

FOR SALE



Ten-X™ ONLINE AUCTION MARCH 10-12, 2025

[CLICK FOR DETAILS](#)

4586 Alexander Farm Road

Dublin, VA 24084

Overview

Freestanding 2nd generation restaurant opportunity for sale, 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.

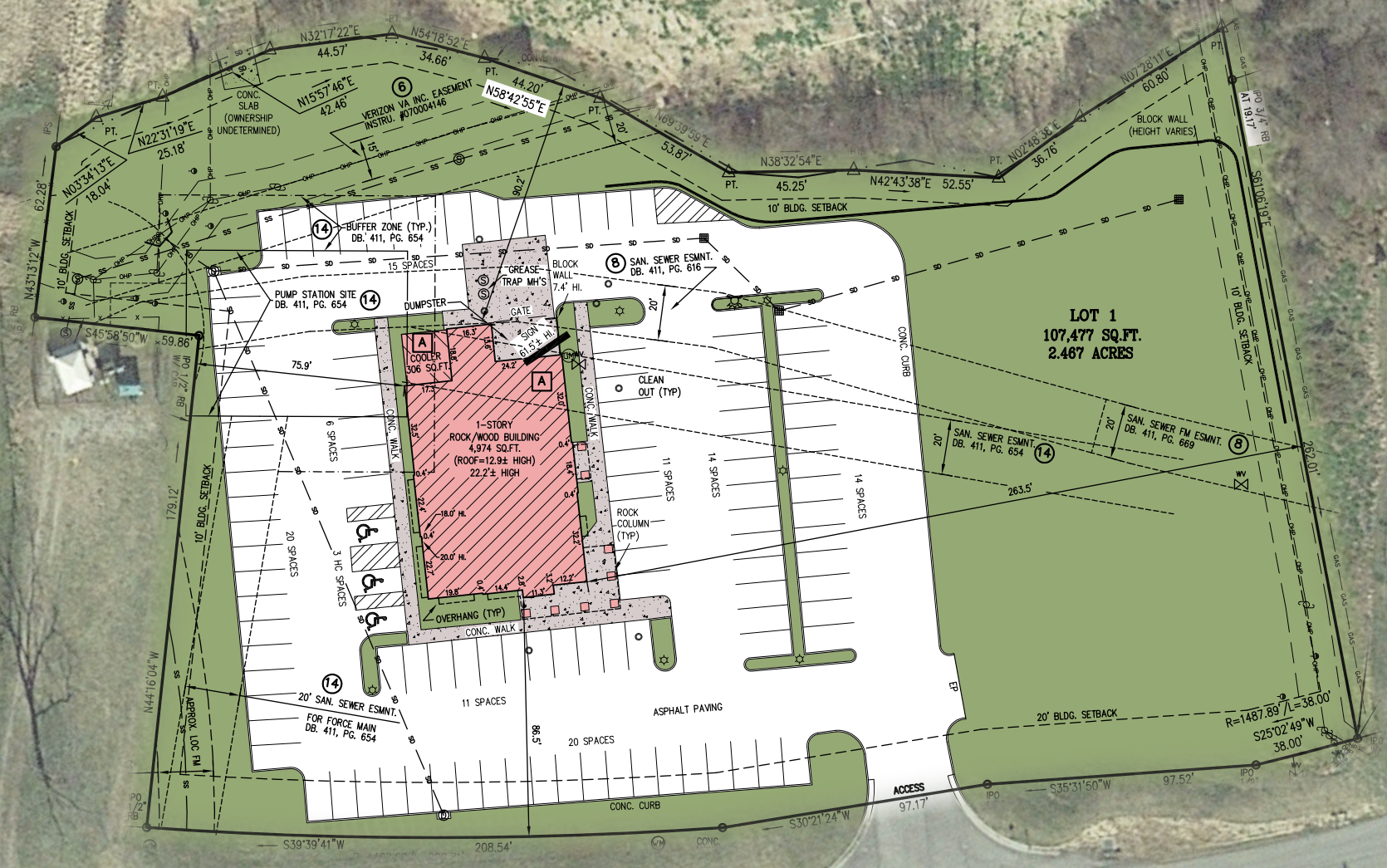
Quick Facts

- 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 (Clebune Boulevard)	48,000 AADT (I-81)	





