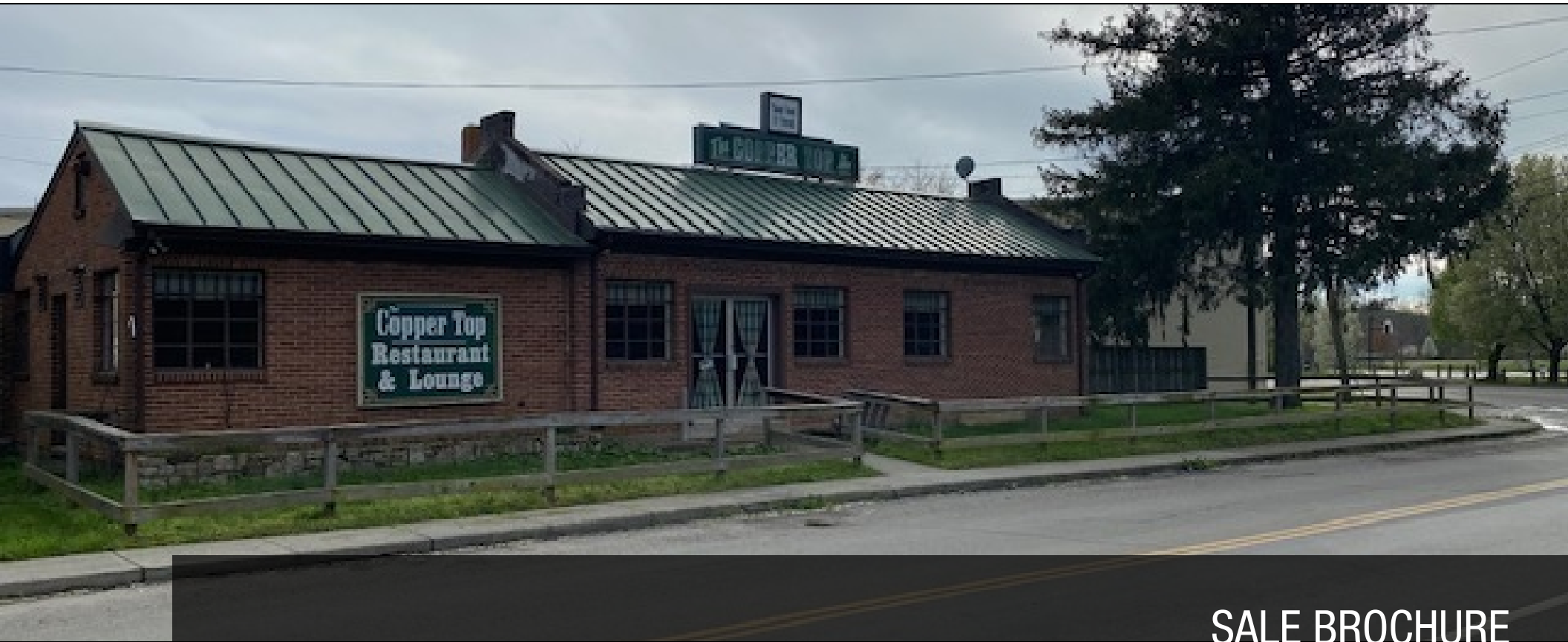


RETAIL PROPERTY FOR SALE



The Copper Top

BUCHANAN, VA



SALE BROCHURE

KW COMMERCIAL VIRGINIA REGION
804.858.9000

PRESENTED BY:

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630 Lowe St., Buchanan, VA 24066



OFFERING SUMMARY

SALE PRICE:	\$225,000
BUILDING SIZE:	2,840 SF
YEAR BUILT:	1935
LOT SIZE:	0.19 AC
ZONING:	TR-Trade District
PRICE / SF:	\$79.23

PROPERTY OVERVIEW

This property is formerly known as The Copper Top Restaurant & Lounge and is located 630 Lowe St., Buchanan, VA 24066. This unique opportunity offers owner/user and investors to acquire a one-story brick restaurant/retail building located only 27 miles north of Roanoke, VA with easy access to I-81 & U.S. Route 11.

