

FOR SALE or LEASE

# 4586 Alexander Farm Road

Dublin, VA 24084

## Overview

Freestanding 2<sup>nd</sup> 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

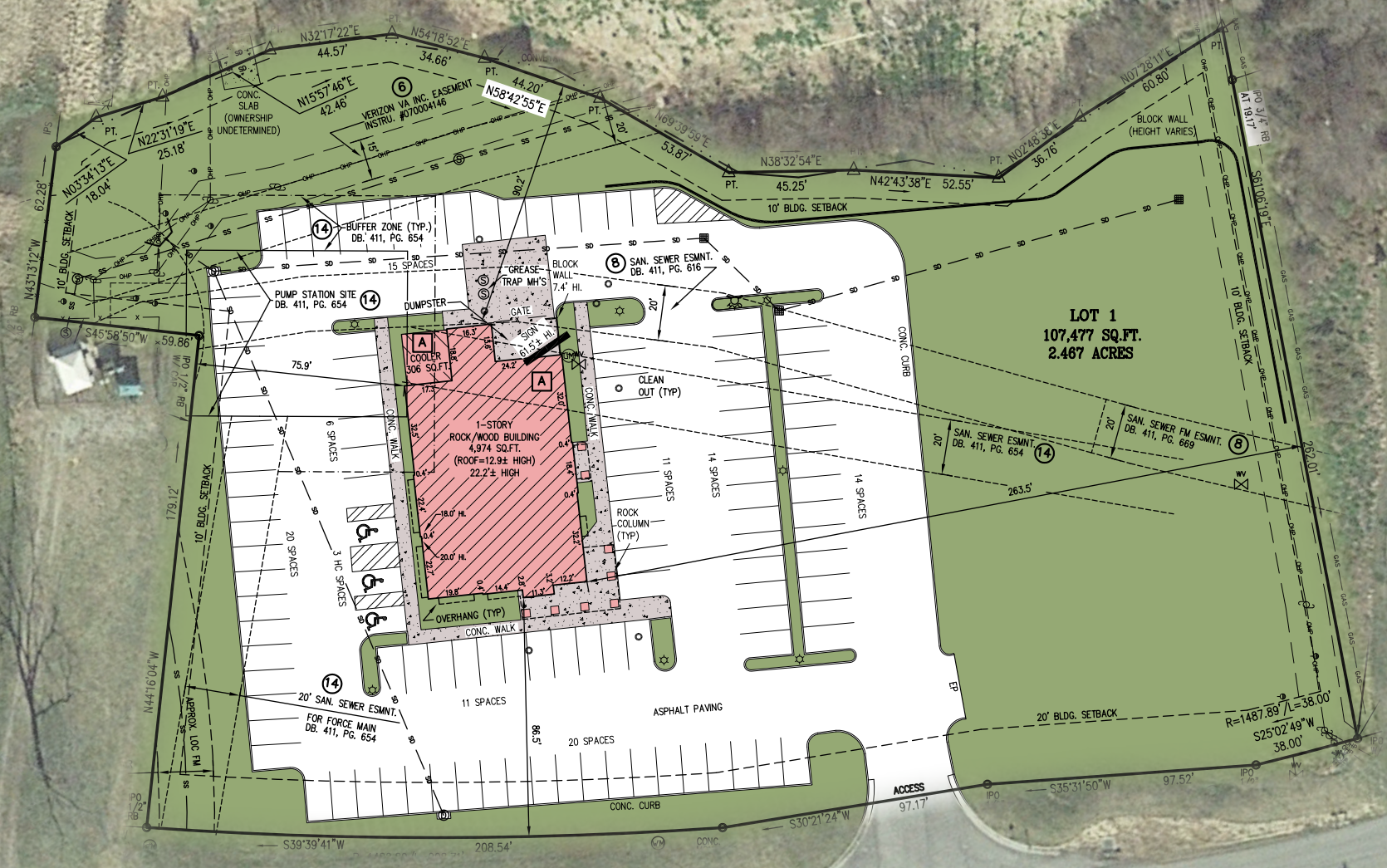
|              |                                |
|--------------|--------------------------------|
| Availability | Immediate                      |
| Size         | 4,974 square feet (2.47 Acres) |
| Rental Rate  | TBD                            |
| Net Charges  | TBD                            |
| 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<br>(Cleburne Boulevard) | 48,000 AADT<br>(I-81) |          |





