



New 5.3 acre development in Abingdon, VA



PROPERTY HIGHLIGHTS

- » Co-tenant with Royal Farms convenience store with fuel and car wash
- » Signalized intersection and full turn access
- » I-81 accessibility
- » BTS/ground lease/sale

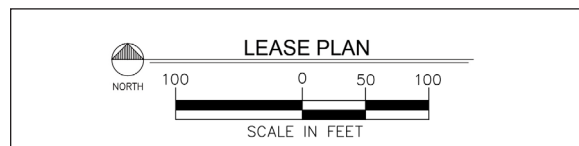
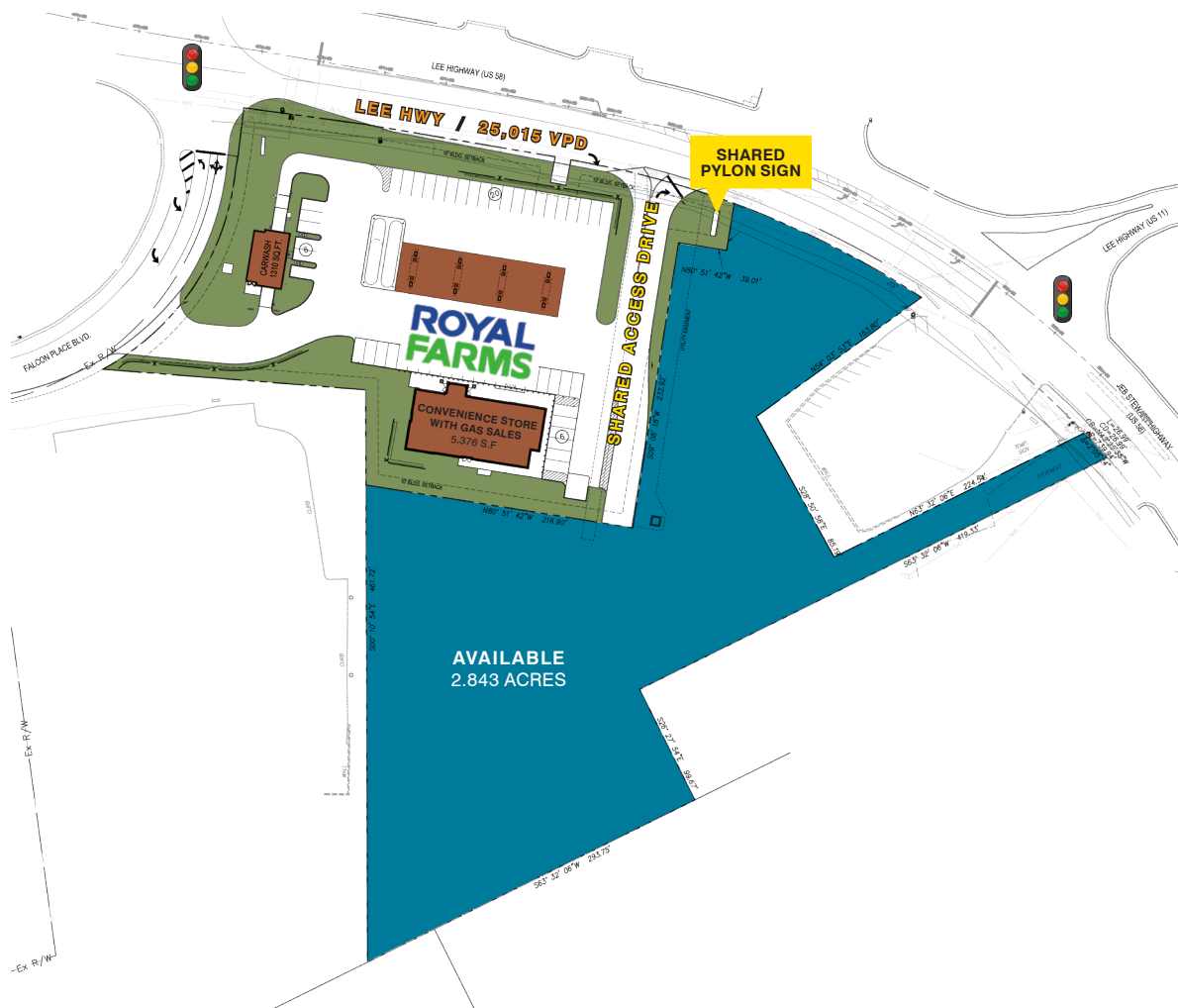
NEARBY TENANTS

- » Walmart
- » Lowes
- » Dollar Tree
- » Dunkin'
- » Walgreens
- » Shell
- » McDonald's
- » Bojangle's
- » Dollar Tree
- » Dairy Queen

DEMOGRAPHICS

	3 MI. RADIUS	5 MI. RADIUS	10 MI. RADIUS
Population	10,055	17,902	38,455
Households	4,227	7,627	16,012
Average Income	\$61,799	\$64,267	\$47,529

SITE PLAN



Latitude: 36.711897 Longitude: -81.928236

Lee Highway and Falcon Place Blvd, Abingdon, VA 24211

TENANT INFORMATION

UNIT #	LOT SIZE	LEASABLE SQ. FT.	USAGE
Lot 1	2.22 acres	5,376	Royal Farms (Under Construction)
Lot 2	2.843 acres *can be subdivided	TBD	Retail / Service

JOIN ROYAL FARMS (UNDER CONSTRUCTION)



All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.