PROPERTY HIGHLIGHTS

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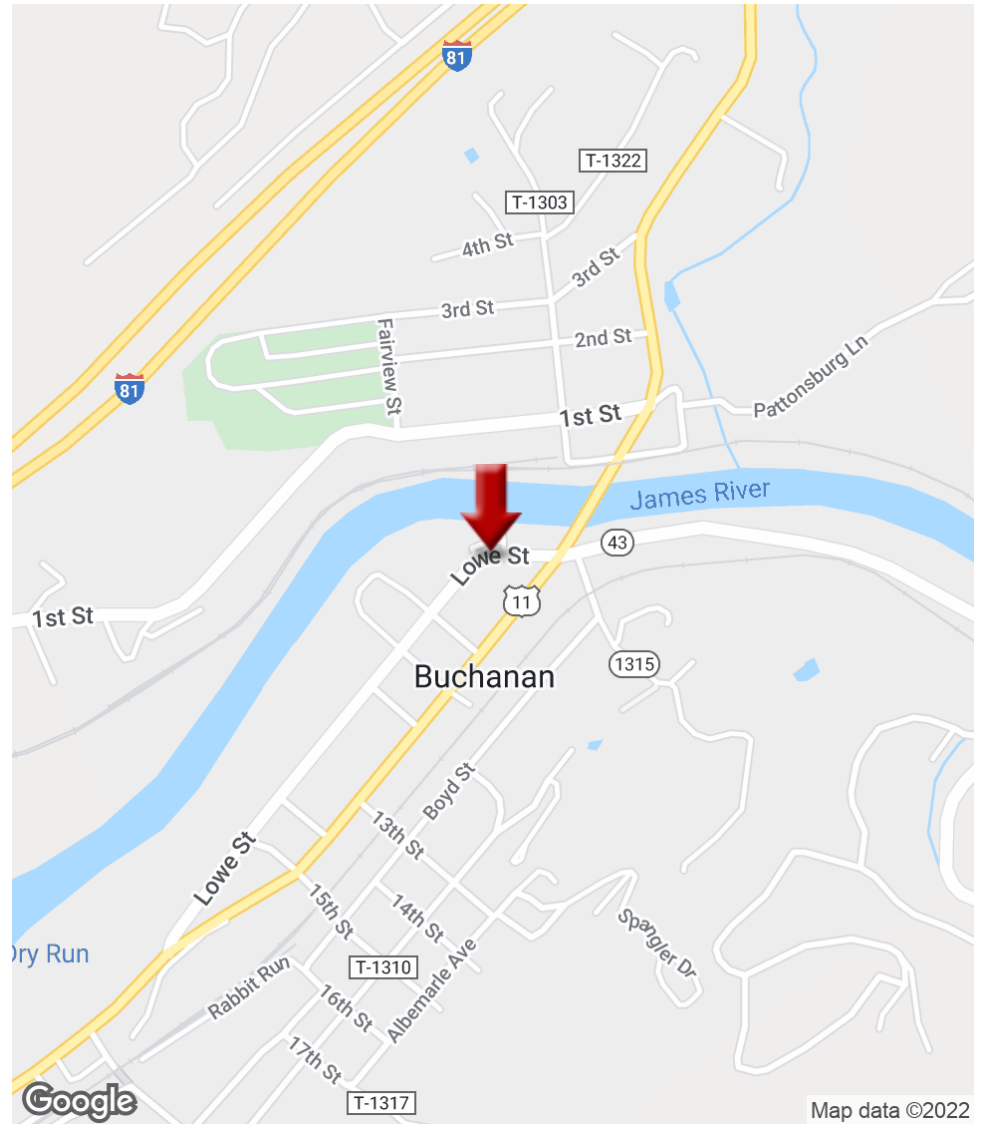
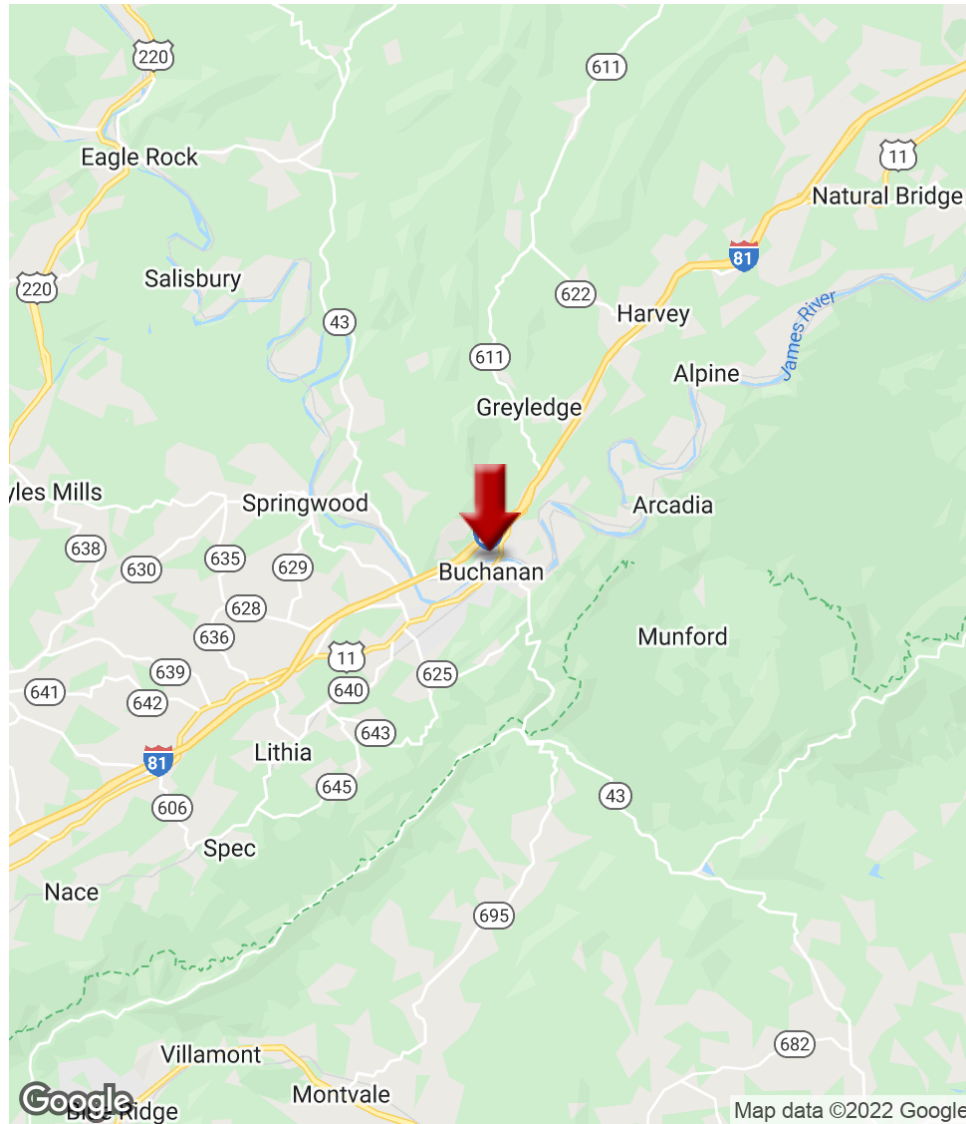
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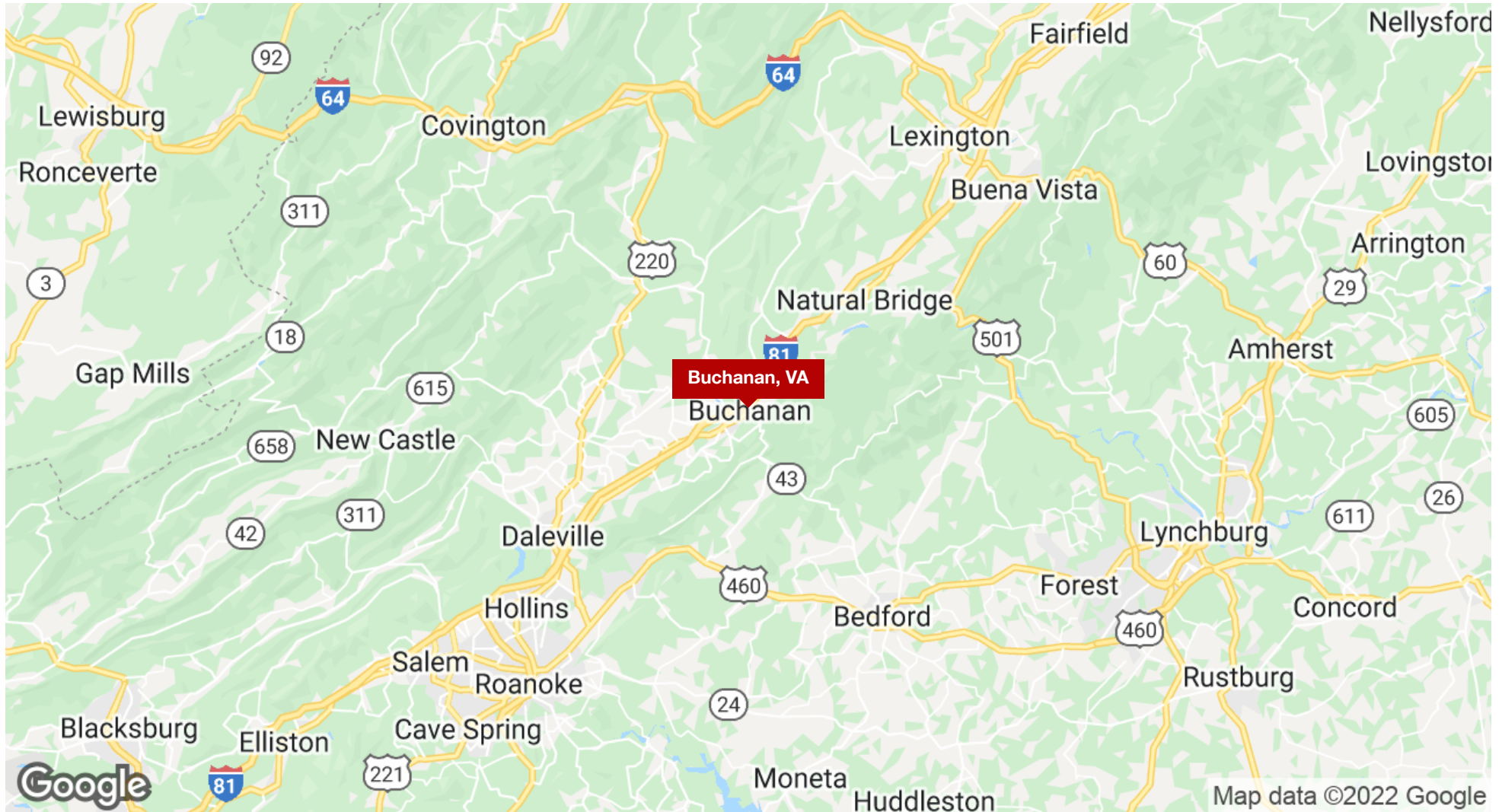