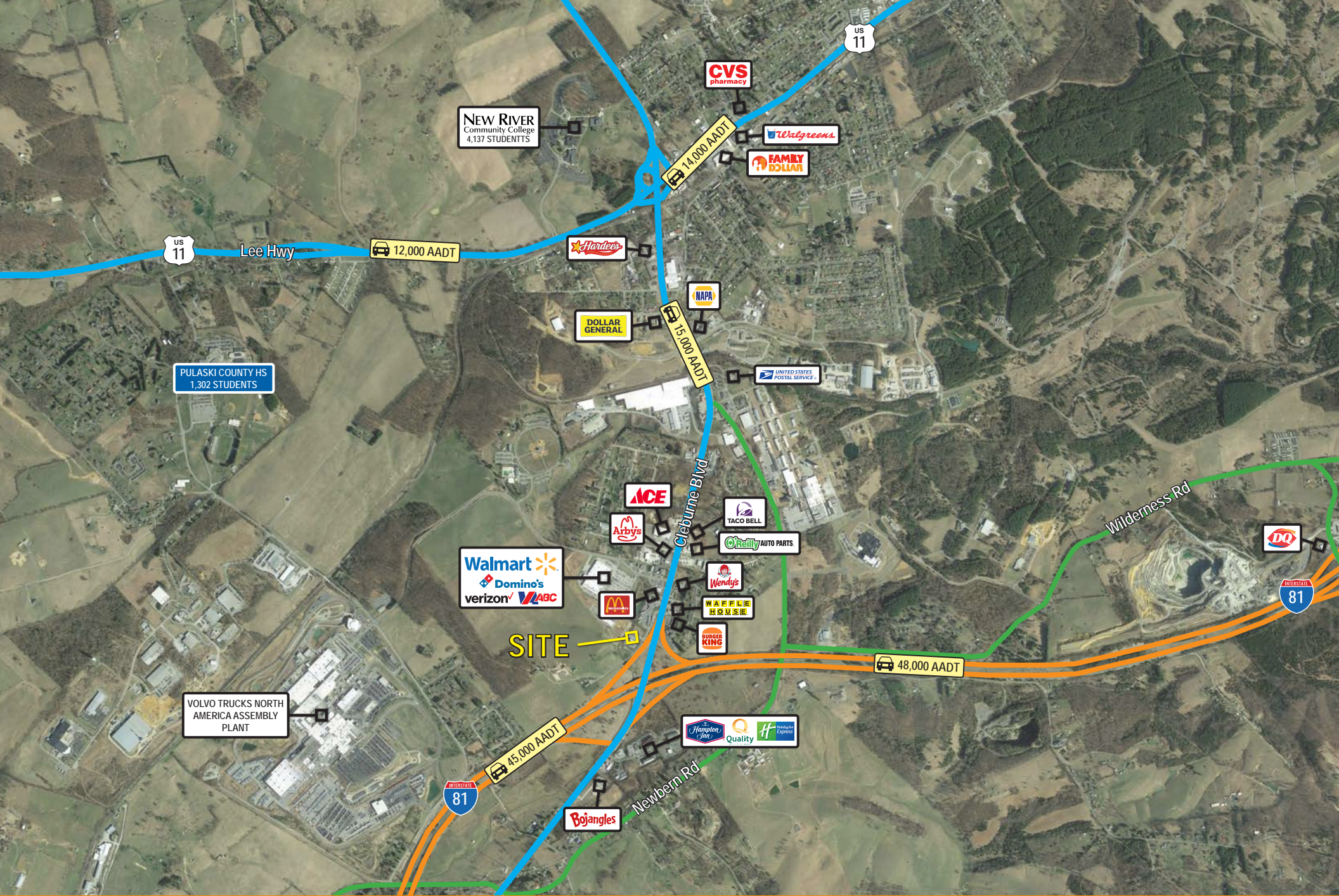


LOT 1
107,477 SQ.FT.
2.487 ACRES

Alexander Farm Rd







Interested? Contact:

Trey Blankinship

✉ tblankinship@segallgroup.com

☎ 804.336.2501

📱 804.516.1205

Gavin Hollingsworth

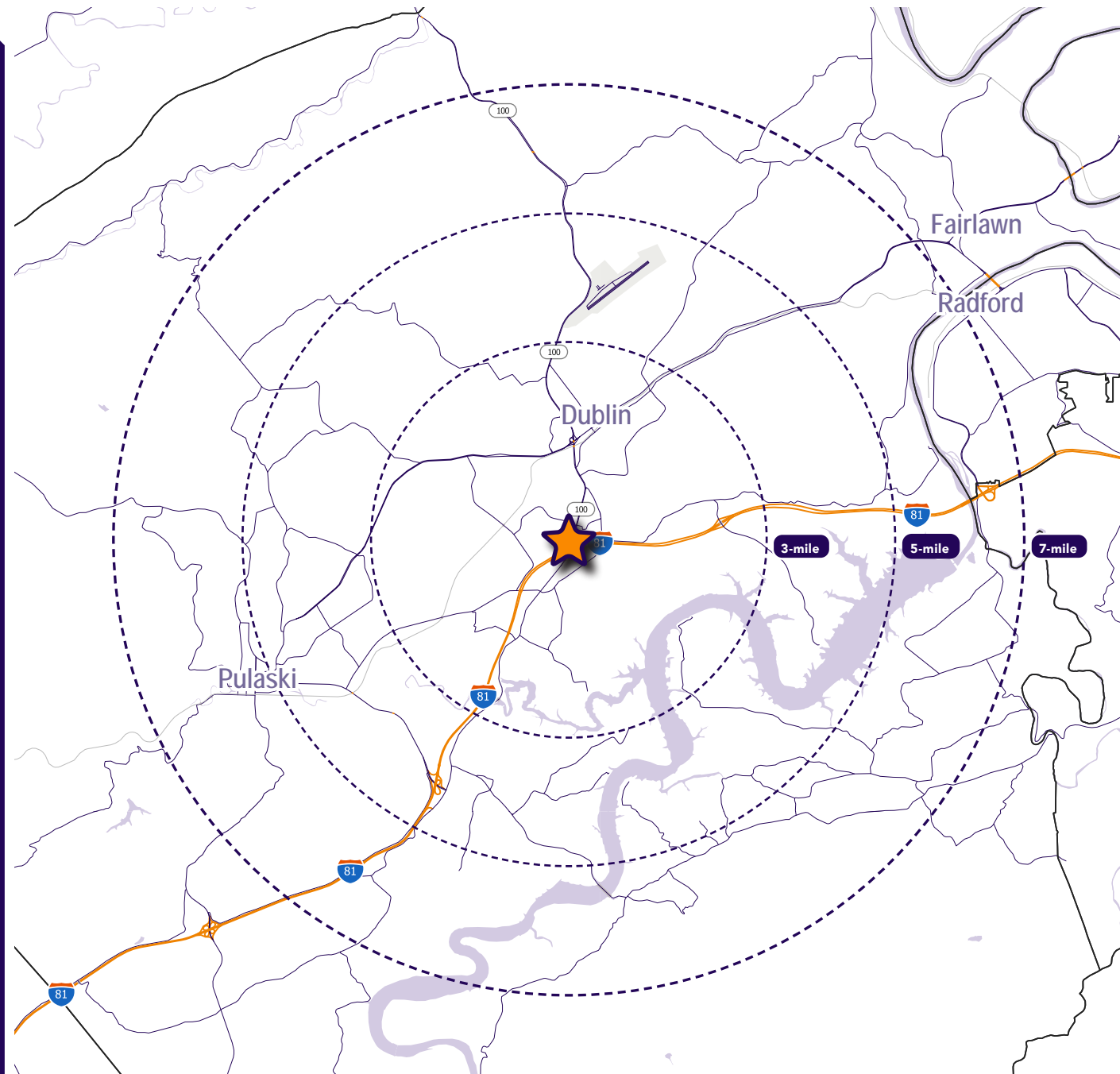


Hall Associates
Commercial Real Estate Services

✉ ghollingsworth@hallassociatesinc.com

☎ 540.982.0011

📱 540.797.8250



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of
**REALTY
RESOURCES**

**RETAIL
READY.**

segall
GROUP



Hall Associates