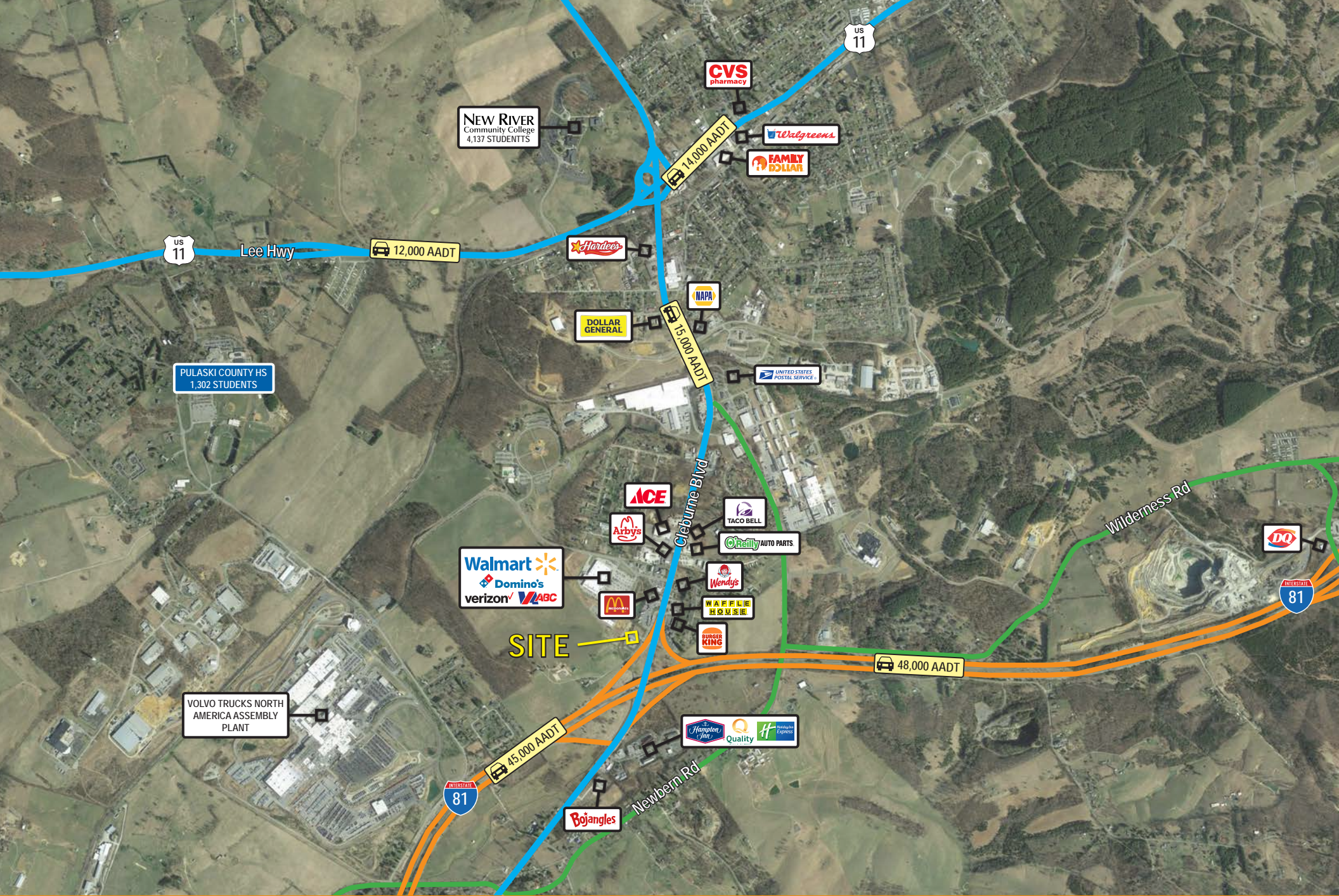


**LOT 1**  
**107,477 SQ.FT.**  
**2.487 ACRES**

Alexander Farm Rd









