the perfect backdrop for your signage with visibility that can stretch for miles. The flat portion offers a vast footprint and could accommodate a large surface lot and ample room to develop a retail property.

The property can be subdivided to suit the buyer's needs.

Off Exit 162 on I-81 Botetourt County, VA.

PROPERTY HIGHLIGHTS

- Excellent Visibility from I-81
- Directly off the on/off ramp to I-81
- Ideal location for a travel center
- Extra acreage available



BRYAN MUSSELWHITE, CCIM

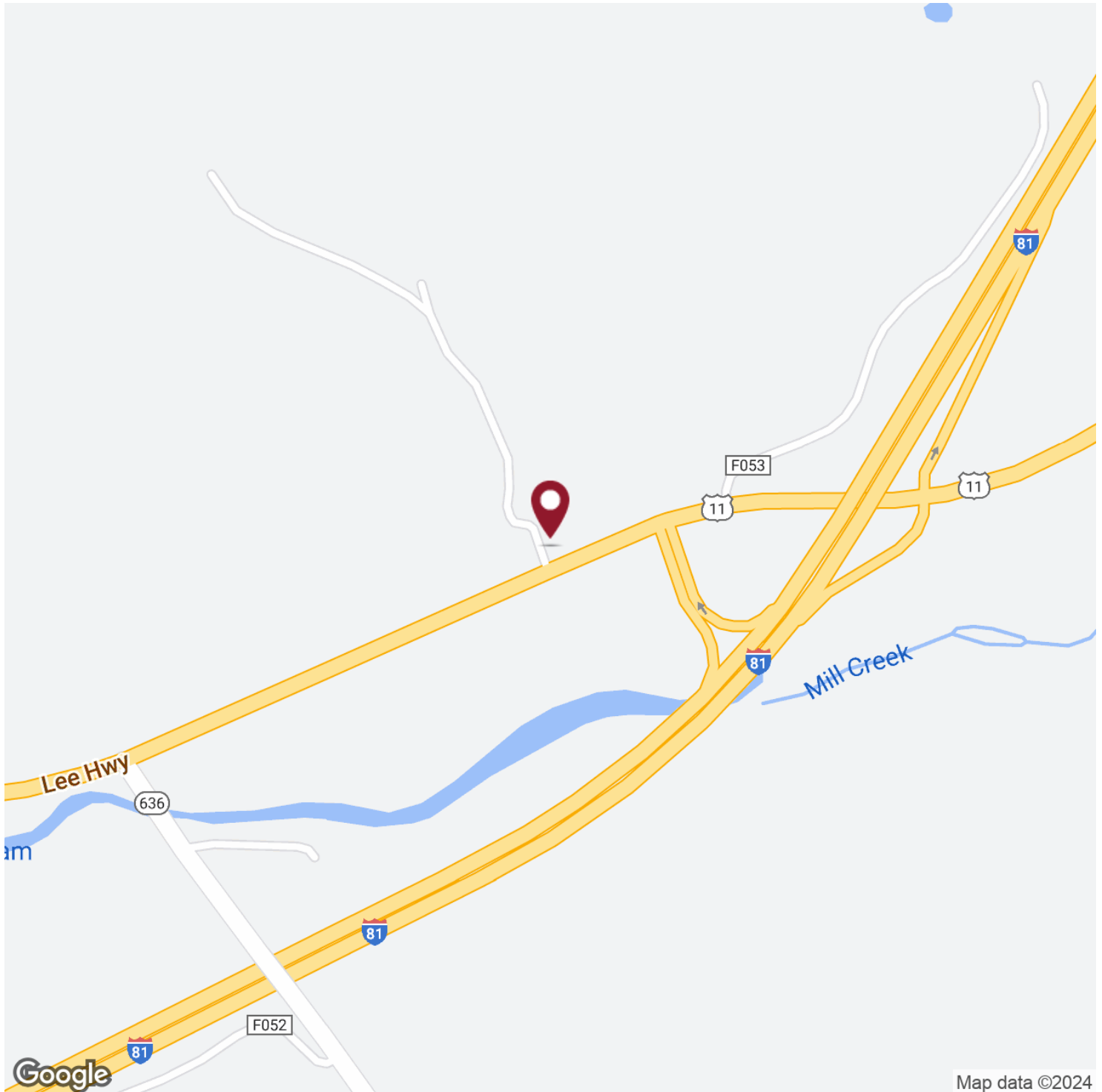
Senior Vice President
540.855.3654
bmusselwhite@poechronk.com

