

FOR SALE or LEASE



4586 Alexander Farm Road






Dublin, VA 24084

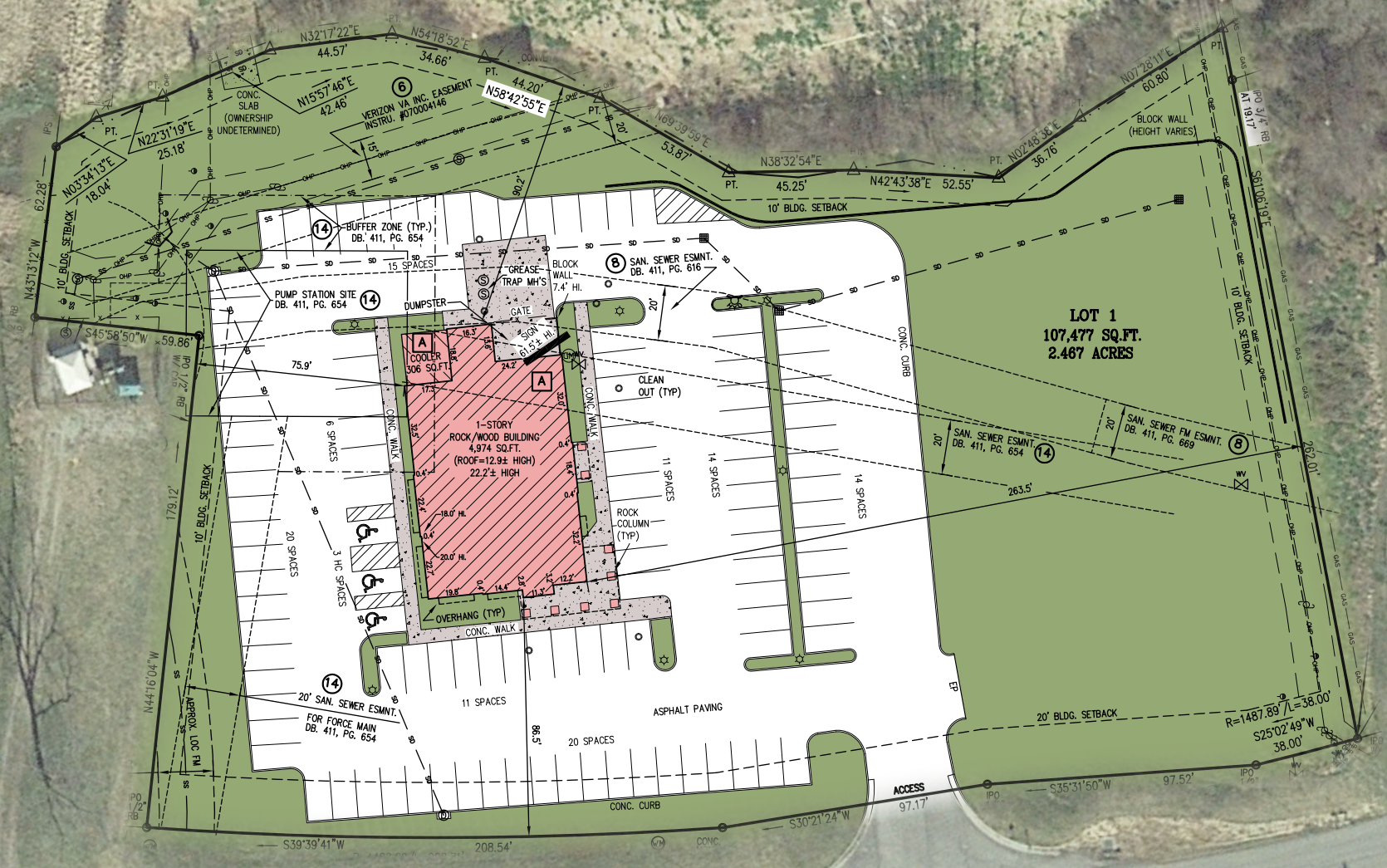
Overview

Freestanding 2nd generation restaurant opportunity, for sale or lease, located directly off Interstate 81 in Dublin, VA. Situated on 2.47 acres, this site has great visibility and parking (100+ spaces), and is located in front of the market's only Walmart which sees 1.5M visitors annually (Placer.ai). A high-rise pole sign visible from the interstate is available.