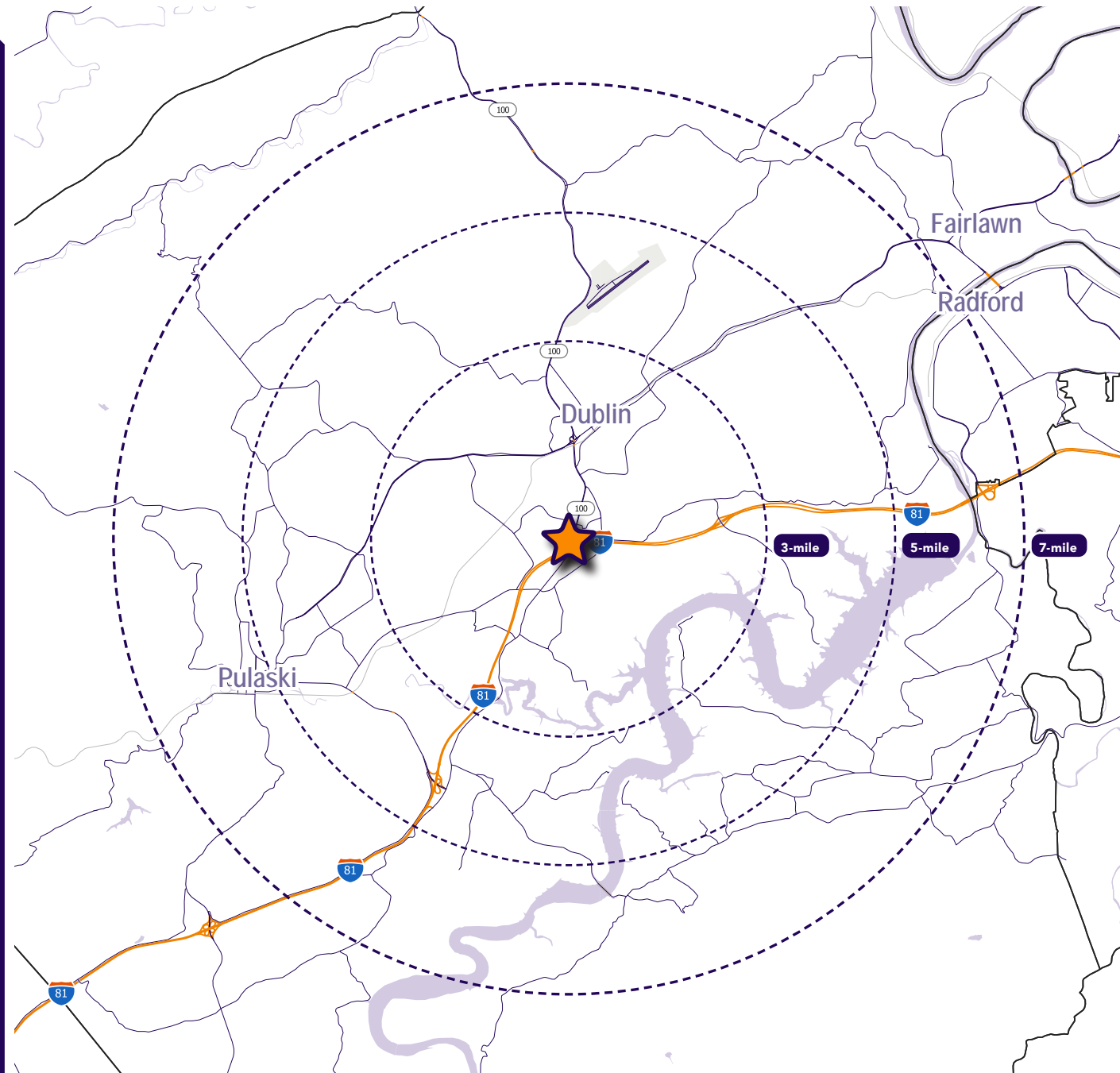
# Interested? Contact:

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