STEPHEN PENDERGRASS

Vice President
540.855.3655
spendergrass@poechronk.com

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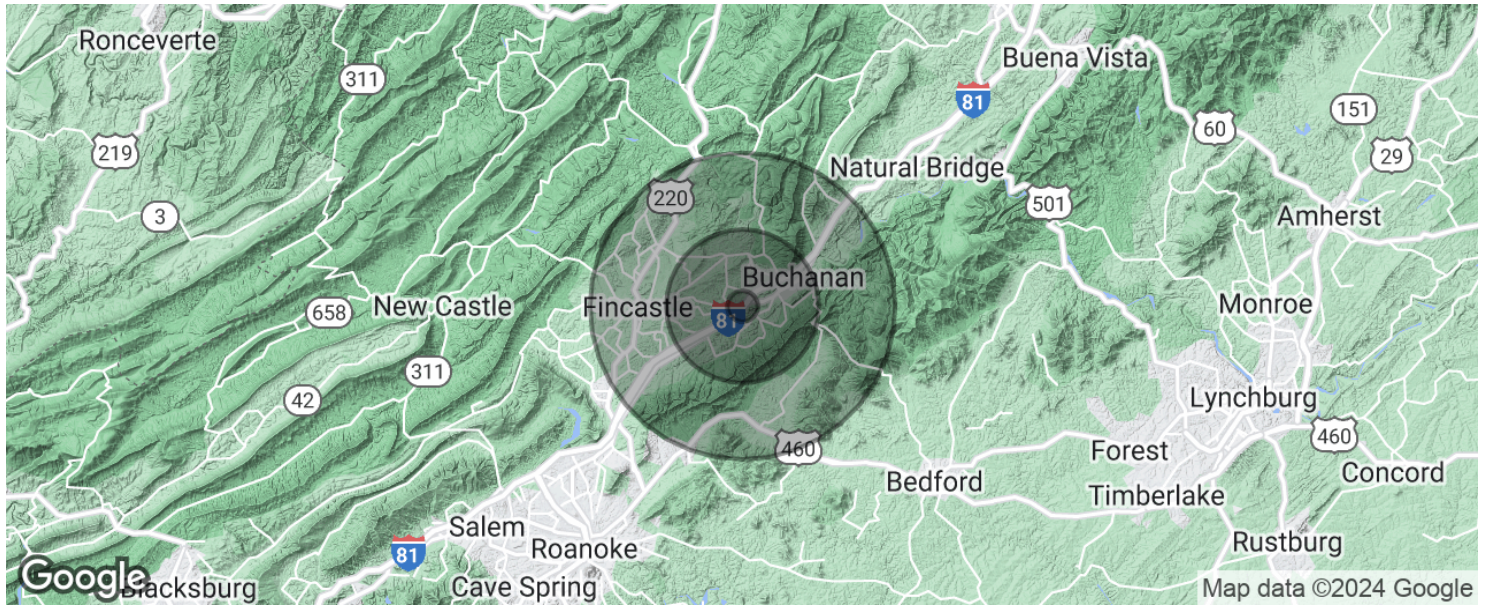
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	96	2,922	16,728
Median age	43.6	44.6	44.7
Median age (Male)	40.9	42.7	43.7
Median age (Female)	44.9	45.7	45.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	40	1,178	6,597
# of persons per HH	2.4	2.5	2.5
Average HH income	\$53,783	\$59,884	\$63,391
Average house value	\$171,666	\$186,994	\$203,198

* Demographic data derived from 2020 ACS - US Census



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