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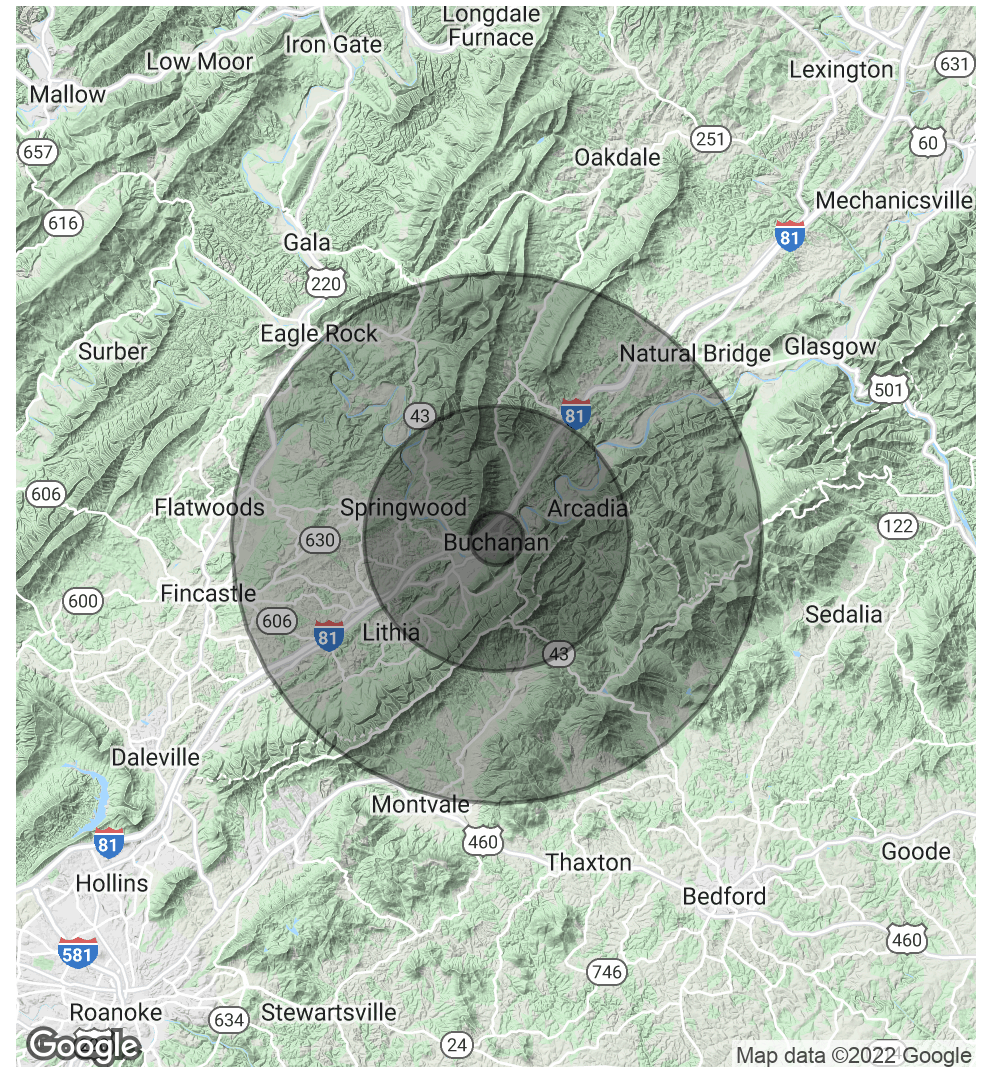
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	96	2,568	11,323
Average age	43.6	43.9	45.0
Average age (Male)	40.9	41.4	43.5
Average age (Female)	44.9	45.0	45.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	40	1,069	4,654
# of persons per HH	2.4	2.4	2.4
Average HH income	\$53,783	\$53,388	\$57,050
Average house value	\$171,666	\$167,370	\$182,597

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Tim Dudley, an Associate Broker at KW Commercial, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley has received the SVN Partners Circle Award from 2013-2018. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

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BUCHANAN, VA

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