

RETAIL FOR SALE

285 Commerce Dr, Ruckersville, VA 22968



SALE PRICE:	\$699,000
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LOT SIZE:	0.97 Acres
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BUILDING SIZE:	3,022 SF
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TRAFFIC COUNT:	28,000
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PROPERTY OVERVIEW

Very well positioned quick service restaurant building with drive thru. Excellent road frontage on Rt 29 (Seminole Trail) at crossover. Over \$100,000 worth of restaurant equipment including two walk in coolers will convey. Priced \$100,000 below assessment. Excellent turn key condition. This was previously an Arby's, but was located only a few miles north of owner's other franchise, so needed to close one. Perfect for another quick service franchise.

PROPERTY FEATURES

- Quick service restaurant building with drive thru
- Excellent visibility and high traffic counts
- Over \$100,000 worth of restaurant equipment to convey
- Priced well below assessment

KW COMMERCIAL
3510 Remson Court, Ste. 301
Charlottesville, VA 22901

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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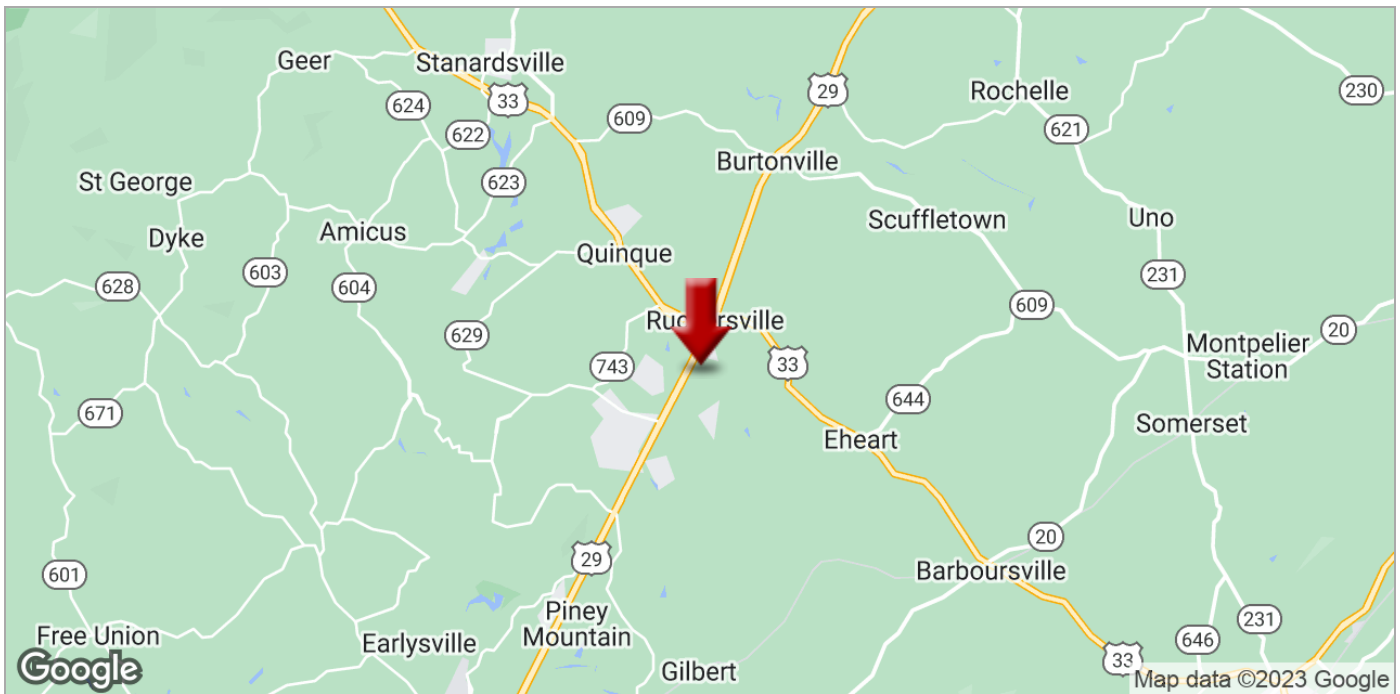
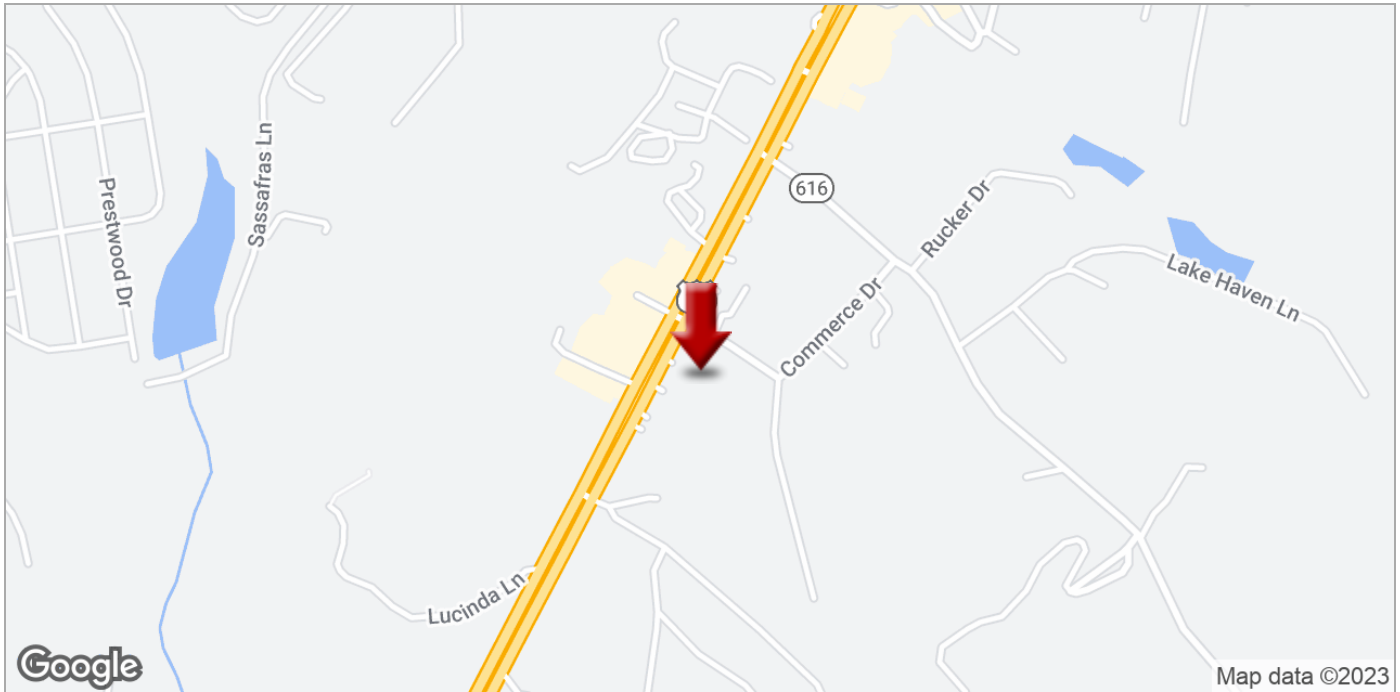
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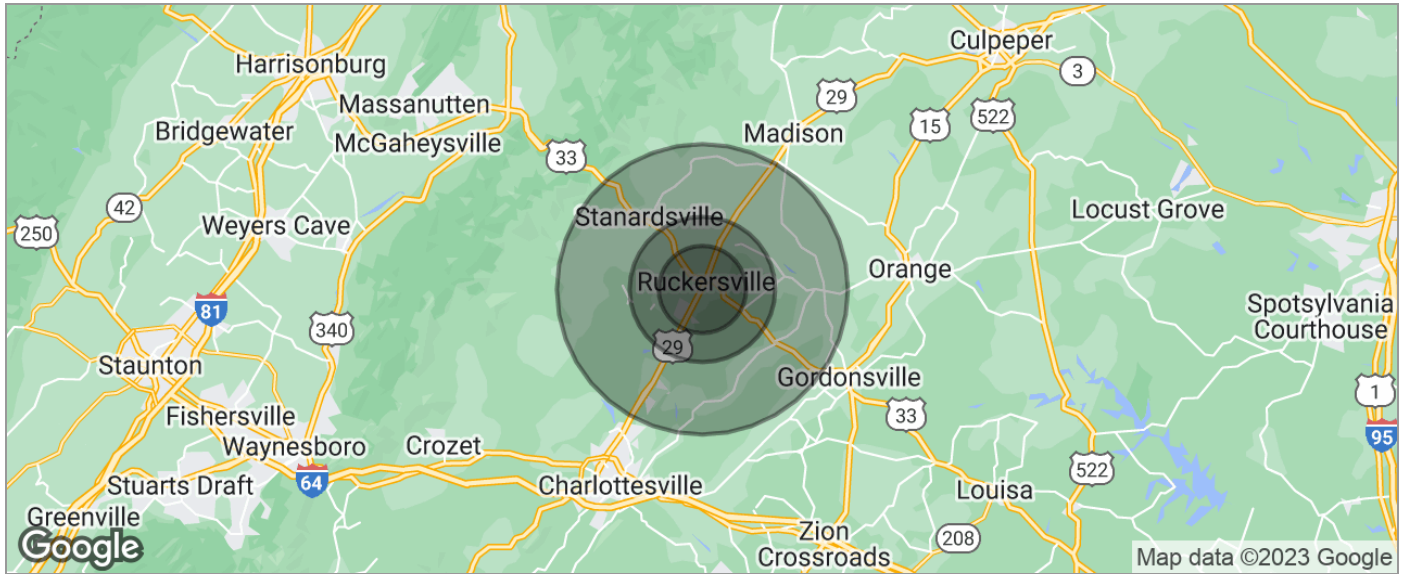
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	6,446	13,734	41,333
MEDIAN AGE	37.4	38.9	39.8
MEDIAN AGE (MALE)	35.9	37.4	38.5
MEDIAN AGE (FEMALE)	38.6	40.1	40.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,377	5,049	15,064
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$66,997	\$70,659	\$77,824
AVERAGE HOUSE VALUE	\$261,302	\$262,800	\$283,580
RACE	3 MILES	5 MILES	10 MILES
% WHITE	85.3%	85.2%	85.1%
% BLACK	8.9%	9.3%	8.4%
% ASIAN	1.6%	1.4%	2.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	2.6%	2.2%	1.3%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	7.2%	5.7%	3.6%

* Demographic data derived from 2020 ACS - US Census

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