

ROCKY MOUNT | UTILITY/WAREHOUSE

670 SONTAG RD ROCKY MOUNT, VA 24151



OFFERING SUMMARY

Sale Price: \$650,000

Building Size: 5,409 SF

Zoning: NZ

Price / SF: \$120.17

PROPERTY OVERVIEW

5,409 SF Utility/Warehouse, strategically located off Rt. 220, features a secured utility yard, ample parking, dock height door, and storage room with 15ft. ceilings. Features zoned heating & cooling and a water filtration system.

PROPERTY HIGHLIGHTS

- 5,409 SF Utility/Warehouse
- 5.7± Acres
- Desirable for commercial redevelopment
- Functional site located off Rt. 220
- Secured utility yard/site
- Generous parking
- Dock height door in rear
- Storage room w/ 15ft. ceilings
- Zoned heating & cooling
- Water filtration system in building



BRYAN MUSSELWHITE, CCIM

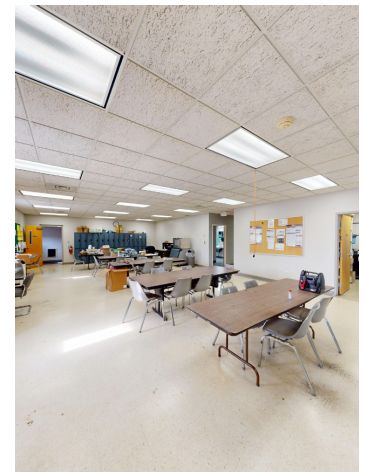
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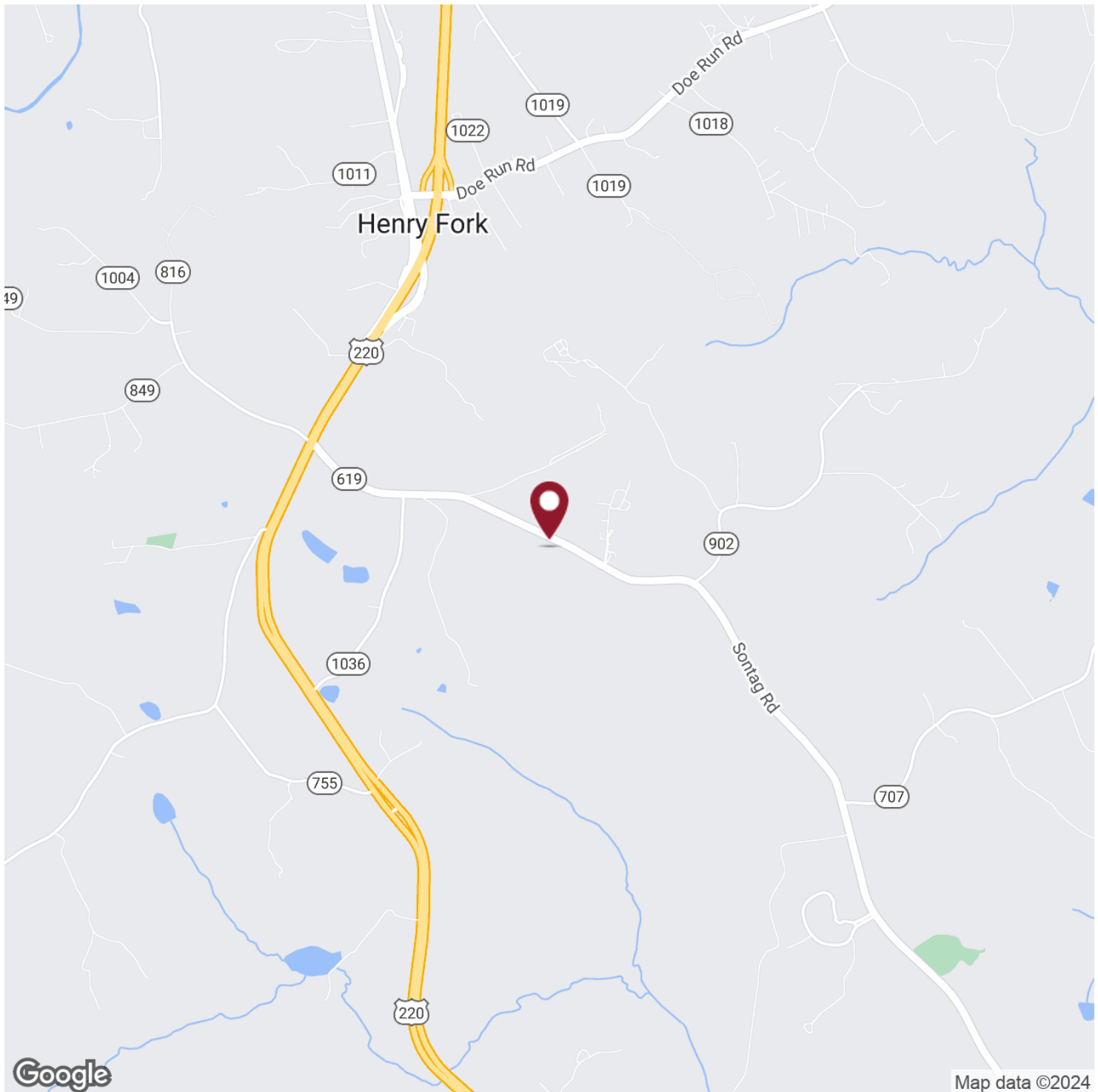
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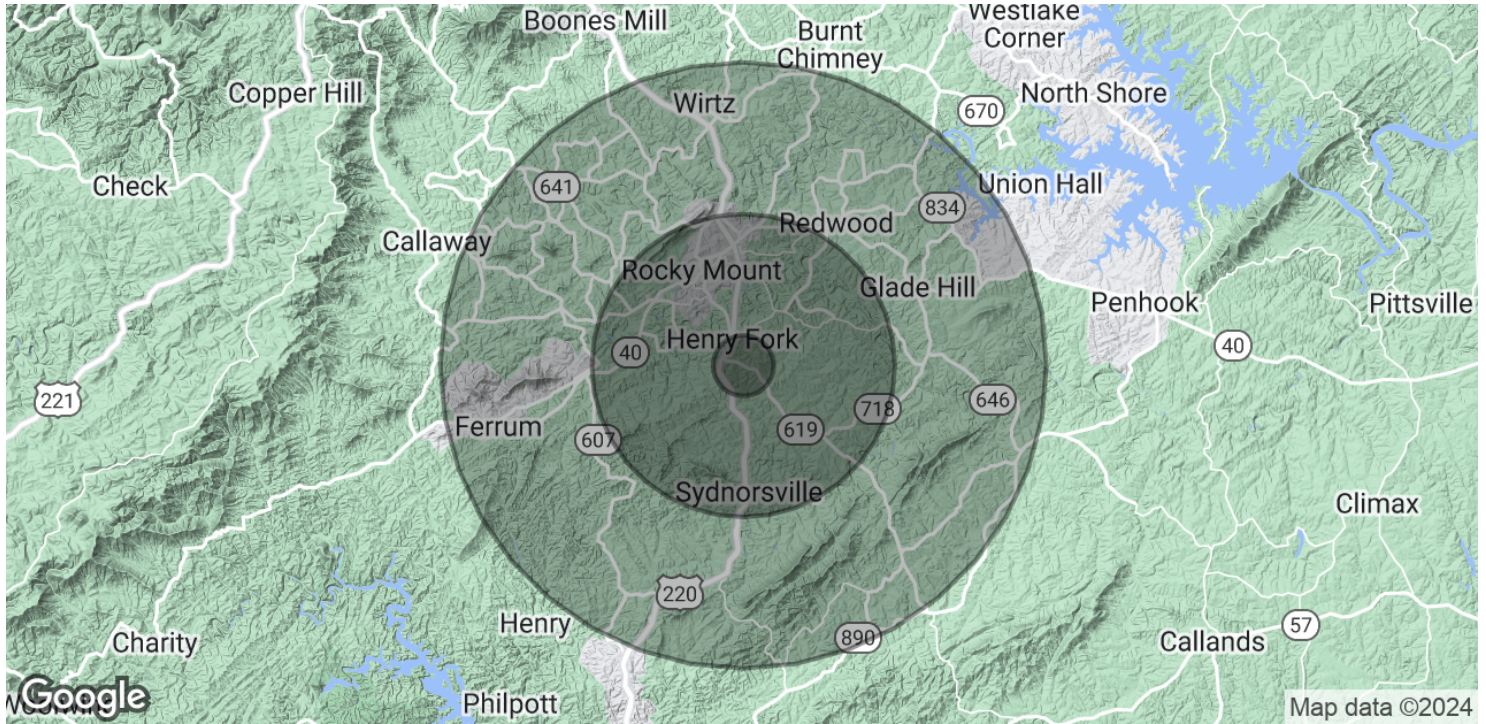
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	343	12,088	30,308
Average Age	40.7	42.5	43.6
Average Age (Male)	32.8	41.0	42.4
Average Age (Female)	47.5	44.4	44.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	137	5,754	14,346
# of Persons per HH	2.5	2.1	2.1
Average HH Income	\$55,223	\$45,521	\$52,847
Average House Value	\$146,019	\$134,814	\$161,961

2020 American Community Survey (ACS)



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