Quick Facts

Availability	Immediate
Size	5,293 square feet (2.47 Acres)
Rental Rate	TBD
Net Charges	TBD
Parking	105 spaces

2023 Demographics	3 miles	5 miles	7 miles
 POPULATION	7,803	18,491	29,713
 HOUSEHOLDS	3,273	7,875	12,728
 AVG. HH INCOME	\$66,894	\$65,770	\$63,850
 DAYTIME POPULATION	11,328	28,971	35,476
 TRAFFIC COUNT	15,000 AADT (Clebune Boulevard)	48,000 AADT (I-81)	



Alexander Farm Rd





Walmart

ACE

TACO BELL

O'Reilly AUTO PARTS

Arby's

100

McDonald's

Wendy's

Liberty

Shell

WAFFLE HOUSE

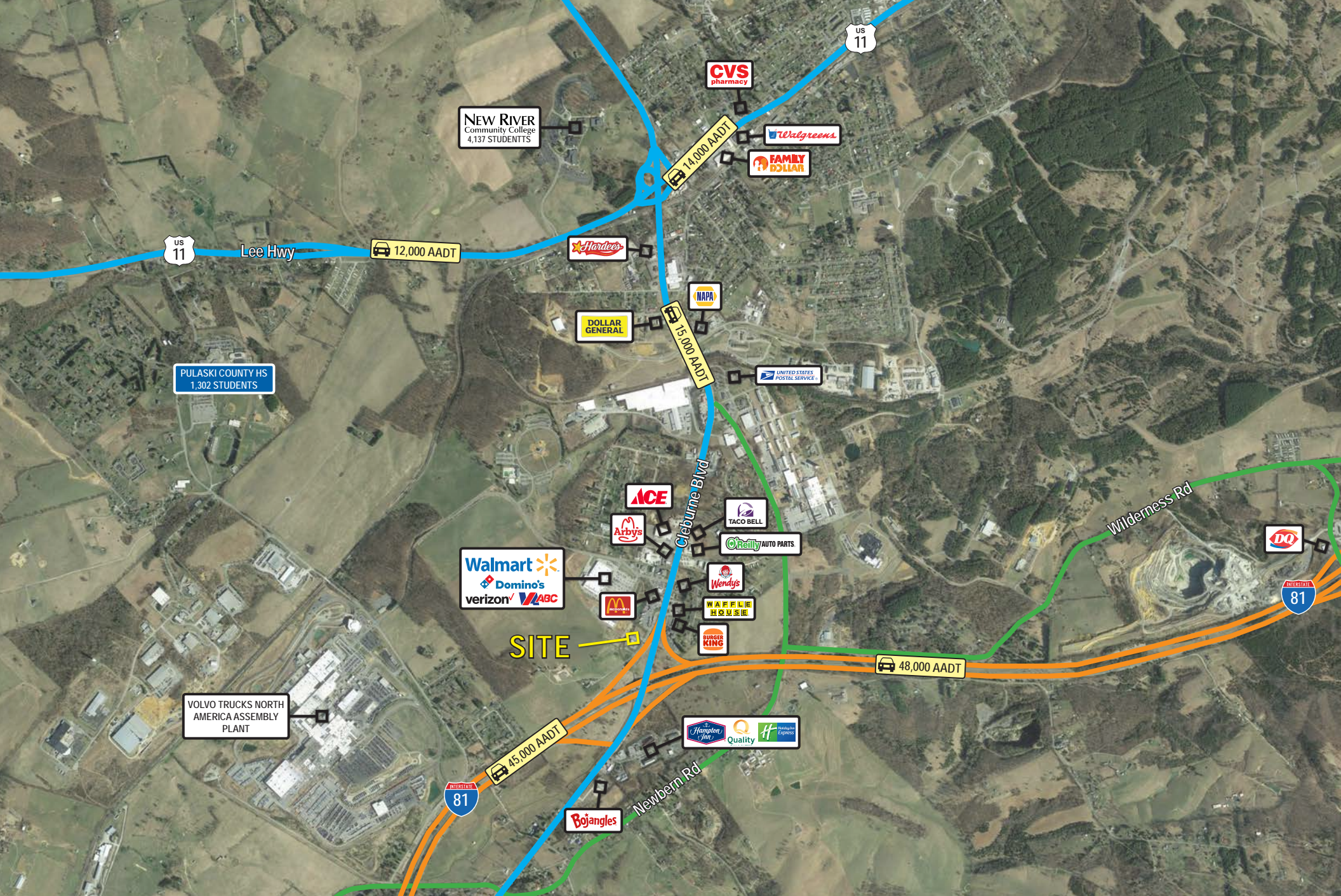
Domino's
ABC
verizon

BURGER KING

15,000 AADT

48,000 AADT

INTERSTATE 81



Interested? Contact:

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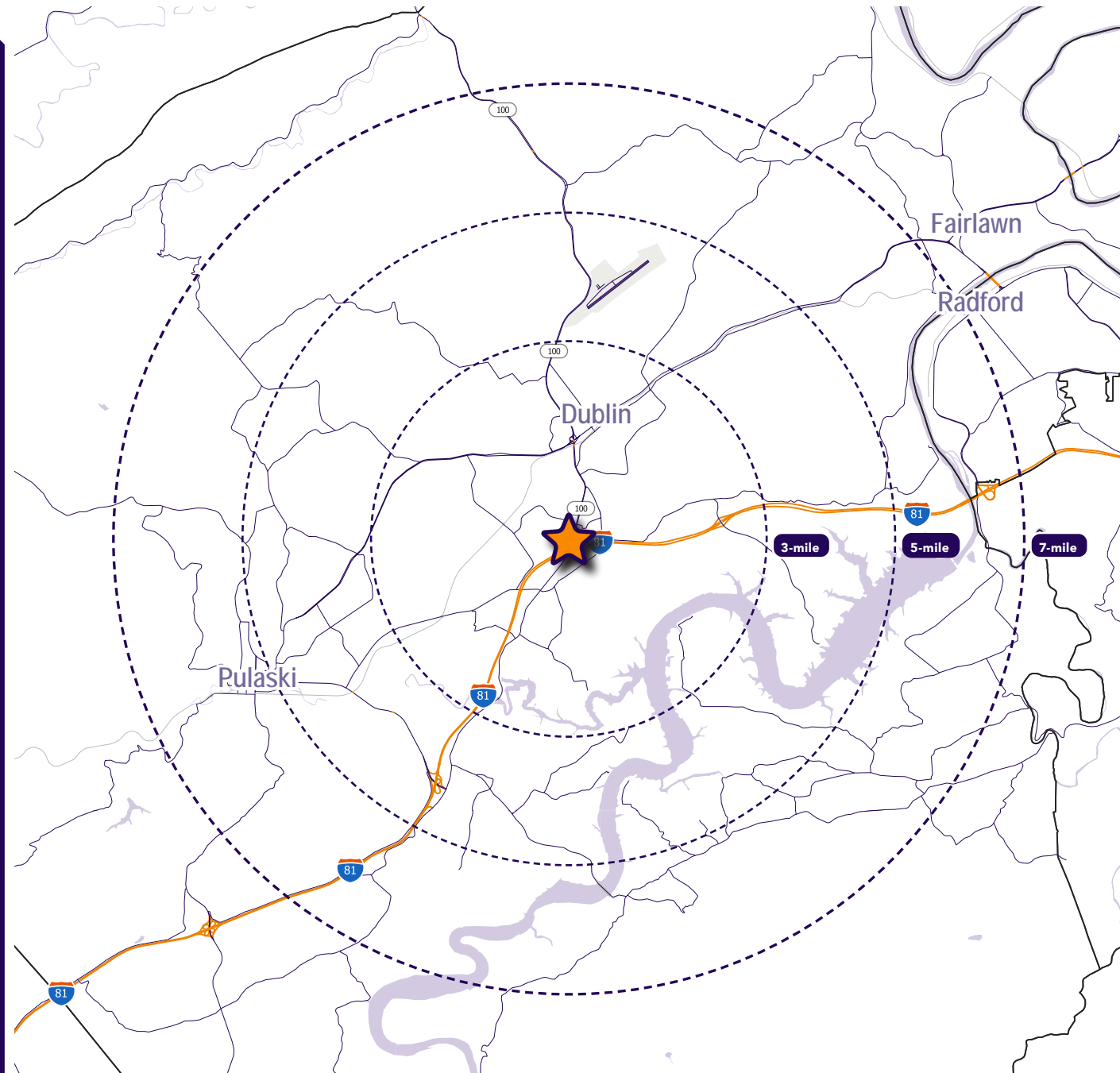
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